

**MINUTES OF NOVEMBER 2, 2020
REGULAR MEETING
OF THE
CORTE MADERA TOWN COUNCIL
VIA VIDEOCONFERENCE ONLY**

Meeting video available [here](#).

NOTICE TO PUBLIC:

Due to Coronavirus (COVID-19), the November 2, 2020, Regular Town Council meeting will occur via videoconference only. All Councilmembers will be participating remotely, and residents are urged to follow the orders issued by the Marin County Public Health Officer and Governor and participate in the meeting remotely as well. As allowed under the Governor's Executive Order N-29-20 (March 17, 2020), during the duration of the COVID emergency the Town of Corte Madera will no longer offer an in-person meeting location for the public to attend.

Members of the public may view and participate in the meeting remotely through the following link: <https://tinyurl.com/y7aw8ubu>

(No Pre-Registration Needed- Click on Link at Meeting Start Time)

You may call in using: 1 (408) 638-0968 (Zoom webinar ID: 914-5144-0692)

Or iPhone one-tap: +14086380968,,91451440692#

How to submit public comment remotely:

1. Email PublicComment@tcmmail.org prior to 5:00 P.M. on the day of the meeting.
2. Email PublicComment@tcmmail.org during the meeting.
3. Join the meeting using the link above and select the "Raise Hand" icon during the meeting, or press *9 to add yourself to the speaker queue if calling in to the meeting.

Anyone with a disability needing further assistance with public comment should contact the Clerk at least 2 hours before the beginning of the meeting to make alternative arrangements at rvaughn@tcmmail.org or 415-927-5050. Click [here](#) for more information on how to register to watch the meeting and submit public comment remotely. Meeting video available [here](#).

Mayor Beckman called the Regular Town Council Meeting to order at Town Hall Council Chambers, 300 Tamalpais Drive, Corte Madera, CA on November 2, 2020 at 5:47 p.m.

Councilmembers Present: Mayor Beckman; Vice Mayor Kunhardt; Councilmembers Casissa, Lee and Ravasio

5:45 p.m. CLOSED SESSION:

1. Public Comment Regarding Closed Session Items

Mayor Beckman confirmed that no emailed public comment was received and there were no speakers wishing to provide public comment on the Closed Session items. The Council recessed to Closed Session at 5:48pm regarding the following items:

2. Adjourn to Closed Session Regarding the Following Items:
 - A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Closed Session Pursuant to Cal. Gov't Code Section 54956.8 Property: 240 Tamal Vista Boulevard, Corte Madera, CA

Agency Negotiator: Todd Cusimano, Town Manager Negotiating Party: JP Hunt Investments, LLC
Under Negotiation: Price and Terms of Payment

- B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Closed Session Pursuant to Government Code Section 54957(b) Title: Town Manager

The Closed Session ended at 6:31pm and the Town Council reconvened in Open Session.

6:30pm REGULAR MEETING:

Mayor Beckman called the public portion of the regular meeting of the Corte Madera Town Council to order at 6:33pm.

1. CALL TO ORDER, ROLL CALL AND SALUTE TO THE FLAG

Councilmembers Present: Mayor Beckman; Vice Mayor Kunhardt; Councilmembers Casissa, Lee and Ravasio

Councilmembers Absent: None

Staff Present:

Town Manager Todd Cusimano
Town Clerk/Assistant Town Manager Rebecca Vaughn
Interim Town Attorney Amy Ackerman
Director of Planning and Building Adam Wolff
Public Works Director R.J. Suokko

1.A. Report Out of Closed Session:

Mayor Beckman reported that the Council met in Closed Session and stated that:

Regarding Closed Session Item 2.A., CONFERENCE WITH REAL PROPERTY NEGOTIATOR, there was no reportable action taken.

Regarding Closed Session Item 2.B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION, there was no reportable action taken.

2. OPEN TIME FOR PUBLIC COMMENT

The Council did not receive any public comment for Open Time.

3. PRESENTATIONS - None

4. CONSENT CALENDAR

Mayor Beckman asked if there were public comments or requests from the public for removal of items from the Consent Calendar. No public comment was received and no members of public requested to pull items from the Consent Calendar. Town Manager Cusimano requested to pull Item 4.B from the Consent Calendar for further discussion.

Mayor Beckman then called for a vote on the balance of the Consent Calendar, 4A-4F, Excluding 4B.

MOTION: It was M/S/C (Beckman/Casissa) to approve Consent Calendar items 4A, and 4C-4F. Roll call vote: 5-0 in favor of the motion.

The approved Consent Calendar consisted of the following items:

- 4.A. Waive Further Reading and Authorize Introduction and/or Adoption of Resolutions and Ordinances by Title Only
(Standard procedural action – no backup information provided)
- 4.C. Adopt Resolution No. 38/2020 Authorizing the Mayor to Sign the Dissolution Agreement of the Marin County Major Crimes Task Force
- 4.D. Authorize the Public Works Director to Execute a First Addendum to the Contract with Adaptation International, Inc., for Services Related to the Development of the Town's Climate Adaptation Plan, to Extend the Term by Four (4) Months Due to COVID-19
- 4.E. Authorize Approve Quarterly Investment Report for Period Ending September 30, 2020
- 4.F. Approve Minutes of the October 20, 2020 Regular Town Council Meeting

Regarding item 4.B.:

Authorize the Town Manager to Enter Agreements with (1) Jones Hall For an Amount Not To Exceed Amount \$20,000 and (2) NHA Advisors For an Amount Not to Exceed Amount of \$20,000, To Provide Professional Services Engagement for CalPERS Unfunded Actuarial Liability (UAL) Validation Action;

Town Manager Cusimano stated that this item was a follow up to the Town Council's workshop held the previous week. The agreements are necessary in order to begin the legal validation

process before a follow up meeting is held regarding pension obligation bonds. He asked that the Town Council consider delegating authority to the Town Manager and Town Attorney to work through some minor changes to the contracts regarding clarification of future cost and COVID-19 language in the Jones Hall contract. If there is anything that would change the overall budget, staff would bring the item back before Council.

No public comment was received regarding this item. Mayor Beckman called for a motion.

MOTION: It was M/S/C (Casissa/Kunhardt) to Authorize the Town Manager to Enter Agreements with (1) Jones Hall For an Amount Not To Exceed Amount \$20,000 and (2) NHA Advisors For an Amount Not to Exceed Amount of \$20,000, To Provide Professional Services Engagement for CalPERS Unfunded Actuarial Liability (UAL) Validation Action, and authorize the Town Manager and Town Attorney to make the minor changes to future cost and COVID language as noted.

Roll call vote: 5-0 in favor of the motion.

5. PUBLIC HEARINGS: None

6. BUSINESS ITEMS:

6.A. Discussion of Project Homekey and the County of Marin Proposal to Purchase America's Best Value Inn, Located at 1591 Casa Buena Drive in Corte Madera To Convert the Inn to Permanent Supportive Housing For Homeless Individuals.

(The Town Council will receive update from staff regarding this project. The Council will have the opportunity to publicly make any statement about this project and/or discuss any concerns they may have after hearing an update from staff and public comment)

Note: Under state law, the Town has no decision-making authority for Homekey projects. (Health & Safety Code section 506751.1, sub. (g).)

Mayor Beckman stated that, while this is not a Town project, the Town is facilitating this discussion to bring in members of the public to provide feedback for the County on this item and then move forward working with the county to make sure that this project is carried out in a way that is successful for everyone in our community. Town Manager Cusimano and Planning and Building Director Adam Wolff presented a brief overview of the situation as it currently stands, and provided a presentation on the draft FAQ sheet received from the County, and a draft memo to the County regarding what success looks like for Corte Madera as a starting point for discussion. He and Director Wolff then answered questions from the Council.

Mayor Beckman opened public comment.

Public comment was received from the following 37 individuals in attendance at the online meeting:

- | | | |
|--------------------|-----------------------------|----------------------|
| 1. Steve Lilves | 16. Elizabeth Grossenbacher | 31. Dan |
| 2. Kristen Zeitzer | 17. Ruth Jaeger | 32. Emily Charley |
| 3. Joe Lazar | 18. Eric | 33. Phyllis Gallanis |
| 4. Scott Garland | 19. Catherine Haas | 34. Matt Boland |
| 5. Kate | 20. Roy Wolford | 35. Pat Ravasio |
| 6. Barbara M. | 21. Michael Stallone | 36. Dennis Rodoni |
| 7. Tes | 22. Ashley A. | 37. Peter Schoen |
| 8. Lynne | 23. Steven | |
| 9. Katie McKee | 24. Kate | |
| 10. Dan | 25. Jan O'Brien | |
| 11. Pati Stoliar | 26. Jim Lavine | |
| 12. Lisa Leavitt | 27. Leslie Alden | |
| 13. Thomas Gable | 28. Kellee | |
| 14. James Andrews | 29. Barbara Solomon | |
| 15. Lucinda Smith | 30. David Macpherson | |

Emailed public comment received after agenda publication and prior to the meeting has been archived [here](#).

Public Comment emailed during the meeting was received from two individuals:

1. Clare McCamy
2. Jean Greenbaum

Mayor Beckman closed public comment. Hearing no further questions from Council, Mayor Beckman called for any further discussion, and Council asked additional questions of staff and provided feedback to staff.

Motion to Extend Meeting

At 9:30pm, Mayor Beckman called for a motion to extend the meeting by one half hour, to 10:00pm.

It was M/S/C (Casissa/Kunhardt) to extend the meeting to 10:00pm.

Roll call vote: 5-0 in favor of the motion.

Following the motion to extend the meeting, the Council continued their discussion. Mayor Beckman confirmed with Town Manager Cusimano regarding the direction provided, which included having a task force up and running as soon as possible with resident representatives, a well-defined list of asks and commitments in writing before the next meeting where the Board of Supervisors will potentially approve this project.

6.B. Consideration and Possible Action to Adopt Resolution No. 36/2020 to (1) Approve Creation of a New Position Classification Titled Code Enforcement/ Communications Manager, With a Salary Range of \$8,613 to \$10,469 Per Month and (2) Amend Compensation Schedule C – Mid-Management to Add New Position and Salary Range. (This is a two-meeting item per Council policy)

Town Manager Cusimano reiterated that this is the second meeting on this item, per Council policy. A full report was given at the prior meeting on October 20, 2020, and staff is requesting that the Council approve the request to approve the creation of the new position, the new salary range and the amendment to Compensation Schedule C.

There were no questions from Council. Mayor Beckman opened public comment. No public comment was received and Mayor Beckman closed public comment. There was no further discussion from Council, and Mayor Beckman called for a possible motion.

MOTION: It was M/S/C (Casissa/Kunhardt) to adopt Resolution No. 36/2020 to (1) Approve Creation of a New Position Classification Titled Code Enforcement/ Communications Manager, With a Salary Range of \$8,613 to \$10,469 Per Month and (2) Amend Compensation Schedule C – Mid-Management to Add New Position and Salary Range.

Roll call vote: 5-0 in favor of the motion.

6.C. Consideration and Possible Adoption of Resolution No. 39/2020, Approving a Revised Publicly Available Pay Schedule for 2020-21 Per CalPERS Regulations

Town Manager Cusimano presented the staff report, noting that, as a follow-up to the last item, the Town must update its publicly available pay schedule whenever there are changes, as required by CalPERS.

There were no questions from Council. Mayor Beckman opened public comment. No public comment was received and Mayor Beckman closed public comment. There was no further discussion from Council, and Mayor Beckman called for a possible motion.

MOTION: It was M/S/C (Kunhardt/Ravasio) to adoption Resolution No. 39/2020, Approving a Revised Publicly Available Pay Schedule for 2020-21 Per CalPERS Regulations

Roll call vote: 5-0 in favor of the motion.

7. TOWN MANAGER AND COUNCIL REPORTS

Town Manager Report: Provided an update on ABAG/RHNA, the revisions have been made to the letter that was previously brought to Council and it was sent to ABAG for inclusion as public comment, and thanked Director Wolff for drafting the letter. The Town taking a leadership role in this process is very important. Director Wolff added that they are currently in the 30 day

review period for the RHNA allocation, it is recommended that the letter also be sent to the Housing Methodology Committee as public comment for that meeting, as well.

Town Council Reports:

Councilmember Casissa: Attended MCCMC Economic Recovery Committee meeting and the regular meeting and the Age Friendly Corte Madera monthly meeting.

Councilmember Lee: No report

Councilmember Ravasio: No report

Vice Mayor Kunhardt: Had steering committee meeting of the Climate Adaptation group, there will be a lot of work forthcoming and plans for hillsides and low-lying areas.

Mayor Beckman: The Climate Action Committee meeting approved the most recent draft of revisions to the Climate Action Plan, the group is also moving forward with a Climate Emergency Resolution. The recent Community Chat featured Supervisor Dennis Rodoni as a special guest, and residents were able to ask questions about Project Homekey.

8. DISCUSSION OF DRAFT AGENDA FOR UPCOMING TOWN COUNCIL MEETING

There were no comments from Council and no comments from the public regarding the draft of the November 17, 2020 Town Council meeting.

9. ADJOURNMENT

The meeting was adjourned at 9:49p.m. to the next regular Town Council Meeting on Tuesday, November 17, 2020 via videoconference.