

MINUTES OF REGULAR TOWN COUNCIL MEETING MARCH 14, 1978

Mayor Toal convened the meeting with Councilmen Reed, Colteaux, Signorelli and Capurro present.

2. COUNCIL CONVENEED AS CANVASSING BOARD

M/S Signorelli, Reed to adopt Resolution No. 1750 declaring the canvass of returns and results of General Municipal Election held March 7, 1978. Passed unanimously.

3. ADMINISTERING OATHS OF OFFICE

The Deputy Town Clerk administered the oath of office to Woodrow Capurro, Pieter Toal and Mike Convis, newly elected Councilmen, who were then seated.

4. ELECTION OF MAYOR AND VICE-MAYOR

M/S Capurro, Reed to nominate James F. Reed. There being no further nominations, James Reed was by unanimous vote elected Mayor. Mayor Reed presided for the balance of the meeting.

M/S Toal, Capurro to nominate A. C. Signorelli as vice-mayor. There being no further nominations Councilman Signorelli was by unanimous vote elected vice-mayor.

5. RESOLUTION OF APPRECIATION - JOHN COLTEAUX

M/S Signorelli, Toal to pass Resolution No. 1751 expressing appreciation to John Colteaux, retiring Councilman, for services rendered to the Town during his four-year term of office. Passed unanimously.

6. APPOINTMENTS

Appointments of Council members to replace Mr. Colteaux on Priority Setting Committee and as alternate delegate to ABAG General Assembly to be made at March 28 regular meeting.

7. OPEN TIME FOR PUBLIC DISCUSSION

Reverend Vernon Cox expressed thanks to the Council for its support and guidance in implementing provisions for aiding the handicapped and to the Department of Public Works and the Design Review Committee for their cooperation and contributions.

9. HALPERIN MINIPARK

Council being advised that the original petitioners recommending establishment of Halperin Minipark had withdrawn their support,

M/S Signorelli, Toal to cancel authorization for playground construction at Halperin Minipark and to transfer \$4,625 from Account 481-45 to the Reserve for Contingencies Account 492-60. Passed unanimously.

10. FLOOD INSURANCE

Charlotte Anderson, a representative of the Federal Insurance Administration, appeared to answer questions from Council and the public. Representatives from the business community expressed concern at the financial impact of the floodproofing requirements called for in the event of substantial improvements to commercial buildings in the downtown area included in the Flood Map, particularly in view of the improvements made in recent years to Corte Madera Creek minimizing possibility of San Anselmo Creek flooding. Concern developed as to difficulty in obtaining financing on properties located in the flood hazard areas designated on the Flood Map if San Anselmo does not continue participation in the Flood Insurance Program. Ms. Anderson advised that San Anselmo's participation in the program is now recognized under Resolution No. 1730 adopted by the Council September 13, 1977, but that continued participation would require adoption of an ordinance in due course.

M/S Capurro, Toal to continue consideration until after July 1, 1978 of San Anselmo's continued participation via ordinance adoption, pending study and recommendation by a committee to be appointed by the Mayor consisting of representatives from lending institutions, the business community and residential neighborhoods. Passed unanimously.

12. PLANNING COMMISSION RECOMMENDING FORMATION OF CITIZENS' ADVISORY COMMITTEE

Planning Commissioner Dan Goltz conveyed the recommendation of the Commission that a citizens committee be appointed to develop implementation of the goals of the Conservation Element of the General Plan, to serve as an advisory committee to the Commission. Councilmen Signorelli and Convis expressed opinion that citizens committees

were ineffective. Responding to Council suggestion that the Planning Commission as representatives of the community should recommend implementation, Commissioner Goltz stated that the workload of the Commission was such that it was practically impossible for it to conduct the necessary public hearings to receive input from the affected citizens, and it could be accomplished more efficiently at the citizens committee level.

M/S Toal, Capurro to appoint a citizens committee not to exceed 15 persons charged with a study of and recommendations for implementation of the goals of the Conservation Element of the General Plan, to serve in an advisory capacity to the Planning Commission.

No vote taken on the motion - continued to next regular meeting.

15. REQUEST OF RALPH & BETTY JENNINGS FOR ACCESS EASEMENT ACROSS TOWN PROPERTY TO LANDLOCKED PARCEL ON INDIAN ROCK COURT

Councilman Convis announced that he had a conflict of interest in this item and therefore would not participate in discussion or vote.

Ralph & Betty Jennings presented an offer of \$1.00 for the easement as being advantageous to the Town in that it would substantially increase the assessed value of their property, increasing the tax revenue. Staff recommended that a sales price for the easement should be negotiated on the increased value of the landlocked parcel resulting from the granting of the easement, to be established by a qualified appraiser.

M/S Capurro, Signorelli to refer back to staff for agreement with Mr. & Mrs. Jennings as to a mutually acceptable appraiser for the purpose of establishing the value. Motion passed with three ayes, Councilman Toal voting no; Councilman Convis abstaining.

Councilman Toal's no vote was based on his objection to accommodating land speculators.

ADDED ITEM Max Holsinger addressed the Council seeking assistance with a problem created by the passage of an ordinance by the Marin Municipal Water District requiring final approval of subdivision maps prior to March 8 to qualify for water meters, and the fact that final approval of the Tam View Knolls subdivision did not reach the Council until this date. Council directed the Administrator to request the Town Attorney to seek a solution via consultation with the Attorney for the Water District.

11. ZONING ORDINANCE AMENDMENTS

The Director of Public Works advised Council of non-substantive wording changes recommended by the Town Attorney.

M/S Signorelli, Toal to waive reading. Passed unanimously.

M/S Toal, Signorelli to introduce an ordinance amending portions of Title 10 of the San Anselmo Municipal Code relating to the definition of "Structure" and "Improvement", Residential Uses in "C" Districts, and Maintenance of Non-Conforming Uses, with wording changes as recommended. Passed unanimously.

13. CONSIDERATION OF JOINING COUNTY IN DEMANDING DELETION OF LAND USE SECTION OF AIR QUALITY MAINTENANCE PLAN, ABAG ENVIRONMENTAL MANAGEMENT PLAN

Consideration continued to next regular meeting to permit input from scheduled public hearing Thursday, March 16.

14. TOWN HALL RECONSTRUCTION CHANGE ORDER

M/S Toal, Capurro to confirm the approval of the items on Change Order No. 1 authorized by the Town Engineer and Town Administrator and to authorize the Contractor to proceed with Item #3 on Change Order No. 1. Passed unanimously.

Council indicated concern of undesirable results from stucco patching on the portions of the Town Hall Tower removed for rot discovery purposes, suggesting that the remaining stucco should be removed and replaced in its entirety.

M/S Signorelli, Capurro to direct staff to obtain quotation of fixed prices on both repatching and complete removal and replacement. Passed unanimously.

16. CONSENT AGENDA

M/S Toal, Capurro to pass consent agenda. Passed unanimously.

- a. Approved minutes of meeting of February 28, 1978.
- b. Approved warrant register for 2/15-28/78.
- c. Approved progress payment #3, Town Hall Reconstruction, to Page Construction Co. in the amount of \$41,145.33.
- d. Authorized payment in the amount of \$5,118 to Silva Fence Company, Santa Clara, and to authorize payment of the 10% retention of \$569 at the end of 35 days after filing of "Notice of Completion" provided no defects in materials or workmanship are found by that time. Should defects in material or workmanship require repairs by the contractor, retention payment is authorized when the necessary repairs have been made.
- e. Adopted Resolution No. 1752 accepting final map, Tam View Knolls.
- f. Adopted Resolution No. 1753 Commending Drake High School Varsity Basketball Teams.

ADJOURNED at 11:29 P.M. to regular meeting March 28, 1978.

Libby Hanson
Deputy Town Clerk