

MINUTES OF May 21, 2019

REGULAR MEETING OF THE CORTE MADERA TOWN COUNCIL

Mayor Ravasio called the Regular Town Council Meeting to order at Town Hall Council Chambers, 300 Tamalpais Drive, Corte Madera, CA on May 21, 2019 at 6:30 p.m.

1. CALL TO ORDER AND ROLL CALL

Councilmembers Present: Mayor Ravasio; Vice Mayor Andrews and Councilmembers Bailey, Beckman and Kunhardt

Councilmember Absent: None

Staff Present: Town Manager Todd Cusimano
Town Attorney Teresa Stricker
Planning and Building Director Adam Wolff
Public Works Director Peter Brown
Finance Director Daria Carrillo
Director of Recreation and Leisure Services Mario Fiorentini
Town Clerk/Assistant to the Town Manager Rebecca Vaughn

SALUTE TO THE FLAG – Mayor Ravasio led in the Pledge of Allegiance.

2. OPEN TIME FOR PUBLIC COMMENTS

PATI STOLIAR, Age-Friendly Corte Madera, announced that the Senior Fair will be held on Thursday from 2 to 4 PM.

3. PRESENTATIONS

A. Mill Valley Refuse Service Presentation on Results from Corte Madera Dual Stream Pilot Program and Request for Feedback Regarding Dual Stream Collection Versus Single Stream Collection

Jim Iavarone, Mill Valley Refuse Service (MVRS), spoke of the collapse in the recycling market and said MVRS began looking for an alternative in addressing contamination and less expensive forms of processing materials.

He said they learned that Marin Sanitary Service processes materials using the dual stream recycling method and they ran a pilot program late last year. He then described results from the pilot program which showed lower and more stable tipping fees, more materials being recycled and a reduced carbon footprint for them to dump materials at Marin Sanitary Service, spoke about reactions and results from the pilot project survey. He presented a sample second can used for recycling.

In conclusion, Mr. Iavarone presented a graph which shows they are balancing the convenience of single stream against the benefits of dual stream, asked for feedback, and believes the benefits outweigh the loss of convenience.

Councilmembers questioned the various options available, color schemes, questioned when the program will roll out and whether there is an increase in cardboard products from increases in home deliveries.

Mr. Iavarone said he knows of only two streams or methods; single stream and dual stream and he did not see splitting out more methods as something that was occurring. Separate from this matter is a new California law, SB 1383. It is primarily aimed at making people create a uniform look for garbage carts throughout the state. The recycling cart can be any

color but the lid must be blue and must have pictures on the lid of the things that are allowed in the cart.

They see all jurisdictions voting on this in June, Tiburon and Mill Valley and have heard the presentation and voted in favor of pursuing the dual stream system, and if approved they will order the carts in June, deliver them out and begin sometime in August. Regarding cardboard, there is much more than in the past, but less paper.

Mayor Ravasio opened the public comment period.

Public Comments:

KAREN GERBOSI confirmed there would be pictures of items to go into the recycling cans per State law and that customers can keep their old cans once the new cans are delivered.

JEAN GREENBAUM said she lives in a condominium project, questioned the number of cans and whether the garbage company can post educational signs about what will occur.

Mr. Iavarone said during the pilot program they had a tough time getting multi-family and commercial businesses to comply and they do not intend for them to comply with dual stream right away and that they will work with them to wean them off of single stream. They will create all educational materials as they transition.

LOUISE BROWN thinks this is important for the garbage company to do and asked the Town to think about how they manage the increased volume of carts. She cited the enormous amount of cardboard and she suggested the garbage company consider a convenient drop location.

ASA BENAM asked if the cans can come in different sizes because of the limited space to store them.

Mr. Iavarone said while they have smaller cans, to roll out the plan in the beginning, they will not be able to address all requests from residents.

PHYLLIS GALANIS stated she still has a blue can and when the brown can is delivered with the blue lid she confirmed that cardboard and paper will go in the new can and everything else will go in the other can.

LUCINDA SMITH said she attended a recycling compost session on Saturday and she suggested more of these events be held so people can understand recycling compost better. She asked for a slow implementation with a lot of education and exposure.

Mayor Ravasio concluded the presentation and he and the Councilmembers thanked Mr. Iavarone, noting the matter will return to the Council in June.

4. CONSENT CALENDAR

Councilmember Kunhardt requested removal of Item 4.B.

Mayor Ravasio opened the public comment, and there were no public speakers.

- A. Authorize Introduction and/or Adoption of Resolutions and Ordinances by Title Only.
(Standard procedural action – no backup information provided)
- C. Adopt Resolution No. 20/2019 Authorizing Town Staff to Apply for Senate Bill 2 Non-Competitive Grant Funding Under The “Building Jobs And Homes Act,” Including A Joint Application With The County Of Marin And Other Marin

Jurisdictions, And Authorizing The Town Manager To Enter Into A Cost-Sharing Agreement With The County Of Marin Related To The Town's Joint Application

D. Approval of April 2019 General Fund Revenue and Expenditure Report

E. Approval of Accounts Payable Warrants for April 2019

F. Approval of Minutes of the May 7, 2019 Regular Town Council Meeting

MOTION: Moved by Bailey, seconded by Kunhardt, and approved unanimously by the following vote: 5-0 (Ayes: Andrews, Bailey, Beckman, Kunhardt and Ravasio; Noes: None)

To approve Town Consent Calendar Items A, C, D, E and F.

Removed from the Consent Calendar:

B. Second Reading and Possible Adoption of Two Ordinances: (1) Ordinance No. 986 Amending Title 6-Health And Sanitation, Chapter 6.14-Prohibiting Smoking, And Title 9-Peace, Safety And Morals, Chapter 9.14-Controlled Substances Of The Corte Madera Municipal Code To Replace The Term "Marijuana" With "Cannabis" And Clarify The Definition Of Smoking Paraphernalia, And (2) Ordinance No. 987 Amending Title 18-Zoning Of The Corte Madera Municipal Code To Ban All Cannabis Businesses Except Cannabis Delivery Services Provided By Businesses Located Outside Of The Town, And To Regulate The Cultivation Of Cannabis For Personal Use

Councilmember Kunhardt voiced his support for Ordinance 986 which has to do with reducing public smoking of all kinds. He has reflected on Ordinance 987 and announced that he will be voting "no" and provided a written explanation which was incorporated by reference into the public record.

His analysis of pros and cons have to do with health risks, addiction potential, current availability, medical card abuse, current product quality, need for research and product certification standards, Proposition 64 vote on legislation, normalization, alcohol prevalence, cash business only, use in other states, outdoor grows, survey and workshops, smoking as unhealthy, need for attention to youth mental health and cannabis driving issues. (To read his written explanation, click on the following link: <https://www.townofcortemadera.org/ArchiveCenter/ViewFile/Item/2725>)

Mayor Ravasio opened the public comment period, and there were no speakers.

MOTION: Moved by Bailey, seconded by Beckman, and approved by the following vote: 4-1 (Ayes: Andrews, Bailey, Beckman and Ravasio; Noes: Kunhardt)

To approve Town Consent Calendar Item B.

5. PUBLIC HEARINGS – None

6. BUSINESS ITEMS

A. Receive 2017-18 Annual Report from Sales Tax Citizens' Oversight Committee

Karen Gerbosi, Chair, Sales Tax Citizens' Oversight Committee, said before the Council is the staff report and annual report, and she was available for questions and could take any input.

Councilmember Kunhardt asked what the source of the Informal Reserve of \$2.5 million is and about trends in revenues and expenditures.

Ms. Gerbosi replied there is no formal use of the reserve and she deferred to the Town Manager for explanation.

Town Manager Cusimano stated the Informal Reserve was set by staff and has not been formally adopted by the Council. Staff took the analysis to the Finance Subcommittee and focused on what would occur if the Town experienced a natural disaster and the amount of time they could operate before funds would become available. With the current operating budget they agreed to the \$2.5 million recommendation. While informal, staff plans to take the recommendation to the Council soon to be formalized by resolution, similar to what the Town did with its operating reserve of 10% which is about \$2 million.

Ms. Gerbosi referred to trends and said the Town now has confidence about availability of funds moving forward and expenditures will ramp up, and Mayor Ravasio noted that a later item on the agenda will be requesting funds be spent.

Mayor Ravasio opened the public comment period.

JEAN GREENBAUM, Sales Tax Oversight Committee member, thought there have not been significant increases from last year to this year for projects and most funds are being spent on consulting work.

Councilmember Kunhardt recapped expenditures and balances and said he wanted to reflect on the big picture and hoped for projects to be completed with available funds.

Mayor Ravasio and Councilmembers thanked the Sales Tax Oversight Committee's work and recognized committee members John Howard, Stephen Flahive, Carl Spurzem, Jean Greenbaum and Karen Gerbosi.

B. Review And Discussion Of The Corte Madera Dog Park Site Analysis And Provide Direction As Appropriate

Mr. Cusimano introduced the item and spoke of the department and MIG's work in evaluating potential locations for a dog park. They arrived at 7 decision points and 3 potential sites; 1) the Pixley Avenue Median, 2) Town Park on the southern edge adjacent to the rear of Park Madera Center, and 3) the Porter-Cooley Properties site and the staff report identifies pros and cons, a survey.

In 2017 Mr. Cusimano said he recommended review of the matter cease until other items could be reviewed for the Parks and Recreation Department. He was also surprised with the estimated cost for a dog park and staff and the Chair and Vice Chair of the Parks and Recreation Commission met. Through their review, three additional sites were identified since that time; 1) San Clemente Drive area across from the California Highway Patrol (CHP), 2) Montecito Avenue on the railroad dirt area, and 3) Pixley Park and potentially partnering with Larkspur.

The Commission's preference was the Porter-Cooley Properties site and staff was directed to analyze this as a potential site. The analysis was made by the Public Works Director. Tonight, staff is asking for clear direction as to the Council's preferences for one or two sites and then staff will return later in the summer to hold a public discussion.

Director of Parks and Leisure Services Mario Fiorentini stated the Commission is in support of a dog park and they are happy to explore all options. He described attractive attributes of the Porter-Cooley site and said it hit on many positive points for the community and once staff has heard from the Council, the Commission is eager to hear from the public on one or two sites and return to the Council with a recommendation.

Vice Mayor Andrews asked and confirmed with Mr. Wolff that some level of CEQA review

will need to be done for a dog park.

Councilmember Kunhardt asked for the address of the Porter-Cooley site and where someone would park.

Mr. Fiorentini stated the site is adjacent to the Corte Madera-Larkspur path at the end of Sandra Marker Trail right across from Andy's Market.

Councilmember Kunhardt noted this is the only site the Town Council has designated for future affordable housing in the General Plan. He confirmed there would be private parking only on the private property where the gyms and offices are located, as well as parking available off of Nellen and Wornum and a 10-minute walk from Town Park.

Mayor Ravasio asked for Public Works staff to comment on the negative aspects of the Porter-Cooley site.

Director of Public Works Peter Brown pointed to the aerial map and location, stating the Sandra Marker Trail is heavily used. There are issues related to fencing and parking, but he said people could park in private lots or other business lots, and Town Park has parking in front of it which is mostly unused. The Town also owns Park Madera Center which has a pet store, nearby restaurants and other businesses so people can run multiple errands and park there.

Councilmember Kunhardt asked for specific negatives relating to the Pixley and Town Park corner sites.

Mr. Fiorentini said when the subject came up, a handful of neighbors expressed concerns about a dog park on the Pixley median as well as public and Commission concerns about added stress put on the site for the southeast corner of Town Park behind Pet Club.

Vice Mayor Andrews asked staff to display a visual of this Town Park area, and Mayor Ravasio and Mr. Fiorentini commented that it is under-utilized and passive park space on a slope.

Vice Mayor Andrews asked to display the San Clemente site, and Councilmember Bailey noted this site was located near his residence. He recused himself from participating and left the Chambers.

Mayor Ravasio opened the public comment period.

SARAH ALLISON, Parks and Recreation Commissioner, said the Town Park site is used for some of the kindergarten soccer games but there is also a line of homes in this area so the Commission anticipated that a dog park would pose a big impact on them, as well as at Pixley Avenue. Neighbors voiced their concerns and she noted that part of the park was already very heavily impacted. They reviewed the Porter-Cooley site as the only unused piece of land the Town had available.

Councilmember Kunhardt asked and confirmed neighbors' primary concerns are noise and added people visiting the sites.

PHYLLIS GALANIS stated there is absolutely no parking for the San Clemente area site by Andy's, along Tamal Vista, and she also noted there is a slough and water at the Porter-Cooley site which she did not think was very desirable either. It has gravel and she thought dog owners would not want their dogs running on it.

LUCINDA SMITH voiced support for the Pixley Park site for a dog park. She thinks the Piper Park area is nice, already grassed with water, and it would just take a bit more to improve it. It could be shared with Larkspur and those locations proposed tonight are

unworkable.

Vice Mayor Andrews said his concept was the San Clemente site and enclosing the area by the trees with a fence. He thought parking could be achieved relatively inexpensively and quickly.

Councilmember Beckman said he thinks parking is very important to support a dog park and he would not support the Porter-Cooley site. He was leaning toward the Pixley Median site because it is already enclosed, said he likes the plan proposed in 2016 by the consultant, there is parking, and his only concern would be neighbors who are already being bothered by the Post Office. However, he would question how much noise a dog park generates, stating his experience is there is little noise and also the park would be closed during sleeping hours. He was also open to the Park Madera site and likes the idea to boost foot traffic through Park Madera Center which would be a plus for the community and for what is a Town-owned property.

Councilmember Kunhardt echoed Councilmember Beckman's comments.

Mayor Ravasio said he also agreed but said he was not a big fan of Pixley Park, given the neighbors' concerns, noting the parking lot is already heavily impacted. He voiced support for the Town Park behind the Park Madera Center site, noting people can quickly walk to the Pet Club and there is parking. It is also Town-owned property which could easily be turned into a dog park.

Councilmembers directed staff to prepare a comparative analysis of the Pixley Park site to the Town Park site behind Park Madera Center, and to include information about noise generation from dog parks, Pixley Park neighbor comments, and obtain further input from the Commission and return to the Council with the added analysis.

Mr. Cusimano commented that he spends a lot of time balancing concerns with Pixley neighbors. The Town has installed many amenities in the park that have already affected them such as the skateboard park, the playground, the Fire Station, Town Hall and the Post Office. He suggested not impacting that neighborhood further and said staff will return.

Noted Present:

Councilmember Bailey returned to participate in the remainder of the meeting.

C. Review Proposed Operating Budget for Fiscal Years 2019-2020 and 2020-2021 and Provide Direction to Staff As Appropriate

Mr. Cusimano emphasized this is more of a workshop and the first of three meetings to discuss the proposed Operating Budget for FY 2019-2020 and FY 2020-2021. The Finance Subcommittee and Sales Tax Oversight Committee will be meeting in between meetings and staff will provide their feedback at the next upcoming meeting.

Finance Director Daria Carrillo provided an overview of the Operating Budget for the next two fiscal years. She described operating budget surpluses which are added to the ending fund balance, the 10% General Fund Reserve, the informal Sales Tax Reserve which is part of the Capital Improvement Fund, and the Park Madera Center Fund which has a deficit balance.

Property tax is estimated to increase by 4% next year and sales tax is estimated to decrease by \$400,000 due to one-time events which had previously increased sales tax. Most other revenues are stable. New revenue funds will be seen in administration work for the Central Marin Fire and MERA revenues, and the Sanitary District will increase its payment to the Town by \$225,000 from increased work being done on behalf of the District.

She then described expenditures and retirement costs and unfunded liabilities which are

broken out, increases due to the discount rate and returns on investments and decreases from the Town's side payment, the Pension Trust which acts as a second level of reserve to pay for retirement costs, departmental expenses, salaries and new and unfilled positions, some of which are reimbursed, Central Marin Fire Authority payment for fire services and building maintenance, Bay Cities insurance, and increases to the ending balance.

The 10-year projection projected a balanced budget in each of the 10 years based upon adjusting the Pension Trust payment. Also, by moving Fire into the Central Marin Fire Authority, the Town's long-term OPEB obligations are expected to decrease by \$2 million.

The Park Madera Center has a deficit of \$1.9 million which represents past years of debt service payments and other expenses. Staff is expecting a deficit this year due to vacancies in the shopping center, a tenant with unpaid back rent, and necessary improvements. She received the budget from the property manager and staff expects a surplus in the next two years. The Town is able to reduce the amount for claims for the Fire Department and this will be transferred to the Insurance Fund.

Councilmember Bailey asked about the overall takeaway from the Park Madera Center which Ms. Carrillo explained and noted the deficit will increase this year but over the next two years it will experience a slight surplus of about \$35,000.

Councilmember Beckman suggested having the actual reserve fund in the Operating Budget and separating out the sales tax funds into a Capital Reserve Fund to know exactly how much is in that fund.

Ms. Carrillo stated she could open up a fund and call it the Reserve Fund and transfer monies into that fund. Or, on the reports that state "ending balance" she could add a section relating to the components of the ending balance and break it down to whatever the Council designates.

Councilmember Beckman referred to the Affordable Housing Fund and he asked for an explanation of how that might be spent.

Director of Planning and Building Adam Wolff stated currently this fund is strictly limited to use for construction of affordable housing by the Town as a subsidy or by a developer. One earlier item related to SB 2 funds and an inclusionary housing study, and as part of this study, staff and the Council will review whether this is the appropriate restriction or whether the fund could be used for other affordable housing purposes.

Councilmember Kunhardt clarified that the sales tax override monies are reflected in the Capital budget, confirmed the Town was receiving sales tax payments monthly from the State, and that HDL ensures the Town is receiving its fair share.

Mayor Ravasio opened the public comment period.

KAREN GERBOSI asked how monies are put into the Affordable Housing Fund.

Mr. Wolff replied primarily monies are from development impact fees for new commercial development, housing in lieu fees, and other various funds which are continually added.

Ms. Gerbosi said it seems there is a tenant at Park Madera Center that is in arrears. She asked how that happens and questioned consequences.

Mr. Cusimano stated the tenant is no longer there and the Town is working on receiving the back rent. He noted there was some serious water damage to two businesses this past year and a majority of the reimbursement is being received through insurance. It also brought attention to how the business was operating and therefore the business ended up not renewing the lease. However, in the coming year staff expects a surplus.

Vice Mayor Andrews hoped to have the Park Madera Center run profitably, said the Council's policy is for a 10% reserve which is to handle normal fluctuations, and thought the sales tax override funds could serve in cases of a disaster or in an economic downturn.

Councilmember Beckman asked if Councilmembers would support the creation of formalized operating reserve and a separate capital reserve fund to house the sales tax revenues.

Mr. Cusimano explained the Town already has a formal reserve fund. The sales tax measure is not necessarily a capital improvement project reserve fund, but for disasters or anything the Town needs it for to make payroll or to move the Town along in a disaster for a period of months when waiting for sales tax revenues to come in. It is up to \$2.5 million based on analysis and staff recommends that a resolution be brought forward for Council adoption, and this could be separately identified in the budget. It is currently housed in the CIP budget and the Council may want to move that.

Councilmember Beckman withdrew his support for having the sales tax measure funds contained in a separate capital reserve fund and Councilmembers briefly discussed the action taken to formalize the 10% reserve level and its prudence in expenditures with the sales tax override.

Ms. Carrillo stated the resolution adopted years ago is a policy from the seated Council at the time. This Council or future Councils could change this and use the sales tax override funds for a completely different purpose. She will create a separate line item to show the sales tax revenue in order for the Council to see what is being implemented.

Councilmembers voiced their support for staff to identify a separate line item for the sales tax override funds.

D. Review and Comment on the Possible Addition of a Field Project Manager Position to be Added to the Public Works Maintenance Staff

Mr. Cusimano introduced the item and said the Town now has a revenue stream to start to plan out 10-20 years. As projects are identified one issue was staffing and over the last two years they have evaluated how they can be more efficient and deliver needed services.

The Public Works Engineering and Maintenance Division have struggled in being able to deliver projects while being efficient in cost savings ways. He presented and described the changes from this current fiscal year to 1920, sharing of services, consolidation which resulted in 3-person engine companies, addition of a Senior Civil Engineer, reconfigured titles of maintenance workers, merged two part-time mechanics into one full-time position, and now the request for the addition of a Field Project Manager position.

The Town has identified the amount of time and money spent on consultants, especially in project management and delivery of projects. The position is a bit unique in that it is a 5-year, at-will contract position which is fully benefitted and at the end of the 5 years staff can choose to renew the contract or change it. This position is specifically for project management services of the CIP which would save money and staff is requesting the position be covered by sales tax measure funds.

Mr. Brown added the Town has been without a Superintendent of Public Works for a year and they also hope to fill that position this summer as well. The Senior Maintenance Workers have helped carry the department. He and Mr. Wolff are also looking at partnering for an Associate Planner level position which will be brought back and can be highlighted.

Regarding the Field Project Manager, he asked Council to provide comments and staff will

bring back the item at a later date. He noted the capital delivery of projects will increase and he described the Town's lack of construction management services to move projects forward.

Councilmember Beckman asked if once the Superintendent position is filled whether the Maintenance Worker staffing will change.

Mr. Brown said he did not believe so and he discussed the added work of the maintenance workers and need for their promotion.

Councilmember Beckman referred to staff's cost savings analysis table and confirmed that the \$175,000 new Field Project Manager cost includes pension and benefits.

Mayor Ravasio said basically the request that will return will be to replace consultant fees with a 5-year contract position.

Mayor Ravasio opened the public comment period, and there were no speakers.

Vice Mayor Andrews commented that in the past, consultant fees have been rolled into project costs which were paid by certain project funds. For this position, the Town will allocate a portion of the contract employee's cost as overhead to the project.

Mayor Ravasio and Councilmembers voiced support of the proposed 5-year contract Field Project Manager position, recognized the work of staff in identifying consultant costs, spoke of the skill set needed for the position in order to move projects forward effectively and efficiently, and directed staff to return with the proposed contract.

E. Review Proposed Capital Improvement Program Budget for Fiscal Years 2019-2020 and 2020-2021 and Provide Direction to Staff As Appropriate

Ms. Carrillo stated there are two items for the Capital Budget. Public Works will present their Capital Budget and explain the projects. The staff report she prepared is a list and an explanation of the various funds which are part of the CIP.

On page 4, a spreadsheet shows all projects by type and sources of funds to pay for them. On the following page another spreadsheet addresses 2020-2021. Each fund has its own two spreadsheets, one showing the beginning and ending balance and summary and then next with more details. She then reviewed the various funds and projects starting on page 5 as identified in the staff report, project categories, and exact expenditures.

Councilmember Bailey commented that Town infrastructure is the largest number by far.

Ms. Carrillo referred to the spreadsheet following the staff report which breaks down various types of expenditures. Under Town-owned facilities, the Town Hall addition is the largest and identified as \$1.8 million and then temporary modular offices, ADA improvements, and maintenance costs of Town-owned buildings.

At the end of 2019-2020, the expected balance in the fund will be about \$8 million. The following year in 2020-2021 it will be about \$2.6 million and \$2.5 million will comprise of the reserve previously discussed. Therefore, a good portion of the current balance of the fund will be expended over the next two years.

Councilmember Beckman said he sees fire expenses listed on the spreadsheets for the sales tax override funds but no mention of fire prevention expenses on page 1 of the overview.

Ms. Carrillo stated she was trying to show that even though these are not capital projects these are highlighted within the budget of the sales tax override fund.

F. Review the Draft 2020 and 2021 Capital Improvement Program (CIP) and Provide Direction to Staff As Appropriate

Mr. Brown then reviewed the Draft 2020 and 2021 CIP and asked the Council for any input. Last year a 5-year CIP was developed and staff is simply updating the existing budget and guiding document for 2020 and 2021. He described the CIP as broken up into categories: Flood Control and Storm Drainage, Multi-modal Transportation, Capital Programs, Parks and Recreation Capital Programs, Environmental Programs, and Town-owned Facilities. Staff added a list of completed projects at the end of the spreadsheets which highlights completed projects and their costs.

Mr. Cusimano added that if the Council would like to further discuss the question of whether Town infrastructure includes facilities. While he believes it does, there have been discussions of whether it should be included in the sales tax measure. Per law, it can be used for anything, but the budget has been made as a CIP, disaster preparedness budget and emergency preparedness fund. Council should provide direction as to whether they agree or not that Town facilities should be involved in that infrastructure.

Vice Mayor Andrews asked if the Town has enough non-committed revenues in the Operating Fund that could be used to build a Town Hall Annex from any surplus or if the sales tax override monies will have to be used.

Mr. Cusimano argued that the measure language is open-ended and without having a bond measure or increasing taxes, the Town will not be able to repair facilities. Therefore, when talking about infrastructure, staff has always opined that it includes facilities.

Councilmember Bailey said clearly infrastructure is in the definition and people voted for the revenue annually for unrestricted general revenue purposes. There is a "for example" and 4 or 5 things are listed as floods, sea level rise, disaster preparedness, fire prevention, street repair, traffic flow, safety improvements, 9-1-1 response and senior youth programs. The decision to replace the Town's infrastructure is badly needed but his sole issue is whether the dedicated funds from the sales tax override measure ought to be those funds dedicated to do that portion of the infrastructure update. The word "infrastructure" does not appear in the measure but it does appear in the brochure on the back page under FAQs. So, he questioned whether the Town was accounting for the use of that money in the manner with which it was originally intended.

Mr. Cusimano said in discussions with community members, in literature and discussions, staff and the Council talked about infrastructure and facilities and what it could be used for.

Mr. Brown said if the question is whether the Town was being transparent in what the voters intended the funds to be used for. All of the projects need to be delivered in a workplace, so this is the connection. The Public Works Engineering team is in the fire house and they cannot function there so it is about having a viable work space using the funds as proposed in the budget to deliver the capital projects the community is waiting on. What is before the Council is a 2-year budget with a 5 year outlook and the largest expenditure is in years 2022 and 2024, which is contingent upon having the new workspace and facility in place to deliver those big capital dollars in the final three years.

Councilmember Kunhardt said he thinks Councilmember Bailey has raised a good question and on the other hand when he was campaigning for Measure F, he went to all public sessions and signed the document that went onto the ballot. Infrastructure was heavily used and he did not think there could be any separation of buildings and public facilities.

He asked that since there is a significant surplus on the operating side, he asked why the Town cannot dedicate some of those funds towards the CIP budget.

Mr. Cusimano explained that staff has estimated on how these monies will be spent. If the

Council wishes to use the operating budget for CIP projects, there is about \$5 million at the end of this fiscal year. He said \$2 million of that is restricted. There is currently a \$1.9 million deficient for the Park Madera Center which will leave a few hundred thousand dollars. Within that is the equipment replacement fund of \$500,000 and the Parks and Recreation Fund. Therefore, there are zero dollars to spend on anything outside of the restricted reserves. This is why they look towards Measure F to provide options.

Mr. Brown said this item is for review and comment and staff will bring a final report on June 4th and they would like to have the Operating Budget and CIP adopted so it sets them up for the next fiscal year.

Mayor Ravasio asked for more information about the \$15 million tidal barrier project.

Mr. Brown stated this is the largest item in the CIP which has been carried forward and no money is allocated to it. Staff is waiting for the Climate Adaptation Plan to be completed and this will drive and revamp the CIP at that time. Based on permitting, current costs, types of engineering needed, staff inserted a more reasonable number than the prior number.

Councilmember Beckman commented that he was not sure how to assess these types of expenditures given the looming Climate Adaptation Plan. He asked how this plan might change and affect the CIP.

Mr. Brown said the most critical program is flood control and storm drainage. Those projects before the Council funded in 2020 and 2021 run about \$800,000. Items 1 through 16 are independent of any climate adaptation outcomes. Staff has been pausing large \$1 to \$2 million pump stations and has also invested about \$5 million in slotted drains over the past 4 years so what is before the Council is independent of the Climate Adaptation Plan in this category.

Mayor Ravasio opened the public comment period.

PATI STOLIAR asked what the numbers assigned to senior and youth programs and disaster preparedness are.

Ms. Carrillo stated a good portion is for a Disaster Preparedness Coordinator. There are disaster preparedness supplies and trainings. The Senior and Youth programs are those which would be put on by the Community Center and Recreation Department.

Mr. Cusimano stated the disaster preparedness budget from the Sales Tax Measure is \$125,000 in this upcoming year. They also have fire prevention and code enforcement of \$100,000, a Vegetation Management Program which consists of their Chipper Program of \$250,000 and \$50,000 allocated for senior and youth programs and they expect to expand hours of part-time help to serve the inter-generational center.

ROY WOLFORD referred to the moral dilemma of using sales tax funds for CIP projects and he asked if there was any restriction to use funds for the sewer mains and lateral replacement projects.

Mr. Brown said they tend to separate out the Sanitary District Board activities and he did not see a connection between sales tax revenues and Sanitary District uses.

Mr. Wolford cited the potential for sewer overflows and potential damage and claims.

Councilmembers voiced support of the proposed CIP budget and confirmed that staff will meet with the Finance and Oversight Committees and will return to the Council at the first meeting in June. Staff will hold the public hearing at the second June Council meeting for the CIP Budget and the Operating Budget.

7. COUNCIL AND TOWN MANAGER REPORTS

- Town Manager Report

- He recognized Marla Orth and the Fire Marshal for their work on the Vegetation Management and Chipper Program. He said the Town is about to expend sales tax measure monies of \$250,000 on the top of Christmas Tree Hill on public and private roadways to help them reduce vegetation through the corridor. He reviewed statistics of the Chipper Program involving various Town neighborhoods. A letter has gone out to residents and the Town is ready to commence work in the next two weeks.
- There will be \$350,000 in the next budget. The Town also received a grant of over \$500,000 and will work on a fire break that extends across the ridgeline from Mill Valley to Fairfax to protect the communities.
- Report on draft comments to Golden Gate Bridge District Regarding the IS/MND for the Corte Madera Marsh Restoration Project

Mr. Wolff provided an update, stating earlier in April the District sent out a Draft Initial Study Mitigated Negative Declaration which has a 30-day public review and comment period. Last week a meeting was held by the District at Town Hall to describe the project and solicit comments.

On June 21st the District will hold a meeting with their Board to adopt the CEQA document and weigh in on the project as a whole. Staff reviewed the CEQA document and attended the meeting last Wednesday and had no specific comments or concerns. Staff prepared a comment letter regarding their overall support and a desire to continue collaborative discussions on project implementation. They also ask for continued participation regarding fence details, the grading plan, and participation in the Climate Adaptation Plan.

Vice Mayor Andrews asked if a considerable amount of soil will be off-hauled from the site. Mr. Wolff stated no; there will be some vegetation removal but will keep all soil on site and create uplands as a result.

Councilmember Bailey asked who has authority over the marsh and he asked if there is a requirement for the District and Town to work together.

Mr. Wolff stated the marsh has multiple property owners. There is a PG&E easement, a portion is owned by the Marin Audubon Society, by the Town, SMART right-of-way and ownership by the Golden Gate Bridge and Highway District as well as the Army Corps of Engineers. The particular site the MND covers is a 4 acre portion of the entire 72 acre site.

- Council Reports

- Councilmember Kunhardt reported on two pending construction projects. If bids come in over, they will not necessarily be completed; 1) the North/South Connector across Corte Madera Creek; and 2) Exit improvements off of Hwy 101 northbound to Bellam Boulevard that will increase flows.
- Councilmember Beckman reported on his attendance at a Central Marin Sanitation Agency (CMSA) Meeting and they discussed the draft budget. They will start leasing some unused portion of their Corporation Yard to Marin Transit and Marin Airpporter to park buses there. He also attended a

League of Cities North Bay Division meeting and the discussion related to various housing bills. Senator Weiner came and spoke and delivered the news that his bill SB 50 was held in committee. He distributed a handout that summarizes the various housing bills under consideration.

- Councilmember Bailey said he and the Mayor attended the Police Council meeting and the Fire Council meeting. He also attended the Marin Clean Energy (MCE) meeting and a Ross Valley Paramedic Authority meeting. He will defer his reports until the next meeting.
- Vice Mayor Andrews had no report.
- Mayor Ravasio stated he will defer his reports until the next meeting.

8. REVIEW OF DRAFT AGENDA FOR UPCOMING TOWN COUNCIL MEETING

A. Review of Draft Agenda for June 4, 2019 Town Council Meeting

There were no comments.

9. ADJOURNMENT

The meeting was adjourned to the Sanitary District No. 2 Meeting and thereafter to the next regular Town Council Meeting at 9:25 p.m. to the June 4, 2019 regular meeting at Town Hall Council Chambers.