

MINUTES OF June 4, 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 June 4, 2019 at 6:34 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
Director of Finance Daria Carrillo
Planning and Building Director Adam Wolff
Public Works Director Peter Brown
Senior Civil Engineer Jared Barrilleaux
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

BASIA RANDOLPH spoke of discussions by the Fire Department about the large eucalyptus tree at 48 Alta Way and asked that the surrounding neighbors at 46 and 48 Alta Way, 475 Sausalito and 1 Madrono also be notified prior to its removal.

JIM ROBINSON thanked Town staff for efforts taken to mitigate the parking problem on Apache, Lakeside, Birch and Corte Madera in Corte Madera Gardens. He spoke of high school kids parking on Apache which will continue to get worse, Larkspur's interest in having permanent parking which he opposed, and various unused spaces by high school staff members which the school district plans to review, but their policy prohibits leaving the campus at lunchtime. He also cited the need for bike safety at schools and reckless driving by students at lunchtime.

FELICE LETTINGTON, Pixley, expressed her opinion that the Pixley Park is not suitable for a dog park and cited parking problems, reduced property values and safety concerns in putting kids close to a busy street.

VASFI BASARAN spoke about difficulty with parking over time on Pixley, especially on weekends. He was opposed to putting a dog park here which will make parking more of an issue.

LUCINDA SMITH, Alta Way, cited increased traffic counts along Alta Way which is a connector point between Camino Alto and Sausalito and said they have tracked and reported 50 cars in a matter of a 15-minute time period on a Friday afternoon. She also cited large trucks traveling on the road which is illegal and the need for a sign at Alta Way and Sausalito by the tree. She asked for three additional signs for other locations; 1) one sign stating "local access only", 2) one sign to post speed limits at 15 mph, and one sign stating "No large trucks".

3. PRESENTATIONS – None

4. CONSENT CALENDAR

Vice Mayor Andrews requested removal of Item 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. Approval of Minutes of the May 21, 2019 Regular Town Council Meeting

MOTION: Moved by Kunhardt, seconded by Beckman, 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 and C.

Item Removed from the Consent Calendar:

B. Approve First Amendment To Agreement With Renne Public Law Group For Town Attorney And Special Counsel Services to Increase the Hourly Rate by \$10 or \$15, Depending on the Type of Services Provided, and Appoint Jamie Pereyda as Deputy Town Attorney

Recusal:

Town Attorney Teresa Stricker recused herself, stating this item relates to her firm, and she left the Council Chambers.

Vice Mayor Andrews requested the following amendment:

- Page 5, third paragraph, asked to add a paragraph break after “Effective March 18th Judith Propp” and the next line.

Town Manager Cusimano requested the following amendment:

- Page 4, the third “whereas” clause, and said the last sentence should state “Services beginning March 2018.”

Mayor Ravasio opened the public comment period.

LUCINDA SMITH was opposed to any increases and cited the high cost for the Town Attorney to attend meetings and undertake work for the Town. She also asked what the proposed increase would bring the hourly rate to which she could not find in the staff report.

Mr. Cusimano displayed the fiscal impact section of the staff report and explained the breakdown of the Town Attorney services into three areas: Basic Town Attorney services at \$305/hour; specialized Town services at \$335/hour, and planning projects at \$365/hour. He noted these are pass-thru’s on projects which the Town is reimbursed for.

He added that the Town’s legal services budget is \$250,000 for legal fees and he spoke of the importance of having good representation and comparisons of other cities’ legal costs in the risk pool. He also recognized Ms. Stricker’s knowledge and special attention of her work regarding JPA issues with CalPERS.

Mayor Ravasio and Councilmembers spoke of previous Town experiences in not having a good law firm, recognized Ms. Stricker’s in-depth knowledge, consistency and willingness to take calls at all times, comparison of fees to Bay Area legal fees, and overall believed the Town was receiving good value and legal representation.

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 B, with edits.

5. PUBLIC HEARINGS – None

6. BUSINESS ITEMS

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

Mr. Cusimano stated this is the second meeting of three meetings relating to the budget. The budget looks similar to the Council's review at its workshop meeting, stating staff noted all recommended changes from the Council and also updated a few budget pages.

Director of Finance Daria Carrillo distributed and described the list of proposed changes:

1. Summary page of the General Fund: She added a 10% reserve to the total General Fund balance which relates to the Council resolution, included a line item showing the Park Madera Center total deficit which is the amount the General Fund has paid towards the accumulated amount over the past several years, and reflected small funds like the Affordable Housing Fund, the Beautification Fund and the Sales Tax Override Fund which is part of the capital budget.
2. Fire Department: At the suggestion of the Finance Committee, she added a chart showing the actuals going back to FY 2015/16, this year's estimate and the proposed budget for next year. She noted it also includes overtime which is reimbursed by the State.

Mr. Cusimano then described savings and trends upwards. He emphasized that it is still about a \$500,000 savings if the Town did not consolidate, and said they also added line staff paramedics, a Fire Marshal and a shared Battalion Chief to improve service while still maintaining savings.

3. Central Marin Fire Department Budget: The budget shows the Insurance Fund as a new item that had previously been paid by Larkspur and Corte Madera.

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

Vice Mayor Andrews asked staff to standardize the tables in the final budget as either landscape or portrait, and Councilmembers thanked Ms. Carrillo for addressing comments from the last meeting.

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

Mr. Cusimano reported that a follow-up meeting was held with the Sales Tax Oversight Committee since the last Town Council meeting. Committee members Karen Gerbosi and Jeanne Greenbaum met and discussion regarding facilities and expenditures of the sales tax measure were discussed.

The budget has a restricted funding stream of about \$4 million and approximately \$30 million is anticipated to be received in sales tax monies. There are priorities and items which the Council indicated monies would be spent on, and at question is what the Council told voters in the ballot language and informational campaign and whether they believe the CIP budget was consistent with that.

He referred to the Measure F web page and literature which shows the history of discussions. He focused on the green sheet which is the 4-page flyer mailed out to every resident, via social media to 8,000 to 10,000 residents and it was the core document used.

There was a lot of support from the community as well as taxpayer groups, and he referred to the third line of the last paragraph which identifies “community facilities”.

At the time they did not know what types of facilities or projects but they needed to determine whether the fire house would get knocked down and rebuilt, renovated or moved. They know now that the building will stay and be renovated in time and those costs would be shared with Larkspur.

They already had facility projects in the sales tax measure budget which included the Inter-general Center improvement and moving staff. On the last page, the Fact Sheet identifies 8 FAQs and two are highlighted: What services and programs would the Measure Fund? And below, the community facilities discussion was identified. Under the second column under what spending needs are facing the Town, the Council will also see “community facilities” within that conversation.

In retrospect, he would have wanted to provide more information but the Council knew they would have a community facility infrastructure conversation. Therefore, they feel the information campaign was accurate and it reflects what is in the CIP, and the Sales Tax Override Committee was unanimous that this was within the confines of the public information campaign.

Secondly, if the Council agrees with this methodology, the question is priorities, type of project and the amount of money to be spent. The committee also considered financing options and he suggested having that discussion, as well. But, for this item he asked if the Council was comfortable with what was told to the community in expenditures for community facilities from the measure.

Public Works Director Peter Brown referred to the budget and said based upon comments from the last meeting he did not make any significant changes. There are minor modifications to the staff report and he recognized Mr. Barrilleaux for his work.

He referred to the “Town Owned Facilities” page in the CIP, Item 2.1; Town Hall Addition which is approximately \$3.3 million in the two year budget. Adding in what, at the time of drafting the CIP, is a \$600,000 remodel, if the Council were to approve this budget at its next meeting, it would approve \$3.9 million for the new building and doing something with the existing building to make it more functional.

Regarding where it would rank in the total expenditures for the CIP, the CIP is around \$7 million total in 2020, if staff is able to deliver on all of the proposed projects, and up to \$10 million in 2021. Therefore, in the \$17 million range over two years, less than a quarter of that would go toward the Town Hall addition and related amenities.

Vice Mayor Andrews asked for the number of people located in a trailer from the Public Works Department, and Mr. Brown stated there are 5-6 staff members. He believes the Planning and Building Department has approximately 9 staff members as well as space for those doing inspections and field work. The architect has all staffing needs, numbers of bathrooms, etc. in the program which can be discussed under the next item.

Councilmember Kunhardt said when looking at the next segment of the sewer and communication or park systems, these are small bites and he thinks it makes no sense to take out a bond. He asked if any of the other pieces of the CIP were susceptible to putting in a singular bond funding for the long term or he asked if these are dealt with in bits and pieces to accomplish priorities.

Mr. Brown said staff is confident that the size and types of projects with existing funding streams, with renewal of Measure F, and sunseting of the parcel tax for flood control lines up well with the Town’s needs. The one that drives flood control is whether they build a tidal levee or something significant in the Corte Madera marsh where there is a placeholder

for \$15 million.

Mr. Cusimano commented that he thinks the Council wants to be flexible and mobile when getting to that stage.

Mayor Ravasio opened the public comment period.

KAREN GERBOSI, Chair of the Sales Tax Citizens' Oversight Committee, said Mr. Cusimano represented the Committee accurately. They discussed it and they went through the process about whether they are being consistent in what was put forward with Measure F. They are comfortable with community facilities being funded with sales tax revenues.

JEAN GREENBAUM, Committee member, said what had caused discomfort to her was that she did not believe they were talking about the Town Hall building when passing the sales tax measure. One of the provisions was for long delayed projects because of the recession and other Town-related fiscal problems. To add a large project when there is backlog of other important projects is what she was struggling with. While the building is part of infrastructure, it is also about priorities and whether \$4 million should go into it. But, she has been assured this is not the case.

JIM ROBINSON stated he supported Measure F but was not sure he would have included language for a new Town Hall in the measure knowing the community. However, he also noted Measure F is unrestricted. He read there was \$1.5 million of additional General Fund revenue which was identified as being available and asked if it would be used for the future Town Hall. He also was opposed to bonding and encouraged the Town to build something first-class and not 10 years from now given the sales tax is now available to support the project.

Mayor Ravasio and Councilmembers thanked staff and the Committee for their work.

C. Review and Provide Direction to Staff Regarding Town Hall Complex Addition - Project Update and Selection of Preferred Alternative

Mr. Brown introduced the item and provided background and the current status of the hiring of the architect, Ron Kappe and working group of Councilmember Beckman and Vice Mayor Andrews. The report of the working group is attached to the staff report and serves as the project update.

He stated community workshops were held and feedback has been received and Mr. Kappe's team has put together options of what the Town Hall Complex addition might look like. Also, Mr. Barrilleaux is a structural engineer and he and Mr. Kappe have worked on the project together.

Ron Kappe, Kappe Architects, San Rafael, said their original assignment was for an addition adjacent to the existing Town Hall of approximately 4,500 square feet. The current building is 5,288 square feet with 24 full-time employees (FTE) staff and part-time seasonal workers. Project goals were to talk about the identity of the Town, with service being a key goal through the re-design effort, efficiencies of getting staff all in one place, parking improvements, ADA access and sustainable design.

The working group held three meetings and far ranging discussions. The need to have a master plan was identified along with fiscal constraints and General Plan goals, and they conducted site studies of various potential sites.

He will focus on Location A as well as another site at the corner of Pixley and Tamalpais. They reviewed the pros and cons and report of findings for each site which are in Attachment 1. The working group came up with additional ideas; adding administrative and finance offices to the new building, enlarging the Council Chambers in its existing location, a new Council Chambers in the new building, public spaces, indoor/outdoor gathering and conferencing areas, and

preserving the trees along Tamalpais Drive which is an asset to the Town and are representative of it.

He briefly reviewed the potential sites for consideration, discussed issues involving the Post Office and Town workforce housing, and they returned to the preferred location next door and Town Hall. He presented a conceptual parking plan, noting there would be more parking and they reviewed the backyard of the workforce housing property as a possible expansion area for parking.

They took the findings of the working group, held a workshop at the Community Center and reviewed ideas for Location A, building massing concepts of different sizes, and both meetings featured detailed group discussions and notes were in the packet. Questionnaires were then completed and reoccurring themes included:

- The Council Chambers was discussed and requested to be larger and more spacious and/or asking for new Council Chambers.
- The existing building got a series of negative comments from demolition to whether it could be remodeled.
- Civic identity was discussed a lot and eco-friendly ideas were also discussed a lot as well.
- Parking concerns were raised.
- Budget and construction cost concerns were also discussed.

Mr. Kappe then presented Option 3 in the staff report, with the Town Hall on the left side without any changes to the Council Chambers, a 4,500 square foot building, an ADA ramp, stairs, a new entry point, access to the Council Chambers from a plaza on the side, and he said this is close to what he was originally commissioned to do. He then displayed the existing Town Hall, addition of a public counter off of the parking lot and offices above.

They were also looking at EV parking and he said one thing this scheme does not solve is the vertical circulation. By having two separate buildings, they cannot share an elevator. He presented Option 2 and said the idea is they are looking at Town Hall at the full buildout. This is a 2-phased process in the staff report where first the building is left alone and then they can consider putting a new roof on it, raising it, installing a living wall as an idea that represents the Town given existing foliage on the building, a central entry point beyond the redwood trees, and offices and downstairs is the public counter with a shared elevator.

Option 1 is the third and final scheme and it is the idea of moving the Town Council to a third floor in a new building and more representative of a civic building. Offices are shown below. The existing building could become conference rooms and expand the ability of staff to function. On the parking lot side, there would still be public counters at that level with offices above and then the Town Council on top. They are showing a solid railing to block light from the Council Chambers to the neighborhood.

In conclusion, Mr. Kappe asked for comments from the Council as to which approach seems to meet needs for the current time and in the future. He asked for the key and most important priorities and said the design could be mixed and matched and combined to work with the budget and Town Hall needs.

Mr. Kappe indicated that his personal recommendation was Option 2 fully built out which would be to improve this building, connect it to a new building and deal with the vertical circulation, as well. He thinks the Town needs modified or new Council Chambers which he has heard through comments.

Vice Mayor Andrews asked for the differences between the various footprint sizes of the buildings and their relationship to parking.

Mr. Kappe said the first one he displayed at 4,500 square feet which is a new building. The next was about 6,000 square feet and the next one with the Town Council Chambers is

about 9,000 square feet. The footprints are close and they are limited and constrained by the amount of room. The third option's footprint did not expand too much, but that would be the largest footprint.

Mayor Ravasio asked why Mr. Kappe personally recommends Option 2.

Mr. Kappe said in every discussion he has heard for months now is budget and getting the best bang for what the Town is able to spend. There was some discussion about whether the Town Hall building should be torn down or not, which they are not saying, but whether it can be improved. The idea is to provide an image of what could happen. He thought it could be much improved by removing the arch, putting in a living wall that emphasizes a landscape approach. One roof form would tie together with the new roof form which would make the building renewed.

He also likes the fact that they solve the vertical circulation problem for both buildings by having an elevator. They liked the central entrance point and they have always had 3,000 square feet dedicated to the public counter which is much larger than what is downstairs now.

The idea of bringing Finance and Administration staff over along with Public Works, Building and Planning seems to be a good idea to him and it could happen in Option 2.

Mr. Brown added that Option 2 also focuses on expanding and modernizing the Council Chamber in its existing location. If the Finance and Administration staff is moved to the new building there will be a lot more room to work with in terms of updating and modernizing the Council Chambers in the new location. Option 2 also achieves all of the objectives. The one benefit over the staff recommendation is that it is less massing in the building so it is a bit more contained.

Mr. Kappe said there was a concern that if the Council Chambers was expanded but keeping the roof the same it would not feel right. This is why he was trying to show it as a build-out idea.

Councilmember Kunhardt asked if this program would be to think about a taller space and not a third floor in the Town Hall building. Mr. Kappe confirmed and said they have not done the structural analysis for the foundation, and this might be prohibitive to go up a third story in this building.

Vice Mayor Andrews said they could move this floor up 2 feet so the basement would be more spacious and this space would be more spacious. Mr. Kappe said he thinks it is more cost-effective to dig down but it is substandard space downstairs. It is an open ceiling so there would be beams and some sort of design that would represent the Town.

Councilmember Kunhardt asked if the Town was constrained with Option 3 to have more square footage going from the 6,000 to 9,000 square feet or was it a consequence of having a discreet third floor of new space above.

Mr. Kappe said the Town Council Chambers is on the top floor. The public counter is on the bottom floor adjacent to the parking lot. If the Chambers are moved to a new building the question would be what happens with the existing Chambers. They thought conference rooms could become adjunct to the new building and the other thought was for the public counter to move into the entire upper floor. If this is done, then the building to the right does not have to be quite as tall. Programmatically, the public counter is 3,000 square feet and the expansion of the Council Chambers is about the same.

Mayor Ravasio asked if solar panels were an option, and Mr. Kappe said yes. They have discussed this with net zero representatives to make it as environmentally sustainable as possible.

Councilmember Beckman said the architect is recommending the medium option out of the smallest and largest options, and staff is recommending the largest. The largest includes interior remodel of the existing Town Hall and the medium does not and it defers it for later. He suggested splitting the difference, building the largest but deferring renovation of the existing building until the future, and he asked what price point that would put the Town at.

Mr. Kappe said they talked about a \$6 million cost for this option.

Mr. Brown said what he would say about Option 2 is that it does speak to a more significant remodel than what is before the Council in the staff report. While all objectives could likely be achieved with Option 2 in terms of the architectural schematic, this is a higher budget item than what is contained in the staff report. It is a \$3.9 million total project in the CIP now, and if the Council wants to get the most bang for the buck and they believe this is the one chance for some amount of time, it might be worthwhile to look at the \$5 - \$6 million range and give direction to staff and the working group to meet and begin to work out the designs of how they achieve all objectives in more detail.

Vice Mayor Andrews questioned how accurate the cost estimates were.

Mr. Kappe said they have not prepared formal cost estimates yet and what is presented are general numbers.

Mayor Ravasio opened the public comment period.

KAREN GERBOSI suggested they might have a structure where they could add a floor up and/or have the ability to expand.

JIM ROBINSON thanked the Town for holding the workshop and said he would like to make sure this is a priority for the Town and hopes for a first-class structure. He hopes that the Council provides some flexibility in the design. Two comments from the workshop were, why replace the Council Chambers because it is already in place. He assumes the access would be by elevator and not facing Tamalpais which is noisy. Someone was concerned about a second story and the effect it would have on her home across the street and asked that this be considered. The Town used to be open 44 hours a week and now they are open 22 hours a week, so he hoped more hours could be provided to the public. Lastly, he suggested the Council consider that things be done digitally.

Councilmember Kunhardt presented a slideshow of various examples of where civic pride is celebrated. He attended both workshops and thought that what defines Corte Madera is volunteerism. He asked that the Town be flexible in accommodating all employees and program requirements and was unsure it makes sense to build a two story building that later could be three stories given knowing structural requirements ahead of time.

He said if the Town is going to add a new building, it should be financed over time such as the life of a mortgage and not a bond offering. Lastly, he asked to be prudent and create a sense of identity.

Councilmember Beckman referred to financing ramifications of the three options and said this will be critical in making the right decision. He looks forward to reviewing that information and agrees that the building should be inspiring and celebrate the Town.

Mayor Ravasio spoke about the Town's debt as a result of purchasing the Park Madera Center. It created many issues for the Town over years and he was opposed to the Town potentially taking on more debt.

Councilmember Bailey agreed the project should be made as friendly and sustainable as possible, agreed with not taking on debt and thinks the Council should be sensitive to the fact that the building should be engineered to withstand catastrophes. He supported a central gathering space and unified entrance as themes and thinks aesthetics in this structure would be very important.

Vice Mayor Andrews said he likes Option 3 and 2, suspects when they fully cost out Option 3 they will end up being able to pay for Option 2. He thinks the Town will also have to think about generator backup given PG&E's plan for power shutoffs. He thought financing might be doable but he would want to pay it off sooner rather than later. He said the Park Madera debt cannot be paid off until 2037 so this means everything is encumbered until then.

Mayor Ravasio reiterated the need for staff to have office space to work in to continue to execute CIP projects.

Mr. Cusimano said he was comfortable with the \$4 million amount which does not push out CIP projects.

Mayor Ravasio stated the next recession will hurt Corte Madera more than most cities in Marin and he asked to keep this in everyone's minds.

Mr. Brown noted that in looking at current interest rates for a \$6 million loan, over 25 years it is \$33,000 a month and \$400,000 a year. He and the Town Manager suggested the Council review Options 2 and 3 for viability, direct staff to engage the cost estimator and come up with financing scenarios for review.

Councilmembers agreed in working within a reasonable budget to achieve as much as possible and not just sub-optimize what they have. They directed staff to pursue Options 1 and 2. Option 1 being a three-floor building design, with the Council Chambers on the 3rd floor, office space below, and the current building potentially remodeled to serve as community meeting space and expanded staff work space. Option 2 being a two-story building adjacent to the existing Town Hall building, with offices upstairs and a public counter on the lower level, and the opportunity to remodel and expand the council chambers space in the existing building.

7. COUNCIL AND TOWN MANAGER REPORTS

- Town Manager Report

- Mr. Cusimano gave an update on parks and recreation:
 - On May 23rd the Parks and Recreation Department held its annual Senior Fair. 38 vendors attended to provide important senior-related topics. Over 175 people attended, they had live music and received great feedback.
 - Regarding Mr. Robinson's parking topic around the Redwood High School, it is an on-going issue and staff can work on the Town attempting to free up 30-40 spaces to reduce parking in neighborhoods.
 - He and the Larkspur City Manager will hold a community joint meeting with Larkspur and will review a certain radius around the school and look at a residential permit parking program with restricted hours. This will be presented to Council in the summer prior to the start of the school year. They will use CMPA cadets for enforcement.

- Council Reports

- Councilmember Kunhardt reported TAM has put out its budget for public comment. They have made clear what funds are available and under Measure A, advancement of funds for significant projects up to 3 years is available. He

also reported that tomorrow the Executive Steering Committee of Draw Down Marin will hear renewable energy recommendations from working groups which will return to the Town.

- Councilmember Beckman reported the Central Marin Sanitation Agency unfortunately had a mishap Friday afternoon, and the co-generator engine has been damaged and off-line for repairs.
- Councilmember Bailey thanked Vice Mayor Andrews, stating there was a Legislative Committee meeting last Tuesday and he attended on his behalf.
- Vice Mayor Andrews reported on the fair number of housing bills in Sacramento moving forward. He would watch those dealing with ADUs, most would remove or lessen the owner occupancy requirement and the other one would reduce the required parking requirements. Another bill relates to those cities that voted for cannabis and Assemblymember Chiu's bill requires at least one cannabis retail facility unless they obtain a vote of the populous.
- Mayor Ravasio reported on the CMPA meeting and he and Councilmember Bailey attended. They approved the FY budget and building operations and maintenance budget and at the same time they had a Central Marin Fire meeting and approved the FY 2019-2020 budget, as well.

8. REVIEW OF DRAFT AGENDA FOR UPCOMING TOWN COUNCIL MEETING

A. Review of Draft Agenda for June 18, 2019 Town Council Meeting

There were no comments.

9. ADJOURNMENT

The meeting was adjourned to the Sanitary District No. 2 Meeting at 8:20 p.m. and, thereafter, to the next regular Town Council Meeting on June 18, 2019 at Town Hall Council Chambers.