

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

In the Town Hall of the Town of Corte Madera, on December 15, 2009 at 7:30 p.m.

PRESENT: Mayor Condon
Councilmembers Cock, Furst, Lappert, Ravasio

Town Manager David Bracken
Police Captain Todd Cusimano
Recreation Director Mario Fiorentini
Town Clerk Christine Green
Police Chief Phil Green
Director of Planning/Assistant Town Manager Robert Pendoley
Senior Planner Dan Bell
Town Attorney Jeff Walter
Director of Administrative Services George Warman

OPEN SESSION

Salute to the Flag

1. Update on Twin Cities Police Facility

Police Captain Todd Cusimano provided a status update of the Twin Cities Police headquarters building project. He stated that the Twin Cities Police Authority is a full-service agency. The current headquarters facility is 36 years old, approximately 3,500 square feet, and only designed to support 25 of the Authority's 44 current employees. The proposed headquarters, located at 250 Doherty Drive in Larkspur, would be approximately 18,000 gross square feet and include a state-of-the-art 911 dispatch center, temporary holding cells, an emergency operations center, and a community room. He reviewed the proposed plans, noting that the project's anticipated LEED Silver certification may actually be exceeded to that of Platinum due to the extent of recycled content being used.

Captain Cusimano reviewed the project's timeline, noting that the planning and bond phase (passage of Measure E) were completed in 2008. He said the project's design phase is 95% complete, the bid phase was opened today with 24 prequalification packets, and both the Twin Cities Police and City of Larkspur Corporation Yard are expected to have vacated the premises by the last week of January 2010.

Preliminary construction, consisting of hazardous material removal, will begin in February 2010; the bidding process is estimated to be completed in March; and the construction phase is anticipated for April 2010 through December 2011 with a move-in date of June 2012. The authority's dispatch center will share San Anselmo's facility, equipment, and services before moving to temporary facilities at 5725 Paradise Drive.

Councilmember Lappert asked and Captain Cusimano confirmed that the Larkspur Corporation Yard is on schedule with its relocation.

Councilmember Furst questioned what would occur in the six months between the completion of construction and actual occupation of the new facility. Captain Cusimano explained that in addition to time allotted for the installation of furnishings and networking equipment, a cushion for construction delays has been built into the timeline. He noted that the temporary facility's lease extends through June 2012 but the authority would relocate as soon as could be facilitated.

OPEN TIME FOR PUBLIC DISCUSSION

2. COUNCIL AND TOWN MANAGER REPORTS

- Town Manager Report

Town Manager Bracken provided the following report:

- Police Chief Green has announced his retirement effective August 23, 2010 after 49 years of service. He said that to call Chief Green's accomplishments impressive would be a great understatement and he is proud to have worked with him for so much of his professional career.

- Council Reports

Councilmember Furst provided the following report:

- She attended the Marin County Leadership Summit. Discussion focused on State fiscal issues and what control measures might be on the horizon. At least 75 ballot initiatives are anticipated in November 2010. She recommended following the progress of the initiatives of California Forward, an organization working on strong budget reform and particularly the prevention of state seizure of local funds; and Repair California, which is pushing two constitutional convention initiatives.

Councilmember Ravasio provided the following report:

- He attended the Marin Telecommunications Agency meeting, reported that the new media center is a success, and asked for consideration in purchasing a \$150 membership for the town.

Councilmember Cock provided the following report:

- She attended the Mill Valley/Corte Madera Bicycle Project Workshop. The project has studied four possible bicycle connections between the two towns and while the purpose is not to choose any one route, favor towards the Alto Tunnel route has been indicated. The final phase of study is nearly complete and more information can be expected soon. She noted that the study is financed by the county but no funding for the project has been

identified;

- She attended the Flood Control Board meeting. All annual maintenance is complete or on schedule and a public meeting will be held this winter to discuss the second phase of the flood control plan.

Councilmember Condon provided the following report:

- She attended Breakfast with Santa, hosted by the Park and Recreation Department. She commended Recreation Director Fiorentini and staff on the production;
- She met with a citizen regarding concerns over current paramedic services billing procedures and policies, which staff is looking into;
- She met with two representatives of EAH Housing who requested a waiver of sewer rate increases for San Clemente Place. She informed them that many of the town's citizens are suffering in this economic climate, and that the town does not have the capital to support such a waiver. She also suggested to them that the Council might consider an ordinance allowing the appropriation of in-lieu fees for already established affordable projects in the future.

CONSENT CALENDAR

Town Items

- 3a. Approved Warrant and Payroll for the Period November 24, 2009, through December 9, 2009, Warrant Check Numbers 124800 through 124914 and Payroll Check Numbers 3119 Through 3129, Payroll Direct Deposit Numbers 15135 through 15205, and Payroll Wire Transfer Numbers 972 through 975
- 3b. Adopted Resolution No. 3622 Adopting Two (2) Position Classifications and Job Descriptions of Senior Maintenance Worker and Director of Planning and Building; and Deleting Eleven (11) Position Classifications and Job Descriptions effective January 11, 2010
- 3c. Adopted Resolution No. 3623 Fixing Compensation and Establishing Certain Benefits for Department Head Employees Commencing January 11, 2010 and Ending January 9, 2011
- 3d. Adopted Resolution No. 3624 Fixing Compensation and Establishing Certain Benefits for Non-Classified Part Time, Confidential, Professional/Technical, and Mid-Management Employees Commencing January 11, 2010 and Ending January 9, 2011
- 3e. Approved Councilmember Attendance at the League of California Cities New Mayors and Councilmembers Academy
- 3f. Adopted Resolution No. 3625 Approving and Directing the Execution of the "Restated Operating Agreement" (and Approving an Official Statement) and Directing Certain Related Actions in Connection with the Refinancing of a Countywide Public Safety Radio System

- 3g. Adopted Resolution No. 3626 Authorizing the Town Manager to Enter into Voluntary Agreements with Councilmembers to Reimburse the Town for a Portion of the Salaries Payable to Councilmembers

Councilmember Cock acknowledged the difficulty associated with the furlough imposed by several of these resolutions and she assured town employees that, given the current deficit, there is little choice in the matter.

MOTION: Moved by Lappert, seconded by Ravasio, and carried unanimously,
To approve Consent Calendar items 3a through and 3g.

Sanitary District Items

- 3h. Authorization to Advertise for Bids – South Madera Gardens Sewer Main and Lateral Rehabilitation Project No. 04-021
- 3i. Approved Resolution No. 2009-4 Adopting the Provisions of the “Fats, Oils, and Grease (FOG) Ordinance of the Central Marin Sanitation Agency (CMSA)” and Approve a FOG Source Control Service Agreement between Sanitary District No. 2 of Marin County and CMSA

MOTION: Moved by Ravasio, seconded by Cock, and carried unanimously,
To approve Consent Calendar items 3h and 3i.

PUBLIC HEARING

4. GENERAL PLAN AMENDMENT NO. 09-001 – Amendments To The General Plan To Designate The Madera Vista Multifamily Apartment Complex as High-Density Residential And Allow A Text Amendment To The High-Density Residential Land Use Designation

Mayor Condon said she lives within 500 feet of this project and recused herself from Items 4 and 5, due to a possible conflict of interest. She turned the meeting over to Vice Mayor Cock. She said she does not believe a conflict exists and she has requested a letter of advice from the Fair Political Practices Commission concerning any future participation.

The Senior Planner presented the staff report, stating that the Madera Vista Apartments complex is a 126-unit facility approved by the Planning Commission in 1962. He said that amendments to the General Plan and Zoning Ordinance since that time have effectively down zoned the property to allow only 11 of the existing 17 units per acre. The project currently has a legal nonconforming status as it pertains to density, which does hinder financing and reconstruction at current density if more than 50% of the buildings are destroyed by fire or other casualty. He stated that the current

owner, Stellar Management, is requesting General Plan and Zoning Ordinance amendments in order to eliminate the legal nonconforming status and reflect actual density. The amendments would change the site from Medium Density Residential to High Density Residential and would require both text and map changes. He reported that the Planning Commission conducted public hearings on the request, voting unanimously in favor of both amendments. He noted that tonight's actions are limited to these requests and do not include consideration of Stellar Management's request for condominium conversion of the same complex.

Councilmember Ravasio stated that the complex conformed to all zoning standards at the time it was built and is only nonconforming now because of changes instituted in the General Plan and Zoning Ordinance. He said these amendments would preserve the town's existing housing stock by allowing the property to be rebuilt at the same density if it were destroyed and noted there was a fire at the complex last year.

Councilmember Furst requested that the fifth "Whereas" statement of the resolution be stricken as it references financing issues which have not been proven. The Town Attorney recommended that she allow time for public comment as that evidence may be provided.

Seth Mallen, Stellar Management, said his company's request stems from an interest in preserving the ability to rebuild existing housing stock, a challenge which became apparent following last year's fire. He explained that a legal non-conforming status is also challenging in terms of financing and when the property was financed in 2007, considerable time and additional guarantees were required. He said his company feels this was an oversight in the town's planning process and requested that the Council support both the Planning Commission and staff in returning the parcel to a conforming status.

The public hearing was opened.

Carla Condon reiterated that the outcome of tonight's hearing has no impact on her property.

Councilmember Lappert concurred with Councilmember Furst. He said that the aforementioned "Whereas" statement is superfluous and should be removed from the resolutions in Items 4 and 5.

The public hearing was closed.

Councilmember Furst moved to adopt the resolution with the following language removed from the fifth "Whereas" statement: "financing of any improvements to the existing structures has proved to be difficult."

MOTION: Moved by Furst, seconded by Lappert, (motion stalled)

The Town Attorney recommended an additional amendment. Councilmember Furst supported the following language in the fifth "whereas" statement:

“Whereas, Stellar Management, the owner of the Madera Vista Apartment Complex...~~Since~~ The implementing Zoning Ordinance does not allow for the reconstruction of nonconforming structures; if more than 50% of the buildings are destroyed by fire or other casualty. ~~financing of any improvements to the existing structures has proved to be difficult..”~~

MOTION: Moved by Lappert, seconded by Ravasio,

To adopt Resolution No. 3627, Amending The Corte Madera General Plan Dated April 2009 By Amending The Land Use Diagram Map – Figure 2.4 By Designating The Madera Vista Multifamily Complex (APN 038-011-23 And 038-011-38) As High-Density Residential And Amending The High-Density Residential Land Use Designation Description, as amended with the following change to the fifth paragraph: “Whereas, Stellar Management, the owner of the Madera Vista Apartment Complex...~~Since~~ The implementing Zoning Ordinance does not allow for the reconstruction of nonconforming structures; if more than 50% of the buildings are destroyed by fire or other casualty. ~~financing of any improvements to the existing structures has proved to be difficult..”~~

Votes: Ayes: Cock, Furst, Lappert, Ravasio
Noes: - None –
Absent: Condon

5. ZONING ORDINANCE AMENDMENT NO.09-005 – Introduction of an Ordinance amending Title 18 of the Corte Madera Municipal Code to Create a New R-3 High-Density Multiple-Dwelling District and Rezone Two Parcels of Real Property (APN 038-011-23 And 038-011-38) Located On Robin Drive From R-2 Low-Density Multiple-Dwelling District To R-3 High Density Multiple-Dwelling District

Councilmember Furst moved to introduce the ordinance with the same amendments made to the third “Whereas” statement.

MOTION: Moved by Furst, seconded by Ravasio, and carried unanimously by those present,

To introduce the ordinance No. 917 amending Title 18 of the Corte Madera Municipal Code to Create a New R-3 High-Density Multiple-Dwelling District and Rezone Two Parcels of Real Property (APN 038-011-23 And 038-011-38) Located On Robin Drive From R-2 Low-Density Multiple-Dwelling District To R-3 High Density Multiple-Dwelling District, as amended with the following change to the fifth paragraph: “Whereas, Stellar Management, the owner of the Madera Vista Apartment Complex...~~Since~~ The implementing Zoning Ordinance does not allow for the reconstruction of

nonconforming structures; if more than 50% of the buildings are destroyed by fire or other casualty. ~~financing of any improvements to the existing structures has proved to be difficult..~~”, by title only, waiving further reading.

Votes: Ayes: Cock, Furst, Lappert, Ravasio
 Noes: - None –
 Absent: Condon

Mayor Condon returned to the dais.

BUSINESS ITEMS

6. Discussion and Possible Action Concerning Adoption of a Resolution Approving the Corte Madera Chamber of Commerce 2010 Budget and accept the Financial Statements for the Years Ending December 31, 2008 and 2007

The Town Clerk presented the staff explaining that the Council, by resolution, established the rules and regulations under which the Chamber of Commerce receives 20% of the town’s Transient Occupancy Tax (TOT) revenues. The resolution also requires the Town Council’s approval of the Chamber’s annual budget so that it may review and prioritize the purposes and expenditures associated with those funds.

The Town Manager stated that the Council’s task is to review and prioritize the Chamber’s budget rather than decide what portion of the TOT should be allotted to the Chamber. He referred to existing Resolution No. 2511, noting that the annual July 4th Parade is one of the Chamber’s greatest expenses and the primary impetus for the additional tax.

Melissa Gill, Chamber of Commerce President, introduced board members Stan Hoffman, Margaret Deedy, Bill Hester, and Christine Bohlke.

Councilmember Lappert said that as a businessman, he has worked with many local chambers and believes Corte Madera’s to be superior in terms of organization and results. He said the Chamber is fortunate to have such strong support in the form of the TOT, noting that most others must operate with Chamber dues alone. He said that the cash flow provided by the TOT allows the Chamber to provide a tremendous service, the July 4th Parade is a significant part of this community, and that benefits such as this are what truly build business.

Councilmember Cock asked why, in this economy, revenue increases are projected for luncheons, the golf tournament, the July 4th Parade, and the newsletter. Julie Kritzberger, Executive Director, said that the Chamber recently started selling advertizing space in its newsletter. She explained that the 2009 revenues only represent several months of that revenue rather than a whole year. She said that this year’s July 4th Parade had only one major sponsor, and efforts to obtain a second for next year have already begun. Luncheon revenue projections are based on an anticipated increase from

two in 2009 to four proposed for 2010. She also stated that last year's golf tournament was the first hosted in conjunction with San Anselmo and that staff anticipates an increase in sponsors this year.

Councilmember Ravasio noted discrepancies between the two budgets provided in the staff report. Ms. Kritzberger explained that Director of Administrative Services Warman prefers a different format from that used by the Chamber and said she supplies the Council with copies of each. Councilmember Furst added that the "Chamber's Financial Position" simply does not include an opening balance, and inquired about the insurance associated with the July 4th Parade. Ms. Kritzberger said the Chamber assumes that cost in the form of a rider on its general policy. Councilmember Furst further inquired about the 35% decrease in parade revenues from 2008 to 2009. Ms. Kritzberger said it is due to a combination of lost sponsors, fewer art fair vendors, and staff overtime costs.

Councilmember Furst said she was upset by the loss of the La-Z-Boy store and that she would have preferred to see a better anchor tenant than the furniture consignment center moving into such a prime location. She asked if the Chamber could do more to assist struggling businesses in the future and/or work on bringing more desirable tenants into certain locations to further the goals of the Chamber. Councilmember Condon said that tenants are the decision of the property owner.

Councilmember Lappert said the furniture consignment store does significantly more business than La-Z-Boy did. Councilmember Furst said she would have loved to see something like an Old Navy at that location, perhaps working with nearby Honda for a parking arrangement. She acknowledged that the Chamber aims to attract businesses that will further all commerce in the town but said she sees little of those efforts outside of the newsletter's "shop local" campaign. She conceded that she is not a local businessperson and asked what outreach efforts are being conducted.

Stan Hoffman, Chamber Board of Directors, said the Chamber focuses more on promoting those businesses already in town through the newsletter, mixers, and other events. The Chamber has never considered its role to be filling vacant spaces and was as surprised by La-Z-Boy closing as everyone else. He doubted that anything could have been done even with that knowledge.

Councilmember Furst clarified her previous comments, stating that she did not mean to imply that the Chamber should have known about the closing; only that she would like to see the Chamber seize any opportunities it has to attract quality anchor tenants. She also said the Council has received several letters from residents angered by the Chamber's lobbying against Measure B.

Mayor Condon said that these letters assert that the Chamber had taken a position against Measure B. She said she attended nearly every Chamber meeting in her role as Council liaison and that the Chamber was consistent in its desire to refrain from taking an opposing stance on Measure B. Certain members were concerned and did oppose the tier structure proposed by the measure but a concerted effort was made not to adopt an opposing view. She stated that Alameda Unified School District recently passed a similarly structured parcel tax which is now in the courts as a result of disproportionate tax allocation. She reiterated that the Chamber never opposed Measure B and that

any accusations to that effect are based on misinformation.

Councilmember Ravasio recalled a letter from Chamber President Melissa Gill, published in the Marin Independent Journal that expressed extreme concern over the proposed measure. Ms. Gill confirmed that she submitted the letter; it specifically addressed concerns raised by the Chamber Board but did not state opposition to the measure nor encourage any member of the public to vote against it.

Councilmember Ravasio asked if it is also true that the Chamber Board met with the paper's editorial Board. He said the Chamber's position should be to promote the civic good of Corte Madera and to oppose other organizations in town would be a misuse of the taxpayer dollars, which fund 2/3 of the Chamber's annual budget.

Councilmember Lappert said that to discuss punishing any group because of their political views or thought process is to deny them of certain liberties or rights. He said this discussion should not be couched in a budget review and he has no desire to penalize the Chamber for speaking or thinking as they choose.

Councilmember Furst said she made no mention of doing so. She acknowledged that the Chamber never took an official stance against Measure B, but there is a clear feeling amongst members of the public that such opposition existed, and she said it would not be foolish to recognize that certain members of the community are upset about that perceived conflict.

The public comment period was opened.

Margaret Deedy, Chamber Board of Directors, said she and the Chamber support the school district. The Chamber did not believe Measure B was structured fairly in terms of how businesses were taxed and wanted the public to see the full picture. She said the Chamber is the right arm of the Council and is here to attract businesses and enact ordinances that provide good tax bases for those businesses. The Chamber had nothing to do with La-Z-Boy closing nor were they advised of its closing, and what happens with that property is decided by the property owners.

Harry Shreibman, 1 Cay Passage, said that he contacted three Chamber representatives when he was asked to sign a sample ballot for Measure B. He was told the rates were unfairly structured but at no time was he encouraged to vote against the measure.

George Topor, 42 Spindrift, stated that the town provides 50-60% of the Chamber's annual budget which is roughly 4-10 times the funding towns such as Tiburon and Mill Valley provide to their chambers. Less than 20% of the town's businesses are Chamber members and he questioned the efficacy of actions meant to support their mission statement. He stated that the Chamber website particularly is lacking. San Rafael has a shop local program which provides up to 15% off at participating retailers with the purchase of a bag with the city logo and he suggested that the town look into cooperative advertising in local papers like other towns have done. He has spoken with

Orchard Supply Hardware employees about their “save the sales tax” promotion and was told that average register transactions increase a minimum of 25% during those sales. He encouraged the Chamber to look for new ways to promote local businesses and also to speak with the town’s leasing agent regarding potential tenants and businesses. He also spoke with Valerie Pitts of the school board and asked her why Measure B was not structured similarly to Measure E but received no response.

The public comment period was closed.

Councilmember Lappert said he was surprised by Mr. Topor’s comments and asked if the Chamber truly only has 20% of local businesses as members. Ms. Kritzberger said that of the 700 business licenses issued, roughly 200 businesses are members. Mr. Topor stated that there are over 900 business licenses issued. Mr. Bracken noted that some are home-based operations.

Councilmember Lappert stated that the town spends a significant amount of money on its Chamber and would expect that effort to be reciprocated through a greater percentage of member businesses.

Mayor Condon stated that an economic development plan is one of the goals of the town’s General Plan. She said the new planning type strategy developed in tandem with the Chamber is precisely what is needed and what will give momentum to suggestions like those raised by Mr. Topor. She reminded the Council that the measure which authorized the additional TOT monies was voted for by the public and can only be changed by another ballot measure.

Councilmember Ravasio thanked Mr. Topor for his comments. He would like to see the Chamber construct an economic development plan with measurable goals and milestones and to report back to the Council within 90 days. He acknowledged that the Chamber will receive the TOT monies regardless, but the town must take responsibility for the 2/3 of the budget that those monies fund. He referred to the enclosed budget, noted that the net cost of the July 4th Parade is \$25,000 for the Chamber, and this should leave \$90,000 for other items.

Mayor Condon confirmed that Councilmember Ravasio was suggesting a basic plan with measurable goals and objectives to be developed by the Chamber. She believed it would be helpful for the Council to partner with both the Chamber and the public.

Councilmember Ravasio said he would like to revisit his earlier point, which was that the town seems to have one taxpayer-funded entity fighting other taxpayer-funded entities.

Councilmember Lappert noted the irony in the Chamber being perceived to be fighting someone in order to support the business community by eliminating excessive taxation. He said this is their sworn duty and to have failed to do so would have made them remiss in their job.

The Town Attorney suggested that the Council appoint a committee of two Councilmembers to meet with the Chamber to develop a plan to return back to the Council. He recommended allowing greater

than 60 days for this process so that the Council and Chamber have ample to time meet.

Councilmember Cock said this has already been authorized through the ad hoc business committee, which will be formed later this evening. Mr. Walter cautioned that what is determined through that committee could effectively alter the Chamber budget and if the Council believes this is the case, it may wish to postpone adoption of the budget at this time.

Councilmember Furst questioned if a request for reallocation of funds throughout the budget would require that it be postponed. Mr. Bracken said the Council could choose to make an item a higher budget priority rather than stating specific amounts of money if it wished to pass the budget this evening.

Mayor Condon said that it would be inappropriate to micromanage the Chamber and that this should not be an adversarial exercise. Councilmember Cock requested a condition of approval which, in light of the town's employees' furlough, denies any salary increases for Chamber employees. Mayor Condon doubted the Council had the authority to dictate as much. Mr. Walter and Mr. Bracken confirmed that it does, at least relative to those funds that are supplied by the town.

Mayor Condon questioned whether the Planning Department intends to facilitate the development of the economic plan. Mr. Pendoley said this is up to the Council but he did note that the Planning Department will lose several staff positions in January 2010.

Mayor Condon stated that the Council would work with staff to facilitate the establishment of an ad hoc committee with the Chamber, public, and Council to develop an economic plan with measurable goals.

MOTION: Moved by Lappert, seconded by Cock, and carried unanimously,

To adopt Resolution No. 3628. Reaffirming Its Policy of Reviewing the Corte Madera Chamber of Commerce Annual Budget, Approving the 2010 Budget, and Accepting the Financial Statements for the Years Ending December 31, 2008 and 2007, with the condition that no Chamber employees shall receive salary increases in 2010 and subject to the review of an economic development plan as described and to be reviewed by the Council within 90 days.

Ms. Kritzberger questioned and confirmed with Councilmember Cock that the 90-day period would begin January 2010. Mr. Walter noted that this may result in a budget amendment.

Ms. Gill asked if the action is consistent with the resolution, noted that the costs associated with the July 4th Parade do not take Ms. Kritzberger's salary into account, and that she spends considerable time coordinating the event each year.

Mr. Walter read the resolution, noting that it does not require the Council to approve the budget at

the time it is submitted in December.

Councilmember Ravasio said the committee could ultimately develop goals which fit the current budget or require minor reallocations of monies, but this should not prevent the approval of a budget this evening.

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Mayor Condon provided the following addition to her earlier Council report:

- The Housing Element Update Committee met and is on schedule to bring something before the Planning Commission and Council soon. She said the project could not have moved forward at such a pace without the assistance of Mr. Pendoley, who is attending his last Council meeting this evening as Planning Director/Assistant Town Manager. She stated that this update process typically costs about \$80,000 in consultant fees, an expense which has been unnecessary as Mr. Pendoley has accomplished it all through staff time. She said she first worked with him on the previous Housing Element Update which received national recognition. Mr. Pendoley will be sorely missed by all and she thanked him on behalf of the town and its staff for giving so much to the town.

Mr. Pendoley said it has been his pleasure to work for the town and particularly with a Council that understands the difference between policy and management. He thanked Mr. Bracken, the Planning Commission, and the Planning Department for being such a pleasure to work with.

7. Recreation Center Patio – Discussion and Possible Action Concerning Amending the Description of the Recreation Center Renovation and Maintenance Project to Include the Proposed Patio Renovation

The Town Manager presented the staff report, thanking the Recreation Director for crafting the report. He stated that this has been a concerted effort by the Corte Madera Community Foundation and members of the public to renovate the patio on the west side of the Recreation Center.

Bob Bundy, Corte Madera Community Foundation, stated that the Community Foundation is a non-profit organization established 15 years ago to facilitate town projects that were in need of direct funding. The Foundation has recognized the many needs of the Recreation Center, which benefit the entire community, and he felt it could partner with the Lions Club, Women’s Club, and Beautification Committee to achieve the outdoor patio space with a very reasonable budget. He introduced Robin Moeller, landscape architect, as well as Michael Harlock.

Ms. Moeller said she understood that the Foundation was interested in performing work here that would enable improved rentals of the facility. She said the project has many contributors and represents a plan by committee that has greatly benefited from input by the public, town staff, and the Beautification Committee. She reviewed the conceptual plan consisting of the following features: the removal of the two existing liquid amber trees, the removal of the existing deck and replacing it

with a much smaller stage-like structure, the installation of a sound wall next to the existing fence along Tamalpais Drive, the reconstruction of an awning over the existing bench, the installation of an outdoor kitchen, the installation of a seat wall around the back perimeter of the lawn, improved access from the driveway, additional patio access from the park through a path on the north side, improved concrete paving, the installation of inscribed brick pavers as part of the fundraising campaign, the installation of raised box planters along the west side of the building, and the installation of a water fountain in the north west corner of the patio. She noted that as part of the improved patio access, the existing public works and recreation storage equipment would need to be either reduced or relocated. She said the public works staff has identified an alternate location for that and would also construct a small storage yard to house recreation center equipment.

Michael Harlock, 533 Redwood Avenue, said this plan allows for more flexibility and intensity of use of the patio area, as well as an opportunity for it to operate more independently on occasion. He believed the plan improved the area's enjoyment, aesthetics, and function.

There were no public comments.

Councilmember Furst questioned the location of the proposed portable restrooms, and Ms. Moeller referred to the diagram, indicating a location within the park just to the east of a picnic table.

Councilmember Furst suggested that the restrooms be screened from the picnic tables and she inquired about the proposed equipment storage. Ms. Moeller said that staff anticipates it can be stored on the opposite side of the driveway and adjacent to the masonry building. She said that conceptual plans show screen planting along the driveway to shield both the storage and necessary security fencing.

Councilmember Ravasio noted that he serves on the Board of the Community Foundation and said this project has been planned in the same spirit with which the center was originally built. He said this is a great way to facilitate these improvements and he hoped the town would endorse the plan.

Councilmember Cock commended all parties on the initiative that went into creating this plan.

Councilmember Lappert said he believed it is a beautiful design, and he asked the Town Manager if town labor forces would be lent for some of the work.

Mayor Condon said this is a clear example of what makes Corte Madera so special and that the town's volunteer force is unbelievable. She noted that Kitty Prosser, Parks and Recreation Commissioner, was a part of the original development of the center and thanked her for her efforts. Ms. Prosser said she is very excited about this project. She recalled the community's excitement over the center's development and predicted this project would have similar results.

Mayor Condon concurred and said it is wonderful to have something so beautiful and that will be cherished by so many come about during times of considerable hardship and negativity.

MOTION: Moved by Ravasio, seconded by Cock, and carried unanimously,

To amend the description of the Recreation Center Renovation and Maintenance Project (2009-10 FY Budget page GC67) to include the proposed patio renovation as presented.

8. Discussion and Possible Action Concerning Approval of Mayor's Appointments of Town Council Representatives to Committees

The following changes were made to the Council committee appointments:

ABAG

Condon (Ravasio-Alternate)

Central Marin Sanitation Agency

Cock (Ravasio-Alternate)

C.M. Chamber of Commerce Ex-Officio Director

Condon (Ravasio-Alternate)

C.M Economic Development Committee

Cock & Condon

Mayor Condon directed staff to develop outreach for public participation and requested that the Chamber solicit its own members. Mr. Walter advised that an ad hoc committee can consist of not more than two Council members. Members of both the public and Chamber could be invited to attend meetings but that their position as members would create a standing committee subject to the Brown Act. It was agreed by the Council that an ad hoc committee would be formed.

C.M. Homeowner Association Presidents Consortium

Mayor (Vice Mayor-Alternate)

Disaster Council

Lappert (Furst-Alternate)

Flood Control Board

Cock (Furst-Alternate)

Housing and Community Development Act (HCDA) Priority Setting Committee

Condon

Joint Library Board

This Board has been eliminated

Joint Powers Authority Oversight Committee
Ravasio (Lappert-Alternate)

Land Use Committee
Cock & Ravasio

Larkspur School District Liaison
Furst and Ravasio

League of California Cities -North Bay Division
Cock

Marin County Commission on Aging
Carol Zeller

Marin County Solid Waste Management
David Bracken

Marin Emergency Radio Authority
David Bracken (Roger Sprehn – Alternate)

Marin Telecommunications Agency
Lappert (Condon-Alternate)

Marin County Council of Mayors and Councilmembers (MCCMC) – Legislative Committee
Ravasio (Cock-Alternate)

Mosquito Abatement Committee
Nancy Barnard

Parks and Recreation Commission Liaison
Lappert (Furst-Alternate)

Refuse and Recycling Committee
Cock (Ravasio – Alternate)

Ross Valley Paramedic Authority
Lappert (Ravasio - Alternate)

Safe Routes to School
Ravasio

Sign Committee

Condon

Traffic Advisory Committee

Ravasio (Lappert-Alternate)

Transportation Authority of Marin

Furst (Condon-Alternate)

Twin Cities Police Council

Condon & Lappert (Ravasio-Alternate)

Twin Cities Shuttle Liaison

This committee has been eliminated

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

To approve the Mayor's Appointment of Councilmember to Various Boards,
Committees and Commissions.

9. Approval of Minutes of December 1, 2009

MOTION: Moved by Lappert, seconded by Ravasio, and carried unanimously by those present,

To approve Minutes of December 1, 2009, as drafted.

ADJOURNMENT

The meeting was adjourned in honor of Police Chief Phil Green and Planning Director/Assistant Town Manager Bob Pendoley at 9:42 p.m. to the next regular meeting on January 5, 2010.