

MINUTES OF THE SAN ANSELMO TOWN COUNCIL MEETING OF JUNE 9, 1987

Mayor Cordingley convened the regular meeting at 8:00 p.m. in the Council Chambers with Councilmembers Chignell, Sharp, Walsh and Wooliever present.

2. OPEN TIME FOR PUBLIC EXPRESSION

Sarah Nome, 77 Alder Avenue, objected to the \$93,000 advance made to the Ross Valley Fire Service for its quarterly insurance payment, saying that the advance payment meant that \$7,000 was lost in interest by San Anselmo and Fairfax.

Bill Jelinek, 53 Florence, requested information on the Police Department's policy for treatment of animals.

Herman Kramer, 1 Allemand Place, expressed concern about the advance payment to the Fire Service, saying that such "loans" result in higher taxes for residents.

Nome objected to the arrangements with the promoter/organizer of the Art and Wine Festival on the grounds that she does not rent booths to San Anselmo residents or merchants, regular businesses suffer on the festival days, and she makes an inordinate amount of profit from the event. Walsh responded that it is the Chamber of Commerce, not the Town, that lets the contract for the festival.

3. APPOINTMENTS

(a) Seminary General Plan Advisory Committee - At the last meeting the Council asked staff to ascertain whether all three applicants could be appointed to the Committee. Acting Town Administrator Dickens reported that the Seminary was reluctant to expand the size of the Committee or upset the balance of the three interest groups represented on the Committee. It was the consensus of the Council to ask each of the applicants if they were interested in serving on any other Town commission or board.

(b) Library Advisory Board

M/S, Chignell-Wooliever, to re-appoint Edith Stump and Virginia Richardson to four-year terms on the Library Advisory Board, to expire June, 1991. Motion passed unanimously.

(c) Announcement of vacancy on Robson-Harrington House Association Board of Directors - Due to the death of Angelo Signorelli, there is a vacancy to a term on the Board of Directors, which will expire February, 1988. It was the consensus of the Council to announce the vacancy and schedule appointment for the meeting of July 14.

(d) Announcement of expiration of term on the Marin County Commission on Aging - The term of the town-appointed representative on the Commission is due to expire June, 1987. The current appointee, Gail Stewart, has expressed interest in re-appointment. It was the consensus of the Council to announce the vacancy and schedule appointment for the meeting of July 14.

4. PRESENTATION BY THE ROSS VALLEY FIRE SERVICE ON PROPOSED 1987-88 BUDGET

Ross Valley Fire Chief Mollenkopf gave a presentation on the proposed \$1,679,643 budget. He explained that there were no major decreases in service and no major budget increases or purchases, except a new engine, in the proposed budget.

Concerning the issue of an advance payment this year from Fairfax and San Anselmo for the Fire Service's insurance payment, Mollenkopf said all other agencies involved in the insurance JPA are required to

make payments in advance. He noted that Ross Valley Fire Service consists of Fairfax and San Anselmo and therefore is not actually an outside agency. Furthermore, arrangements have recently been made to allow the Fire Service to make monthly payments instead of quarterly payments.

Attilio Segale, 20 Holstein Road, inquired about predictions for the number of new homes that will be built and require fire service. Mollenkopf responded that 5 to 10 new addresses are added each year, and an increased degree of protection, such as inclusion of sprinkler systems, is required in the new structures.

Herman Kramer, 1 Allemand Place, inquired about San Anselmo's share of the proposed budget. Mollenkopf responded that San Anselmo's share is \$1,159,900, of which Sleepy Hollow pays 23% of the labor costs.

Kramer asked about the Fire Service's disability program and how close the overall budget for 1986-87 came to its approved budget. Mollenkopf said they have a physical maintenance program that encourages preventative measures against injuries. Most of the disability absences this year stemmed from past injuries. He projected a \$2,031 overexpenditure in the 1986-87 budget.

Nome commended Mollenkopf for keeping the fire service within its approved budget. She said other fire services were not experiencing problems in paying their insurance and said that perhaps this was a bad year to invest in a new fire truck.

Bill Jelinek, 53 Florence, asked how a redevelopment project in Fairfax and the consequent freeze on certain property values would affect the Ross Valley Fire Service. Cordingley responded that the Fire Service periodically assesses each town regarding its fair share of payment in relation to population.

Chignell said he was uncomfortable with the process since he does not actually have a vote on the budget. However, it appears to be a frugal budget and it was an informational presentation. Walsh expressed agreement with his remarks.

##### 5. RENEWAL OF LEASES, ISABEL COOK COMMUNITY CENTER

Staff recommended that all the existing leases for Isabel Cook be renewed for five years, with the exception of the Tam Day Treatment Center and the Peace Center of Marin, with rent increases in accordance with the All Urban Consumers Cost of Living Increase for the Bay Area.

A fifteen year lease was proposed for the Tam Day Treatment Center, which needs a longer term lease in order to obtain funding from outside sources to develop an expansion of their present space. It was further recommended that they not be required to pay any rent on the addition during the period of the 15 year lease.

Staff expressed concern that the Green House, which currently houses the Peace Center, is unsafe and therefore does not recommend its continued use. A month-to-month lease was proposed for this building, with an offer extended to the Peace Center to purchase the building for removal to another site for \$1. Dickens reported that he was informed that the Peace Center is not in agreement with this proposal.

Walsh questioned making the leases as long as five years and whether there should be a rent increase on top of the CPI increase.

Wooliever said they have been stable tenants and that she would be adverse to rent increases above the CPI increase.

Dickens said that a long lease can be advantageous to both parties to give them both certainty for the future.

Chignell said he is supportive of the Peace Center, and also that the Town has an obligation to keep rents for these community service organizations as low as possible.

Cordingley and Wooliever inquired about the safety of the Green House.

Bill Bandy, San Anselmo Shoe Repair, said the two issues were whether the Green House should be torn down to create room for parking, and whether the building could be made safe for less money than rebuilding it. He says it shows alot of class when the Town rents a building to an organization like the Peace Center.

Herman Kramer, 1 Allemand Place, said the rents should be increased according to increases in the overall Town budget.

Sarah Nome, 77 Alder Avenue, said that selling the building to the Peace enter for \$1 is illegal use of public funds, and that it should instead be auctioned.

Dorothy Hughes, Director of the Mental Health Association of Marin, a tenant in Isabel Cook Community Center, and member of the Board of Directors of the Peace Center, said a month to month lease would be difficult for the Center and a longer lease would be helpful. She said it was a credit to the Town that a Peace Center exists in San Anselmo. She said a minimum five year lease for a non-profit organization is important.

Chignell said he would like to see the Peace Center stay, and that he was not in favor of tearing the building down for a parking lot.

Cordingley said he did not want to see the Peace Center moved and wanted to know the alternatives if the building needs shoring up.

Public Works/Planning Director Kottage said a structural inspection of the building could be performed.

It was the consensus of the Council to authorize the Acting Town Administrator to enter into negotiations with the tenants of Isabel Cook Community Center and report back on any disputes which may arise.

6. APPROVAL OF FINAL PLANS AND AUTHORIZATION TO ADVERTISE FOR BIDS FOR THE REDWOOD ROAD STREET IMPROVEMENT PROJECT

The project consists of paving and drainage improvements in the vicinity of the five new homes built in the 400-500 block of Redwood Road near Gerlack Road. Due to financial problems on the part of the developer and the fact that damage to the road during construction was more extensive than anticipated, the Town will be administering the improvement project. The project is estimated to cost \$31,260 and will be totally funded by the lender that took over ownership of the subdivision.

M/S, Walsh/Wooliever, to approve the final plans and authorize advertisement for bids for Redwood Road Street Improvement Project, to be received at the date and time set by the Director of Public Works. Motion passed unanimously.

7. DISCUSSION RE: REVISIONS TO THE TOWN CODE REGARDING SIGNS ON PUBLIC PROPERTY

Cordingley said he became aware of this issue when St. Anselm's attempted to post advertisements for its carnival on public property, and he approached staff to ascertain what, if anything, could be done on this issue.

Dickens reported that it was the consensus of staff not to change the code prohibiting posting of signs on public property, but to instead

see whether there were more locations in town for banners across the roadway or where signs could be posted.

Town Attorney Roth advised that while the distinction between commercial and non-commercial events is rather clear cut, the distinction between political and non-political events would be difficult to make.

It was the consensus of the Council that staff review possible modifications to the code regarding banners and report back to the Council.

8. DISCUSSION RE: ENFORCEMENT OF SIGN ORDINANCE

Kottage reported that there have been a number of signs put up on commercial buildings in violation of the sign ordinance. Many of these signs may in fact conform to the sign ordinance except that the merchants did not obtain the necessary permits.

Walsh said it may be time to update the sign ordinance to keep it more in trend with the times, particularly if the downtown businesses are in a slump.

Sharp commented that there is a way for a person who wants a sign that differs from what is allowed under the sign ordinance to go before the Planning Commission.

Cordingly noted that the sign ordinance had previously been scheduled for review in approximately one year, and that the issue of sign regulations could be raised with the newly formed downtown merchants association.

9. PROPOSED AMENDMENTS TO THE SAN ANSELMO MUNICIPAL CODE, TITLE 10, CHAPTER 13, PRIVATE TREES, TO PLACE RESTRICTIONS ON THE PRUNING OF ELM TREES AND REVISING PROCEDURES INVOLVING HERITAGE TREES.

Staff requested that this item be continued pending further review by the Town Attorney.

M/S, Chignell/Sharp, to continue this item to the next regular meeting. Motion passed unanimously.

10. DISCUSSION RE: TOWN LOANING \$2,500 TO THE SAN ANSELMO YOUTH COMMITTEE UNTIL AUGUST

The County Youth Commission has given the San Anselmo Youth Committee a grant of \$2,500 as seed money for a youth center, but this grant is contingent on a grant of matching funds from the County and will not be available until August. Supervisor Brown has agreed to make the request for County funds.

Cordingley requested that the Town "front" the County's contribution of \$2,500 until August. The \$2,500 would be repaid in August, whether or not the County agrees to make the contribution. He noted that no funding is required from San Anselmo for the youth center being envisioned for the upper Ross Valley.

Dickens recommended that if the Council agrees to the request, that the \$2,500 be appropriated from the 1987-88 budget, and then re-appropriated to the General Fund when it is repaid.

Attilio Segale, 20 Holstein Road, inquired about the purpose of the Youth Committee.

Lew Tremaine, editor of the FAX newspaper, responded that the Committee, which has been in existence for two years and is comprised of both adults and youths, is trying to set up a youth center for local teenagers. He said that youths do not have a place to go and the idea was to have a center set up like a cafe with other activities taking

place. Cordingley added that the intent was to provide a healthy environment for kids, and that the Committee has been seeking funding and a facility.

Segale said that this type of program is more appropriately handled by the schools.

William Jelinek, 53 Florence, supported the renting of a building, particularly if it gets kids out of the park.

Dorothy Hughes, from the Mental Health Association of Marin and the Campaign for a Healthier Community for Children, commented that a long time ago kids had a place to go when they weren't in school. Nowadays, kids do not have a place to go.

Sarah Nome, 77 Alder Avenue, asked about the Town's policy on loaning money and asked why the Committee did not go to a bank.

Segale said the youth center sounded like a wonderful idea for kids, adding that he would like to see anything that would straighten up kids, and that this type of program used to be done in school. He cautioned that if the center did not get off to a good start, it would not work.

M/S, Sharp/Chignell, to place in the proposed budget \$2,500 to be appropriated if necessary as a loan to the Youth Center as matching funds, as explained in the memorandum from Bill Cordingley, and that the \$2,500 will revert to the General Fund when the money is returned. Motion passed unanimously.

11. RESOLUTION NO. 3019 COMMEMORATING THE ACCOMPLISHMENTS AND CONTRIBUTIONS OF FORMER COUNCILMEMBER ANGELO SIGNORELLI, ON THE EVENT OF HIS DEATH

It was the consensus of the Council that a formal dedication be made in former Councilmember Signorelli's memory.

M/S, Walsh/Chignell, to adopt Resolution No. 3019 commemorating the accomplishments and contributions of former Councilmember Angelo Signorelli, on the event of his death. Motion passed unanimously.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS, COMMENTS AND DIRECTION TO STAFF; STAFF MISCELLANEOUS ITEMS

Downtown - Cordingley reported that the Economic Development Council sponsored a meeting of downtown merchants which received very good response. They will be meeting again in three weeks.

Walsh said the Antique Dealers Association was very keen on working with the Town on promotion and discussed the possibility of renting a downtown building on the weekend for arts and crafts.

Robson garden plots - Walsh said she had been contacted by Manual Cordova, who complained he had been unable to obtain a garden plot. A copy of the letter will be given to staff to investigate.

Open Space - Walsh asked when the Council will get an update on the work of the Open Space Committee. Cordingley said the Committee plans to make a complete presentation in the near future.

Disaster assistance - Cordingley will forward copies of a letter he received from Congresswoman Boxer regarding disaster assistance to the Council.

13. CONSENT AGENDA

- (a) Approval of Warrant Nos. 62619 - 62771 and 1790 - 1804, in the amount of \$238,150.37.
- (b) Approval of minutes of May 26, 1987.

- (c) Authorization to approve letter of support for Marin Symphony.
- (d) Authorization to execute agreement with the Marin Housing Authority regarding Sohner Court.
- (e) Authorization to approve letter of thanks to the Marin County Youth Commission.
- (f) Proposed amendments to the San Anselmo Municipal Code, Title 10, revising Planning Commission appeal procedures. CONTINUED TO JUNE 23, 1987.
- (g) Proposed amendments to the San Anselmo Municipal Code, Title 10, revising the procedures for processing R-1-H applications. CONTINUED TO JUNE 23, 1987.

In the minutes of May 26, the maker of the motion on the appointment of Sharp to the AB 878 Study Committee was changed to Chignell.

Regarding the Housing Authority Agreement for Sohner Court, Chignell stated his appreciation for the inclusion of a provision for first priority to Town and Ross Valley Fire Service employees in the lottery for purchase of the two moderate income units.

M/S, Walsh/Sharp, to approve the Consent Agenda. Motion passed unanimously.

ADJOURNED AT 9:55 p.m. to the next regular meeting of June 23, 1987, in memory of Angelo Signorelli.