

MINUTES

SPECIAL FAIRFAX TOWN COUNCIL MEETING
Council meeting with the Economic Development Advisory Committee
and the Measure "F" Oversight Committee
Followed By
Town Council Strategic Planning Workshop

Fairfax Women's Club, 46 Park Road
Saturday, March 24, 2007, 9:00 a.m.

Mayor Bragman called the meeting to order at 9:04 a.m.

Roll Call

Town Council members present: Bragman, Brandborg, Tremaine, Weinsoff

Town Council member absent: Maggiore

Economic Development Committee members present: Codoni, Graham

Measure "F" Oversight Committee members present: Bright

Staff present: Town Manager Kelly, Finance Director Roth, Town Clerk Anderson

Approval of Agenda and Affidavit of Posting

M/S, Tremaine/Weinsoff, Motion to approve the agenda and the affidavit of posting.

AYES: Bragman, Brandborg, Tremaine, Weinsoff

NOES: None

ABSENT: Maggiore

Open Time

Councilmember Brandborg extended congratulations to the Fairfax businesses elected in the "Best of Marin" for 2006 competition conducted by the Pacific Sun. Included with the Fairfax businesses that were voted the best in Marin were 19 Broadway as the best place to dance; Good Earth as the best health food store and the Scoop as the best ice cream store in Marin.

Economic Development Advisory Committee (EDAC) meeting (9:00 a.m. – 10:30 a.m.)

Ideas for economic development from the community members of the Economic Development Advisory Committee

Garry Graham presented ideas for economic development on behalf of the community members of EDAC. He asked for the Town Council's cooperation with Michael Mackintosh, the owner of Marin Town and Country Club (MTCC), and stated that it was an underdeveloped piece of property that could be a shot in the arm for the financial picture of the Town. He described a split in the community members' opinions about

MTCC, with three of them stating that the burden was on the Town to move forward and three of them stating that the burden was on the owner to move forward. He further stated that the community members were recommending another tax measure only as a last resort.

There was a discussion of the recommendations from the community members of EDAC and other suggestions for possible savings. Some of the items discussed included the possible elimination of the \$360 cap on the Utility Users Tax; possible increase to the low rate for the property transfer tax; the Town's obligation to pay the medical costs for long term employees after retirement; and how to strengthen/promote retail and increase sales tax revenue.

Mayor Bragman led a discussion about the possible development of MTCC.

Garry Graham suggested that a mediated discussion could be held with Michael Mackintosh, the owner of MTCC; that Mr. Mackintosh thought housing was an important piece of the project; that any project had to work financially; and that perhaps allowing housing on a small part of the property could be a compromise.

He opened the discussion to the public.

George de Tuncq, stated that MTCC was the only sizable property left to develop in Fairfax; that the property was self-sustaining financially because of the existing rental units; that the owner should have been required to bring the units up to code; and that incentives didn't always work, but that the owner needed to be encouraged to do something at the site.

Ingrid Weiss, Fairfax Chamber of Commerce, reported that Mr. Mackintosh had informed her that he wasn't planning to request a zoning change for MTCC; asked that the Town Council urge the citizens to support local business; and stated that the Town couldn't ban development and continue to provide services without someone paying.

Fred Codoni, Porteous Ave., suggested that the Chamber ask merchants to have set hours and to keep the areas in front of their businesses clean.

Penny Clark, Forrest Ave., stated that the Town needed a comprehensive financial plan and suggested that a consultant be hired to help develop such a plan; that she would like to maintain the diversity of the town; that she wasn't in favor of raising taxes; and that she would like to see more workshops on the subject hosted by the Town.

Ted Bright, Woodland Road, stated that the Town needed six-figure solutions like police consolidation.

Mayor Bragman led a discussion about affordable housing that evolved from the discussion about maintaining diversity in Fairfax.

Bruce Ackerman, Chair, General Plan Advisory Committee (GPAC), asked about the impact of workforce housing and second units on the town.

George de Tuncq, stated that studios in the hills weren't providing affordable or workforce housing, and that the owners of illegal units did not pay taxes on the income from those units.

Frank Egger, 13 Meadow Way, stated that it was important that the Town collect all the taxes due and suggested that an audit of the taxes collected by the County be done. He noted that the revenue generated in 1983 for second units should have increased and recommended that the Town get volunteers to count the illegal units in town.

Town Manager Kelly stated that an audit of the per unit taxes was underway.

Other taxes and fees charged by the Town were discussed.

Mayor Bragman adjourned the meeting for a break from 10:40 to 10:55 a.m.

Old Business

Discussion and consideration of adoption of Resolution No. 2478 declaring April 14, 2007 to be "Fairfax Confronts Global Warming Day," and proposal to hold a global warming rally at Bolinas Park, Tremaine

Councilmember Tremaine noted that there were 1,000 actions planned nationwide for April 14th and asked that the resolution reflect the increase from 750 actions.

M/S, Tremaine/Weinsoff, Motion to adopt Resolution No. 2478 declaring April 14, 2007 to be "Fairfax Confronts Global Warming Day," and approval to hold a global warming rally at Bolinas Park.

AYES: Bragman, Brandborg, Tremaine, Weinsoff
NOES: None
ABSENT: Maggiore

Adoption of Resolution No. 2481, A Resolution of the Town Council of the Town of Fairfax Authorizing Temporary Closure of Certain Streets and Portions Thereof, to Allow a Town Parade for the Opening Day of Little League on Saturday, March 24, 2007

M/S, Tremaine/Weinsoff, Motion to adopt Resolution No. 2481, A Resolution of the Town Council of the Town of Fairfax Authorizing Temporary Closure of Certain Streets and Portions Thereof, to Allow a Town Parade for the Opening Day of Little League on Saturday, March 24, 2007.

AYES: Bragman, Brandborg, Tremaine, Weinsoff
NOES: None
ABSENT: Maggiore

Strategic Planning Workshop meeting (10:30 a.m. – Noon)

Review of first draft of Strategic Financial Plan

Town Manager Kelly presented an overview of the draft Strategic Financial Plan and led the discussion which included topics like the possible development of a policy regarding

the amount of funds to have in the budget reserve and the anticipated reduction of income from franchise fees and from the utility users tax.

Mayor Bragman opened the discussion to the audience.

Penny Clark, Forrest Avenue, stated that the total financial picture should include other funds besides the General Fund.

Bruce Ackerman, GPAC Chair, stated that the draft Strategic Financial Plan was a great start; that Fairfax had a highly involved community; and that volunteers were available.

Councilmember Tremaine requested that ten or fifteen minutes be set aside on the next agenda to do a SWAT analysis of the financial plan, explaining that SWAT was a system to develop strategies after doing an analysis.

There was a consensus of the Council to set Saturday, April 28th as the next Strategic Planning meeting.

Mayor Bragman adjourned the meeting at 12:10 p.m.

Respectfully submitted,

Judy Anderson, Town Clerk