

REGULAR MEETING
OF THE
CORTE MADERA TOWN COUNCIL AND SANITARY DISTRICT #2 BOARD

In the Town Hall of the Town of Corte Madera, on May 6, 2008 at 7:30 p.m.

PRESENT: Mayor Lappert
Councilmembers Cock, Condon, Dupar

Town Manager David Bracken
Director of Emergency Services Bob Fox
Town Clerk Christine Green
Twin Cities Police Chief Phil Green
Director of Planning/Assistant Town Manager Robert Pendoley
Assistant Town Attorney Veronica Nebb

OPEN SESSION

Salute to the Flag

1. OPEN TIME FOR PUBLIC DISCUSSION

Vaso Medigovich discussed recent issues regarding the 50 Lakeside project, offering thanks and support to the Town Council, especially the Town Manager for the recently approved FEMA variance. He redistributed a handout from several weeks ago which calls out 121 homes in Madera Gardens with a finished floor substantially below what the flood ordinance currently calls for.

Mayor Lappert questioned and confirmed with legal counsel this information was appropriate to accept as it was not being used in argument with regards to a specific application.

Mr. Medigovich noted the information provided is extracted from the Kennedy Jenks Report of 1983; as both the aforementioned report and Flood Control Ordinance are approximately 20 years old, pre-dating the majority of flood control work performed by the town, the Town may need to revisit this ordinance. Current procedure would likely refer this to the Flood Control Board, but he feels that due to procedural and funding issues, the Town Council and Planning Commission are better suited to the task. The current ordinance has not had a significant impact on the community thus far, as major renovations have been minimal, but the homes in this area are of an age due for major renovation work; in order to motivate these valuable improvements to the town's older homes, the Council needs to facilitate the process in such a way as to make it attractive. Mr. Medigovich strongly encouraged the Town Council to consider rewriting the policy in a manner allowing them to be very liberal in regards to an older home's base floor elevation.

The Police Chief announced that the Twin Cities Police Special Response Team will be holding a practice assault on Town Hall on Monday June 2, 2008 after 5:30 p.m. as part of a training exercise. The exercise will include an armed and barricaded subject with hostages, in order to

give officers a thorough working knowledge of the facility should a hostile situation ever arise.

Mary O'Malley, Mariner Cove Neighborhood Association, thanked the Town Manager and the Town for work done on Morning Star Course. The street was constructed without drains and recent work placed drains on both sides of the street, effectively eliminating flood issues.

Julie Gray, 8 Meadow Ridge Drive, commented on the recent decision regarding 6 Meadow Ridge Drive and said the outcome condoned, encouraged and rewarded neighborhood discord. A recent letter received from neighbors suggests that following the Town Council's decision, neighbors feel no need for further action or accordance with the CC&R's is necessary. She raised questions regarding the ethics of allowing a former town planning commissioner to speak on this matter in a public session, and conveyed disappointment that the Council would agree that it is okay for neighbors to not get along.

Councilmember Dupar said the flood control ordinance should be revisited by the Council, especially in lowering the minimum elevation from 7 NGVD to 6 NGVD. Mayor Lappert agreed. The Town Manager stated the ordinance is reviewed every 4 to 5 years and was last done in 2004, making it time for another review.

2. COUNCIL AND TOWN MANAGER REPORTS

- Town Manager Report

The Town Manager introduced Assistant Town Attorney Veronica Nebb.

- Council Reports

Councilmember Condon recently attended the Chamber of Commerce Board luncheon and said that September 11, 2008 has been set for the Chamber's annual golf tournament, co-sponsored with the Corte Madera Volunteer Fire Department.

CONSENT CALENDAR

MOTION: Moved by Condon, seconded by Cock, and carried unanimously by those present, with Ravasio absent

To approve Consent Calendar Items 3a, 3b, 3c and 3d.

- 3a. Approved Warrant and Payroll for the Period April 11, 2008, through April 30, 2008, Warrant Check Numbers 119692 through 119857 and Payroll Check Numbers 2410 Through 2431, Payroll Direct Deposit Numbers 11278 through 11365, and Payroll Wire Transfer Numbers 724 through 731
- 3b. Approved Investment Transactions for the Month of March, 2008

- 3c. Accepted the Recommendation to Select Pati Stoliar as Corte Madera's Citizen of the Year for 2008
- 3d. Accepted the Recommendation to Initiate the Corte Madera Lifetime Achievement Award and Present the 2008 Award to Harry Schriebman

BUSINESS ITEMS

- 4. Discussion and Possible Action Concerning the FY 2008/09 Capital Improvement Program

The Town Manager reviewed the CIP projects to be completed by the close of FY 2007/08. These include major emergency storm drainage repairs, High Canal Levee repair, street resurfacing and slurry seal projects, Lucky Drive and Paradise Drive sanitary pump stations, as well as the Tamalpais/Village Square undergrounding project.

He discussed CIP spreadsheets showing project summary by category and funding sources. He noted that the totals can vary considerably from year to year due to the fiscal year splitting the construction year; that while the Town's CIP totals are high comparative to similarly sized towns in Marin County, the infrastructure is where most of the Town's reserves are channeled and this has worked well for the community. He said 2008-09 Planning and Building Projects include a Housing Element, General Plan update and Solar Power/ Building Energy Efficiency Improvements.

The Planning Director spoke concerning the Housing Element, a required component of the General Plan update, which has traditionally been prepared by consultants but is proposed to be completed in-house this year. The plan assumes the project will mesh with the General Plan update and both projects can share the same Environmental Impact Report. If a separate EIR is required, additional funding will be needed next year. Public hearings have been advertised for June 10 and 24, 2008 at the Planning Commission.

He also said a large scale solar power and energy efficiency project will place solar panels on Town Hall, both Fire Stations, the Corporation Yard, and Recreation Center as well as make necessary updates to lighting, heating/air conditioning/ventilation, power management and roofing in all locations. The total cost of \$2 million will be funded by a CREBs award, the California Energy Commission Low Interest Program, and a 10 to 15 year bank loan financed by the General Fund.

The Town Manager said accessibility projects for 2008-09 will improve the Tamalpais Drive at the Town Hall Path of Travel and accessibility at the San Clemente sidewalk and Higgin's Landing. The Town Hall Path of Travel project will construct accessible ramps around the intersection of Willow and Tamalpais, including new bus stops. This project is the result of a lawsuit surrounding the accessibility of Town Hall and the construction will be completed with the Tamalpais/Redwood/Corte Madera Overlay Project. The San Clemente sidewalk

improvement will provide an accessible path of travel along the entire length of San Clemente Drive from Paradise Shopping Center to Tamalpais Drive. This project has been identified by the Accessibility Commission as a high priority and the hope is that a good portion of the work will be done by business owners, such as Honda, Acura and the California Highway Patrol, as it pertains to their respective driveways. The Higgin's Landing Accessibility Improvement will provide a new dock and access ramp to replace the current deteriorated dock with over 50% of the estimated \$290,000 cost going towards accessibility.

The Flood Control and Storm Drainage Projects for 2008-09 are to be paid for in good part by the Storm Drainage Tax. These include Major Emergency Repairs as an ongoing project budgeted into each fiscal year. The Corrugated Metal Pipe Replacement Program will take place over the next several years and replace the nearly 15,000 feet of current corrugated metal pipe. The Drainage Improvement Project at 405 Corte Madera will upgrade substandard drainage causing erosion to private property. Currently under construction with completion due in the fall, the Corporation Yard Pump Station and Force Main upgrade will upgrade the existing pump station. Phase II of the Town-wide Storm Drainage and Flood Control Study will prioritize the need for various flood control projects as well as develop conceptual designs and budgets for these projects.

The Marquart Lagoon Pump Station Replacement will upgrade the existing pump station which controls water levels at the lagoon. With the estimated cost and construction to be spread over the two fiscal years, the Gutowsky Ditch Drainage Improvements will work to improve the drainage and eliminate ponding along San Clemente Drive. Other planned work at San Clemente Drive includes a relatively minor levee repair to the currently sandbagged area along the side of Paradise Drive at San Clemente Creek. Improvements at the High Canal will repair a drainage outlet structure and make other various repairs to the High Canal Levee. A major multi-year project to ultimately raise and/or repair all town levees will begin this year with an \$10,000 expenditure to retain a consultant for the project.

The 2008-09 Parks and Landscaping project will upgrade the existing path and provide additional landscaping on the San Francisco Bay Trail at San Clemente Drive. \$372,000 of the \$407,000 budgeted for this project is supplied by grants from Transportation for Livable Communities (TLP) and the Housing Incentive Program (HIP).

In addition to the annual reserves for major emergency repairs, there are several Street Projects for 2008-09. Stetson Avenue will receive an overlay this year paid for by Gas Tax 2105 and Street Impact Fees and the sidewalk at 405 Corte Madera Avenue will be replaced. The Tamalpais Overcrossing Project will temporarily repair the approaches and transitions from concrete and asphalt at both ends of the Tamalpais overcrossing caused by settlement. The Town signed an agreement in 1980 making Caltrans responsible for the maintenance of the overpass ramps so this project will require design and construction coordination with them. As mentioned earlier the Tamalpais/Redwood/Corte Madera overlay will include accessibility improvements on Corte Madera Avenue and the Town Hall ADA Path of Travel project. A grant from Safe Routes to School will aid in improving pedestrian safety by installing a crossing where Lakeside

Drive is crossed by the High Canal Path, as well as install warning signs at school locations throughout the town.

Sanitary Sewer Projects will repair the sewer mains and laterals in the southern area of the Madera Gardens substation with an effort towards reducing water infiltration as opposed to building larger pumps. The force main shut-off valve at the downstream end of the district's 22" force main will be assessed and hopefully repaired rather than replaced. Running parallel to the existing force main, the Town will install a new one from Wornum to Corte Madera Creek, increasing overall pumping capacity.

The Tamalpais Pump Station Replacement will replace all of the components of the pump station. The Infrastructure GIS project is continued this year and will essentially digitize the Town's infrastructure and develop a maintenance management program. The Infrastructure Master Plan will update the current master plan prepared in 2003 and add elements required by the new Sewer System Management Plan regulations.

Peter Schwartz asked the Town to consider placement opportunities with regards to the solar panel installation at the Recreation Center. He suggested alternatives such as a charging station for electric cars as well as offering decreased solar installation costs. He also reminded the Council that in addition to the grant funding secured, the Town could also benefit from various PG&E incentives and rebates. With respect to the ADA and recent improvements near Neil Cummins School, he feels there are issues with some of the curb cuts being too narrow to allow for passing with children or strollers and suggested investigating the width of the ADA curb cuts. He also advised that the upgrade of anything consuming electricity or natural gas usually allows for a rebate of some kind and should be considered for the work on the various pump stations.

The Town Manager replied that solar panel locations have not yet been decided and are under consideration by several consultants.

Vaso Medigovich congratulated the staff for the amount of grant funding organized for the scheduled projects. He asked that with ADA accessibility improvements at the Town Hall Path of Travel, the Town consider facilitating traffic flow with a change in the light timing at Redwood and Corte Madera Avenue. When considering Flood Control projects, it is important to keep in mind there is a designated source of funding that generates nearly \$600,000 per year, thus allowing the Town to fulfill its pressing flood control needs now with a guarantee of funds in the future. He said the Flood Control Board plays an invaluable role in preventing situations like those being addressed by the Town-wide Storm Drainage and Flood Control Study. He also believed the Marquart Lagoon Pump Station replacement to be an important program, as settlement has made that an important component of flood control and said raising the Town levees/dykes is required to properly fix the Tamalpais overcrossing at the Village.

Councilmember Condon expressed concern about the continued absence of a left-hand turn lane on Paradise Drive entering Mariner Cove. The Town Manager assured her it has not been dismissed, it is proposed for a future fiscal year.

Councilmember Dupar said that 405 Corte Madera Avenue is listed every year and asked if it was possible to get all the drainage work into line along that street. The Town Manager said that is essentially what they are doing – moving up the hill in segments and rerouting drainage into the improved line just below it.

Councilmember Dupar also questioned how critical is the repair of the High Canal and whether or not those funds could be redirected to expedite work at the Gutowsky ditch, he believed it is better to complete projects as quickly as possible. The Town Manager said while this is possible, the goal was to perform the Gutowsky ditch work in conjunction with the landscaping project and he will consider the suggestion for review.

MOTION: Moved by Dupar, seconded by Condon, and carried unanimously by those present with Ravasio absent,

To accept the 2008/2009 Capital Projects Report as given with feedback from Councilmember Dupar.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m. to the next regular meeting to be held on May 20, 2008.