

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

In the Town Hall of the Town of Corte Madera, on October 7, 2008 at 7:00 p.m.

PRESENT: Mayor Lappert
Councilmembers Cock, Condon, *Dupar, and Ravasio
Town Clerk Christine Green
Town Manager David Bracken
Director of Planning/Assistant Town Manager Robert Pendoley
Acting Director of Emergency Services Roger Sprehn

COMMISSIONERS PRESENT:

Stewart Tannenber, AAC member

Salute to the Flag

WORKSHOP/PRESENTATION

1. Workshop/Presentation on the Highway 101 Greenbrae/Twin Cities Corridor Project

Bill Whitney, Project Manager for the Transportation Authority of Marin (TAM), presented the latest information on the Highway 101 Greenbrae/Twin Cities Corridor Project. He explained that the last two years have involved a contact sensitive design approach aimed at indentifying congested areas of Highway 101 and how they relate to traffic accidents and a reduction in safety. The project engaged stakeholders to identify any concerns and from that they developed a purpose and needs statement used to guide and judge the project as it moves forward. The current model replicates existing conditions as well as utilizes a forecast for the year 2035 that assumes a no build condition.

In March 2008, TAM presented two recommendations for North-bound improvements to Highway 101 and two solutions for the South-bound direction which included two basic options. TAM took the Council's comments into consideration and decided that sufficient consensus was lacking to warrant progression into the environmental stage. Since then, all options have been run through the forecast model and additional consideration has been given to cost, community acceptance, and high-level environmental analysis.

Mr. Whitney explained that North-bound Option E, utilizing braided on and off ramps at Warnam Drive, was best paired with South-bound Option C, placing a braided off-ramp at Lucky/Fifer Drive. The technical team believes that Option E is the best solution, has good community consensus per Larkspur and Corte Madera, and provides greatest improvements to local roads. Option A was discarded due to its detrimental impact on local roads, causing greater congestion. Mr. Whitney explained that they recognize the lack of community consensus with Option C and have developed a proposal to systematically phase the project.

Mr. Whitney stated that the key element of this proposal is the way they would like to clear it environmentally; the proposal is to clear the plan line of the entire corridor and programmatically clear the entire project as a preferred alternative. They are currently advising three phases in the South-bound direction. Phase 1 would address the weave with Sir Francis Drake Boulevard and Fifer Drive which is a well-known issue and has been targeted as a priority by traffic studies. Phase 2 targets future traffic issues and Phase 3 is aimed at the Tamalpais Drive area, analyzing and possibly reconstructing the Tamalpais over-cross.

Councilmember Condon asked if Option C eliminates the Madera Boulevard exit and expressed concern that the Tamalpais over-cross would be the sole and inadequate feed into Town Center. She also noted that Madera Boulevard access is critical to businesses such as Best Western and Max's and questioned how this would be more advantageous than what already exists.

Mr. Whitney stated that he is very cognizant of the troubles with that interchange as have been expressed by both the Town Council and the public. He explained that Caltrans and national standards call for more spacing than is available at this interchange; at some point it will fail. The project proposed attempts to supply equivalent access to those businesses through a series of frontage roads. The two-way frontage road connecting Tamalpais Drive and Madera Boulevard is projected to provide better access and, therefore, better circulation in the area.

Councilmember Condon expressed concern that this would create increased traffic on residential streets. Mr. Whitney stated that many residents were in favor of the frontage road as an alternative to Tamal Vista Drive and Madera Boulevard.

Councilmember Condon confirmed that Mr. Whitney is confident the frontage road can handle the traffic load and still supply easy access to Town Center. She stated that while the interchange is not within the parameters set forth by CalTrans, the potential loss for many of the Town's businesses if access is hampered should allow for an exception. Mr. Whitney explained that the two-way frontage road is a key element of the plan and should ultimately increase access. The Town Manager explained that the two-way frontage road is a new aspect of the design and that the drawings show a direct entrance into the Town Center parking lot.

Councilmember Condon suggested that the Town Center entrance be configured very carefully and perhaps utilize traffic controls to avoid exiting difficulties like those at the BevMo shopping center on Lucky Drive. Mr. Whitney assured her that it would be looked into. Councilmember Condon stated that she is delighted to see the Tamalpais over-crossing addressed.

Councilmember Cock asked for a cost breakdown, and Mr. Whitney explained that estimates are preliminary; the south-bound Option E work is estimated at \$45 million. Phases 1, 2 and 3 in the South-bound direction are estimated at \$35 million, \$25 million and \$50 million respectively. He noted that the costs for Phase 1 are increased because the existing pedestrian overcrossing will need to be relocated and comply with ADA requirements.

Councilmember Cock asked how much funding is currently available for the project. Mr. Whitney stated the regional Measure 2 program has identified \$48 million for highway improvements and TAM's Executive Director Steinhauser has allowed for \$75 million in future unidentified funds in the 2035 RTP. He explained that this leaves the project \$30 million short and that the estimated costs are for construction only; right of way issues could lead to additional costs.

The Director of Planning asked if a right-of-way would be needed for the two-way frontage road, and Mr. Whitley explained that they will need construction easements for the portion between Wornum Drive and Madera Boulevard. Executive Director Steinhauser stated that only way to perform construction at the Tamalpais Drive interchange is to close the ramps at Madera Boulevard. While not a part of Phase 1, there is a possibility to reconstruct and reinstate those ramps at a later date if deemed necessary.

Councilmember Condon asked what the projected end date for the Tamalpais over-crossing work is, should the project move forward as proposed. Executive Director Steinhauser explained that the current construction array carries out to 2013 and so it would be at least five to ten years after that.

Mayor Lappert asked if phasing the project as proposed extends the end date. He stated that it seemed to effectively double the time frame by performing the review of each project component separately. Executive Director Steinhauser explained that CalTrans, the Federal Highway Administration, and CEQA require an ultimate plan and the cumulative impacts in order to approve any work. This proposal would address those requirements but as the project cannot be completed overnight, sheer time would require that they continually revisit each phase and the evolving environmental impacts of any plan.

Mayor Lappert noted that while phasing the project also increases final costs, he understands the financial reasons for doing so. He asked what the deciding factor will be in moving on to Phase 2. Mr. Whitney explained that it will depend on funding.

Mayor Lappert expressed his support of the proposed frontage road, stating that it will "make a really bad thing better."

*Councilmember Dupar arrived.

OPEN SESSION

1. OPEN TIME FOR PUBLIC DISCUSSION

No items were brought forth

2. COUNCIL AND TOWN MANAGER REPORTS

Town Manager Bracken provided the following report:

- This Thursday's meeting of the flood Control board has been cancelled;

- The Accessibility Advisory Commission meets Monday, October 13, 2008, and will include a full commission if the Council appoints new members this evening;
- A General Plan Hearing is scheduled for October 14, 2008;
- A Community Choice Aggregation Workshop is scheduled for October 20, 2008.

Councilmember Condon provided the following report:

- She attended the League of California Cities Expo in Long Beach. She expressed concern over some of the language in Senate Bill 375 which ties in with reductions in greenhouse gas emissions, transportation issues, and aligns the housing element with the transportation plan. Marin County is one of nine counties in this Metropolitan Transit Organization (MTO) and the bill requires all counties within an MTO to comply with their emissions target strategies in order to appropriate transportation funding.
- She attended the Chamber of Commerce meeting. They voted to donate funds to Measure "E." A letter is forthcoming to members to explain the transient occupancy tax, what the money is used for, and that the original mandates may be modified slightly;
- She has received several calls and wanted to note that in spite of cut-backs in staff, the Town and its landscaping looks great, and she extended her compliments and those received from residents and visitors.

Councilmember Ravasio provided the following report:

- The most recent School Board meeting included several major decisions:
 - The School Board agreed to ask the public for \$23-25 million in bond money next November. The exact details of the construction are still to be worked out but will most likely involve tearing down portions of the old Neil Cummins campus. A public hearing is scheduled for October 14, 2008 but he has advised them to reschedule due to competing Town Council and Larkspur meetings;
 - The School Board voted to endorse Measure "E";
 - New API test scores are in and have increased to over 900 at both schools.
- On September 29, 2008, he received a call from a resident at Manzanita and Eastman regarding a late night party at the Recreation Center. The caller was awakened at midnight by four drunken men making noise in her front yard and immediately phoned the police. She stated that she and her neighbors have been dealing with noise from these late night parties for some time and noted that law enforcement handled the situation well. The caller expressed interest in hearing the Town's policy on regulating these parties and the resulting overflow of noise, parking and refuse.

Mayor Lappert asked if special arrangements could be made for gatherings like this to park cars on the Recreation Center lawns. The Town Manager said that something could most likely be arranged but noted that the lawns are typically very soggy, making them impractical. He stated that he would arrange a meeting with the Twin Cities Police and Recreation Center staff and noted that the upcoming fee resolution for the Recreation Center will hopefully include recommendations for a tighter policy.

Councilmember Cock provided the following report:

- The Phase Two projects were agreed upon at the last meeting of the Flood Control Board; The Town Council will receive a report and a public workshop will be held early next year. She has agreed to assist in finding funding for the \$25 million project;
- The MTC has approved the Bicycle Pedestrian Master Plan;
- She attended the recent Transportation Authority of Marin meeting and has nothing significant to report.

CONSENT CALENDAR

Town Items

- 3a. Approved Warrant and Payroll for the Period September 10, 2008, through September 30, 2008, Warrant Check Numbers 121137 through 121318 and Payroll Check Numbers 2600 through 2620, Payroll Direct Deposit Numbers 12364 through 12455, and Payroll Wire Transfer Numbers 788 through 795
- 3b. Safe Routes to Schools, Project No. 06-002 – Adopted Resolution No. 3572 Awarding Contract and Authorizing Expenditures for Construction
- 3c. Adopted Resolution No. 3573 Endorsing Measure “E” on the November 4, 2008 Ballot
- 3d. Confirmed Change of Date for First Town Council Meeting in November to Monday, November 3, 2008
- 3e. Acknowledged Acceptance of the 2008 Local Agency Biennial Notice

MOTION: Moved by Condon, seconded by Cock and carried unanimously by those present,
To approve Consent Calendar items 3a through 3e.

PUBLIC HEARING

4. Discussion and Possible Action Concerning Introduction of an Ordinance Amending Section 15.02.110 of Chapter 15.02 of the Municipal Code to Modify Application of Certain Sections of the 2007 Edition of the California Fire Code and the 2006 Edition of the International Fire Code, as Adopted by the Town Council of Corte Madera and add a Requirement for the Installation of Excess Flow Gas Shut-Off Devices or Gas Shut-Off Devices that are Activated by Motion to be Installed in a New Construction, and Certain Remodeling

Acting Director of Emergency Services Sprehn explained that the purpose of the ordinance is to introduce new and alter existing language, allowing the fire department to abate hazardous vegetation in urban parts of Town and require the installation of automatic earthquake gas shut-off

valves in new and remodel constructions.

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

To Adopt the Ordinance Amending Section 15.02.110 of Chapter 15.02 of the Municipal Code to Modify Application of Certain Sections of the 2007 Edition of the California Fire Code and the 2006 Edition of the International Fire Code, as Adopted by the Town Council of Corte Madera and add a Requirement for the Installation of Excess Flow Gas Shut-Off Devices or Gas Shut-Off Devices that are Activated by Motion to be Installed in a New Construction, and Certain Remodeling, by title only.

BUSINESS ITEMS

5. Appointment to Members to the Accessibility Advisory Commission

Town Clerk Green explained that the Town Council is being asked to fill two vacancies on the Accessibility Advisory Commission. After months of advertising, staff has received two applications for the positions. She advised the Council that while the AAC would like to operate as a full Commission as soon as possible, it is within the rights of the Council to postpone the appointments pending applicant interviews by the Council. She also explained that the appointments must be made in such a way that one member will serve until June 2009 and the other until June 2010; neither applicant specified a preference.

Mayor Lappert asked and confirmed that the Council could leave that decision up to the applicants following their appointment. He strongly encouraged each Councilmember to attend at least one meeting of the AAC.

Councilmember Dupar said he is acquainted with one of the applicants and believes they would be a fine addition to the AAC.

Stewart Tannenberg, current AAC member, expressed his support for a timely appointment of the two applicants. He explained that the applicants are both well-suited to the task.

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

To appoint Nance Becker and Theodore Meyer, Jr. to the Accessibility Advisory Commission.

6. Approve Minutes of September 2 and September 16, 2008

Councilmembers requested the following changes to the minutes of September 2, 2008:

- Page 7, line 21, amend as follows: “**that** it has more funds committed ~~to the project than~~ required by the initial proposal **than estimated.**”

- Page 9, line 28, amend as follows: "...grants and monies available **from a variety of sources** at this time which increased the likelihood that the Town can implement ~~the changes suggested~~ **provisions of the new plan.**"

Councilmembers requested the following changes to the minutes of September 16, 2008:

- Page 8, line 32, amend as follows: "~~basis~~ **track record**. She also said..."
- Page 11, line 31, amend as follows: "at these meetings is important and failure to do so could result in termination **of their contract.**"

MOTION: Moved by Cock, seconded by Dupar, and carried unanimously by those present,

To approve the Minutes of September 2 and September 16, 2008, as amended.

ADJOURNMENT

The meeting was adjourned at 7:52 p.m. to the next regular meeting to be held on October 21, 2008.