

Fairfax Town Council Minutes  
Special Workshop Meeting  
Fairfax Women's Club  
Saturday, February 27, 2010

Call to Order/Roll Call:

**COUNCILMEMBERS PRESENT:** Larry Bragman  
Pam Hartwell-Herrero  
John Reed  
Lew Tremaine  
David Weinsoff

**STAFF MEMBERS PRESENT:** Michael Rock, Town Manager  
Jim Moore, Planning Director  
Laurie Ireland-Ashley, Finance Director  
Kathy Wilkie, Public Works Director  
Judy Anderson, Town Clerk

Mayor Tremaine called the meeting to order at 9:15 a.m.

Open Time for Public Expression

Morgan Hall, Bolinas Road, Chair of the Chamber of Commerce, asked that the Town Council remember the Bolinas Road improvement project in their plans.

Town Manager Rock and Vice Mayor Bragman responded that there were plans in the works to conduct a charrette on the proposed project, hopefully in March.

Response to Grand Jury Report- Marin Clean Energy: Pull the Plug – Tremaine

Mayor Tremaine presented the report and requested approval of the draft response.

M/S, Bragman/Reed, Motion to approve of the response to the Grand Jury Report with the addition of language to the response to F1 of the report so that the revised sentence read, "The MEA is a new government agency, but is to be financed with existing ratepayer revenues that do not cost the member agencies or the MEA any general funds ***unless they have voluntarily provided loans or loan guarantees.***"

Town Treasurer's Report for the 4<sup>th</sup> Quarter of 2009 – Town Treasurer

Barbara Petty, Town Treasurer, presented the report, explained the use of the Local Area Investment Fund (LAIF) and led a discussion about the risks and rates of return on investments and agreed to provide the Council with investment options.

Mayor Tremaine opened the discussion to the public.

Keith Silva, Sequoia Ave., explained that Ginnie Mae investments didn't provide steady rates of return.

Ted Pugh, San Francisco, stated that he wasn't aware of the Town investments but that Ginnie Mae investments went up and down in value but were better than receiving a .275 % return.

Mid-Year Budget Review for Fiscal Year 2009/10 – Finance

Finance Director Ireland-Ashley presented the staff report. She noted that the Town had received 55% of the Educational Revenue Augmentation Fund (ERAF) in January and that the \$446,325 was \$67,576 more than projected. She further stated that neither the \$100,000 to be received for the COPS grant nor the \$46,000 of Proposition 172 monies were included in the budget but would help offset other budget losses.

There was a consensus of the Council to retain the goal of securing one million dollars in the dry period fund.

Mayor Tremaine opened the discussion to the public.

Michael Mackintosh, Pastori Ave., stated that he would have liked to have the information being discussed in front of him and asked a question about the Transit Occupancy Tax revenue.

Mayor Tremaine explained that the planned Power Point presentation was not used due to technical failures and that the Occupancy Tax had been put in place by a vote of the people and could not be changed without another vote.

Dan Dawson, visiting City Manager, expressed concern that the public hadn't received the information that had been distributed to the Council at the meeting.

Ingrid Weiss, Chamber of Commerce, reiterated that the measures voted on in Fairfax are for funds to be used in Fairfax.

Various possible revenue enhancements were discussed.

#### Discussion/Consideration of the Town's Five-Year Financial Strategic Plan – *Town Manager*

Town Manager Rock presented the staff report and noted that the Strategic Plan hadn't been updated since 2006. He presented a document with suggested updates and changes included. He noted that there was a ratio of one staff person to 257 residents in Fairfax, a very high ratio. He led a discussion about parking as a possible revenue stream in Fairfax.

Councilmember Weinsoff suggested that another study be done of possible police consolidation because of the possible savings of \$200,000 to \$300,000 per year that could be realized and then that a measure be put to the citizens to decide on the matter.

Councilmember Hartwell-Herrero stated that she would like to see the information already provided about possible police consolidation and reported that she had met with the Fairfax Police Chief and believed that the Fairfax Police Department embodied the values of the town.

Mayor Tremaine suggested that staff pull together all the information on the possible police consolidation done so far with an analysis of the numbers provided; that the numbers didn't pencil out to provide substantial savings; that San Anselmo didn't want to partner with Fairfax; and that the issue should be discussed at a future meeting to allow the two new Council members to get up to speed on the issue.

Vice Mayor Bragman asked that staff reach out to Ross to offer dispatch services when the current contract expired; that the reimbursement for fire costs from the County was below what Fairfax residents paid for the service; asked if the County would pay the Town for police service in the unincorporated areas of Fairfax; asked if the Fire Service had a two-tiered retirement system; and suggested looking at parking to determine whether or not it would be a positive revenue source.

Councilmember Reed stated that any cuts should be across the board; noted that the Fairfax share of fire costs had gone up from 18 to 25%; that fire requirements were hindering the legalization of

second units; that the Management Analyst position had been successful in securing revenue for the Town; that funding was available from other sources and that such a position paid for itself; that a third siren was still needed in the West side of town; suggested adding cell antennae to the sirens to generate new revenue; noted that changing the zoning of the Fair-Anselm Center from Highway Commercial to Central Commercial would allow for more diversity in the type of businesses that could locate there; that adding classrooms under the Pavilion could create revenue; that parking meters should be explored and referred to a publication entitled, "The High Cost of Free Parking"; and stated that the Marin Town and Country Club was part of the community and that a public charrette should be considered to explore options for that property.

Mayor Tremaine adjourned the meeting for a break from 10:35 a.m. to 10:55 a.m.

Mayor Tremaine opened the discussion to the public.

Chris Lang, Canyon Rd., asked that the Council not continue to squeeze money out of the local businesses and residents and suggested that some of the web-based businesses be located at the old Albertson's and that the Town enforce the rules already in place to generate more revenue.

Ingrid Weiss, Chamber of Commerce, thanked the Council for looking at the economic issues; asked that they not forget about the beautification of Bolinas Road; and stated how important it was to get the local residents to shop in town.

Michael Mackintosh, Pastori Ave., cautioned the Town Council about the need for an Environmental Impact Report if too much was added to the Pavilion; that he was willing to participate in a public charrette about possible uses of Marin Town and Country Club; that he wasn't open to a Specific Plan for the property because of the future obligations that would be imposed on the property owner; that different times created different opportunities; that the Club was the largest untapped asset in the Ross Valley; that he would welcome a partnership with the town; and that some sort of retirement housing could keep the money in town.

Daniel Dawson, City Manager of Del Rey Oaks in Monterey County, spoke about some of the shared issues and stated that the Town should have a Redevelopment Agency. He suggested cost sharing with other cities, charging other cities for our FEMA expertise, having someone on staff to apply for grants, and re-examining the cost formula basis for the fire service. He stated that the Council needed "out of the box" thinking.

Ted Pugh, suggested a statement be included in the document as to why the State takes money from the Town and how it impacts the budget. He described a system of "default parking" where extended parking was paid for but not short term parking that encouraged people to turn over the existing parking more frequently but charged for long term parking.

There was a consensus of the Council to make some edits to the document and to direct staff to make the requested changes.

#### Discussion/Consideration of the Town's Strategic Plan and Goals – *Town Manager*

Town Manager Rock presented the staff report.

Public Works projects were discussed. Town Manager Rock noted that the potential Bolinas Road improvements were made more difficult because of the slope of the road and the presence of so many utilities beneath the existing sidewalks.

Public Works Director Wilkie led a discussion about the upcoming paving project on Sir Francis Drake to be done with Federal stimulus funding including crosswalks, striping, school crossings and overhead signals.

Planning and Building Services Director Moore described efforts to establish a standardized Climate Action Plan by a County-wide committee that he contributed to as a member. He also recommended that the Council finish the General Plan before adopting a Climate Action Plan.

Town Manager Rock noted that the Town was saving more than half on utility bills since the installation of solar panels on the Pavilion and that the Marin Energy Authority was developing incentives for solar.

In response to a question about the Association of Bay Area Governments' mandated affordable housing quotas, Planning and Building Services Director Moore described the efforts by the Affordable Housing Committee to create 108 units in a homegrown way and not the way recommended by the State's Housing and Community Development Department. He noted that the mandated numbers didn't have any real teeth in them but that local nonprofit agencies could successfully sue municipalities that didn't meet the requirements.

Mayor Tremaine opened the discussion to the public about the part of the plan that discussed the goal of making the town more pedestrian and bicycle friendly.

Chris Lang, Canyon Road, presented a list of items he stated that he was forwarding on behalf of citizens who had spoken to him during the last Council election campaign. The list included making the town more bike and pedestrian friendly by installing more crosswalks; using traffic calming measures and having a gateway at either end of the town; implementing a uniform speed limit on Sir Francis Drake of 30 m.p.h. with more enforcement; installing overhead flashing lights at crosswalks; making Lansdale into "Bicycle Boulevard" by removing the stop signs and installing speed bumps; repairing Bolinas Road sidewalks and installing the bulb-outs one-by-one to limit disruption; and installing a right turn yield to bicycles. He also asked for the justification for raising the Festival fees; stated that monthly events helped draw people to town; that the police department staffing on weekends and evenings seemed too high; that the channel beneath Town Hall should be deepened to help prevent flooding downtown; that more preparation for fire or flood should happen; that the parking requirements for downtown should be revisited to avoid the requirement that every new business seek a parking variance even when the location has never had parking; that the County Health Department requirements were overly strict for small businesses; and that the Town should purchase low emission vehicles.

There was a consensus of the Council to have staff update the document to the current date and to set a date for a meeting to continue the process in late March.

The meeting was adjourned at 12:10 p.m.