

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

In the Town Hall of the Town of Corte Madera, on Tuesday, June 5, 2007, at 7:30 p.m.

PRESENT: Mayor Gill
Councilmembers Condon, Dupar, Lappert

Town Manager David Bracken
Town Clerk Christine Green
Twin Cities Police Chief Phil Green
Director of Planning/Assistant Town Manager Robert Pendoley
Director of Administrative Services George Warman

CLOSED SESSION

Closed Session Pursuant to Government Code Section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 250 Doherty Drive, Larkspur
Agency Negotiators: David Bracken, and Town Representatives of the Twin Cities Police Council
Negotiating parties: Town of Corte Madera, City of Larkspur, and
Twin Cities Police Authority
Under negotiation: Lease price and terms of payment

OPEN SESSION

Salute to the Flag

1. OPEN TIME FOR PUBLIC DISCUSSION

The Mayor noted there was nothing to report as a result of the closed session.

2. COUNCIL AND TOWN MANAGER REPORTS

- Town Manager Report

The Town Manager requested that item 8 of this agenda be continued as some of the material was not included with the staff report.

- Council Reports

Councilmember Condon stated that concerning AB 303, which would have an impact on zoning laws, this is an ongoing issue and at some point the Council may need to send a letter of opposition.

Mayor Gill stated that she attended the Chamber of Commerce Board meeting. She said that the Board is concerned about the condition of Tamalpais Drive, with the upcoming 4th of July activities. The Chamber and the Town are sponsoring a luncheon on June 20th at noon, at the Corte Madera Recreation Center to discuss the Greenbrae/Corte Madera/ Highway 101 project.

Speaking about the Twin Cities Shuttle, the Mayor noted that ridership in May was higher than in April. The committee will be meeting tomorrow, June 6, at 8:00 am in the Corte Madera Council Chambers and the public is invited to attend.

She also attended the Community Choice Aggregation meeting. The County is attempting to get more green sources of energy than PG & E. Soon the County will be conducting a poll to ascertain if people will pay more for their energy, if it were more renewable.

CONSENT CALENDAR

Item 3g was removed from the consent calendar.

MOTION: Moved by Condon, second by Dupar, and carried unanimously by those present, with Yang absent,

To approve items 3a, 3b, 3c, 3d, 3e, 3f, and 3h on the consent calendar.

- 3a. Approved Warrant and Payroll for the Period May 10, 2007, through May 29, 2007, Warrant Check Numbers 116335 through 116538 and Payroll Check Numbers 1966 Through 1987, Payroll Direct Deposit Numbers 9049 through 9124, and Payroll Wire Transfer Numbers 584 through 588
- 3b. Adopted Resolution No. 3499 Declaring Past and Future Intention to Reimburse Expenditures from the Proceeds of Obligations Issued by the Town for Solar Power/Building Energy Efficiency Improvements
- 3c. Confirmed Mayor's Appointment of the Town Manager as Representative to Marin Emergency Radio Authority
- 3d. Adopted Resolution No. 3500 Entering Into an Agreement with the State of California and Designating a Representative to Sign the Agreement and Any Amendments for Construction of Sidewalk and Drainage Improvements in Front of 405 Corte Madera Avenue, Project 01-006
- 3e. Adopted Resolution No. 3501 Approving the Fire Department's Request to Place Banners on Public Property

- 3f. Approved Investment Transactions for the Month of April 2007
- 3h. Adopted Resolution No. 3501A, Adopting an Amendment to the Council's Lagoon and Marsh Management Policies Changing the Dates for the Beginning of the Spring and Fall Maintenance Periods.

PUBLIC HEARING
Town Items

- 4. Discussion and Possible Action Concerning Adoption of a Resolution Establishing the Appropriation Limit for FY 2007-2008

The Director of Administrative Services presented the staff report.

MOTION: Moved by Dupar, second by Condon, and carried unanimously by those present, with Yang absent,

To adopt Resolution No. 3502, a Resolution Establishing the Fiscal Year 2007-2008 Appropriation Limit.

- 5. ZONING ORDINANCE AMENDMENT NO. 07-001 AND ENVIRONMENTAL ASSESSMENT NO. 07-001 – (1) To rezone the property from R-2 (Low-Density Multiple Dwelling District) to POS (Parks, Open Space, and Natural Habitat) to make the zoning consistent with the General Plan land use designation of “Park” that was assigned to the property by the 1989 General Plan; and (2) to recommend approval to the Town Council to adopt the Initial Study and Mitigated Negative Declaration for the proposed rezoning and for the proposed Higgins Landing Dock project at 190 Lucky Drive
NOTE: CONTINUATION OF THIS ITEM IS BEING REQUESTED

The Planning Director presented the staff report giving a brief history of the project to date. He stated that because of a calculation error some revisions are needed to the design.

The public hearing was opened, there being no one to speak to this matter the public hearing was closed.

MOTION: Moved by Condon, second by Lappert and carried unanimously by those present with Yang absent,

To continue this item.

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The Council adjourned as members of the Corte Madera Town Council and convened as members of the Sanitary District Board.

Sanitary District Item

6. Discussion and Possible Action Concerning Adoption of a Resolution Establishing the Appropriation Limit for FY 2007-2008

The Director of Administrative Services presented the staff report.

MOTION: Moved by Lappert, second by Dupar, and carried unanimously by those present with Yang absent,

To adopt Sanitary District Resolution No. 2007-2, a Resolution Establishing the Fiscal Year 2007-2008 Appropriation Limit

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The members of the Sanitary District Board adjourned and the Councilmembers reconvened.

BUSINESS ITEMS

7. Adopt Resolution Providing for the Borrowing of Funds for Fiscal Year 2007-2008 and the Issuance and Sale of 2007-2008 Tax and Revenue Anticipation Notes in an Amount Not to Exceed \$5,000,000

The Director of Administrative Services presented the staff report.

MOTION: Moved by Dupar, second by Condon, and carried unanimously by those present, with Yang absent,

To adopt Resolution 3503 a Resolution Providing for the Borrowing of Funds for the Fiscal Year 2007-2008 and the Issuance and Sale of 2007-2008 Tax and Revenue Anticipation Notes in an Amount Not to Exceed \$5,000,000

8. Adopt Feasibility Study of the Pedestrian Access Route to the Town Hall

This item was continued.

9. Approve Minutes of May 1, 2007

The following changes were noted:

Page 3, Line 2 – Add the following sentence: “ The information on the Sierra Club website is incorrect as it pertains to Corte Madera’s fees.”

Page 3, Line 34 – Delete the last sentence in that paragraph.

Page 3, Line 43 – Add the following sentence: “ We are planning a community luncheon to discuss this matter.”

Page 8, Line 27 – Add to the end of the last sentence the following: “ . . . it is a good idea for them”

Approval of the minutes was continued

3g. Adopt Resolution Waiving the Street Impact Fee on the Installation of Solar Energy Systems

The Town Manager and Planning Director presented the staff report.

Councilmember Lappert said that the problem is philosophical; he wondered at what point street impact fees could be waived for other construction projects; there are other issues involved; and those persons doing construction work in the town should pay the fees.

Steve Cardellini, 22 Council Crest, thanked the Council for consideration of this item; noted his support for the elimination of this fee; he feels that adoption of this resolution could encourage more people to install solar panels; he noted some of the fees charge by some of our neighboring cities; and he feels that Corte Madera should be one of the leaders in supporting all viable forms of alternative energy.

Councilmember Dupar asked how the street impact fee would be calculated. The Town Manager noted that it would be 1% of the valuation of the project.

MOTION: Moved by Gill

To adopt a Resolution Waiving the Street Impact Fee on the Installation of Solar Energy Systems

Motion died due to lack of a second.

Mayor Gill stated her disappointment in the failure of this motion.

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Councilmember Condon informed the Council that it has come to her attention that the Crate and Barrel store in Corte Madera was closing.

Councilmember Dupar asked for information on how Corte Madera can remove itself from ABAG or how we can protest the housing allocation numbers.

ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

