

**TOWN COUNCIL
SPECIAL AND REGULAR MEETING
MINUTES**

SPECIAL MEETING AGENDA - 6:45 p.m.

CALL TO ORDER AND ROLL CALL

Mayor Tollini called the special meeting of the Tiburon Town Council to order at 6:45 p.m. on Wednesday, August 3, 2016, in the Town Council Chambers Conference Room, located at 1505 Tiburon Boulevard, Tiburon, California.

Councilmember Fredericks, Councilmember O'Donnell, Vice Mayor Fraser, and Mayor Tollini were present; Councilmember Doyle was absent.

ORAL COMMUNICATIONS

None.

CLOSED SESSION

Public Employee Performance Review: Government Code Section 54957

Title: Town Manager

ADJOURNMENT – *to regular meeting*

REGULAR MEETING AGENDA - 7:30 p.m.

CALL TO ORDER

Mayor Tollini called the regular meeting of the Tiburon Town Council to order at 7:30 p.m. on Wednesday, August 3, 2016, in the Town Council Chambers, 1505 Tiburon Boulevard, Tiburon, California.

ROLL CALL

PRESENT: COUNCILMEMBERS: Fraser, Fredericks, O'Donnell, Tollini

ABSENT: COUNCILMEMBERS: Doyle

PRESENT: EX OFFICIO: Acting Town Attorney Zutler, Director of
Community Development Anderson, Director of
Public Works/Town Engineer Barnes, Director of
Administrative Services Bigall, Town Clerk Crane
Iacopi

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION, IF ANY

Mayor Tollini said no action was taken in closed session.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

1. **Blackfield Drive Crossing** – Approve award of contract for Blackfield Drive intersection improvements project (Director of Public Works/Town Engineer Barnes)
2. **The Ranch JPA**– Approve amendments to Joint Powers Agreement between the City of Belvedere and the Town of Tiburon (Town Manager Chanis)
3. **Grand Jury Reports** – Authorize Town response to Grand Jury Reports on a) The 911 First Responder Referral Program; b) Marin’s Hidden Human Sex Trafficking Challenge (Town Manager Chanis)

MOTION: To adopt consent calendar Item Nos. 1 through 3, as written.

Moved: Fraser, seconded by Fredericks

Vote: AYES: Unanimous

ABSENT: Doyle

ACTION ITEMS

1. **Shoreline Park Event** – Consider Special Event Permit application by Tiburon Fire District to stage an event at Shoreline Park on Saturday, October 1, 2016, in conjunction with Fire District Diamond Jubilee (Town Manager Chanis)

Town Clerk Crane Iacopi introduced the item and said Fire Chief Rich Pearce was present to answer any questions about the permit.

Chief Pearce said the proposed event was the kick-off the Fire District’s Diamond Jubilee celebration weekend. He said the festivities included a themed Friday Nights on Main the previous night, and a formal ball on Saturday Night at the Corinthian Yacht Club. He said the Shoreline Park event would include a parade of antique firetrucks, entertainment, and also a fireboat parade and demonstration. The Chief said there might also be some fireworks, depending on funding. Pearce said the District would be responsible for set-up and clean-up of the event.

Mayor Tollini opened the matter to public comment.

Mark Wolfendale, representing the Point Tiburon Bayside HOA Board, said their members enthusiastically supported the event and said it was fully consistent with the Town's Shoreline Park event policy because it was open to the public, as well as family-oriented. He said they looked forward to the event.

There was no more public comment.

MOTION: To approve the permit, as presented.
Moved: O'Donnell, seconded by Fraser
Vote: AYES: Unanimous
ABSENT: Doyle

Mayor Tollini commented that she had been talking with someone about how nice it would be to have an event where kids could meet members of the Police and Fire Departments and understand how we are all part of a community. She said this event would help achieve that goal.

2. **McKegney Green** – Receive report from staff on McKegney Green renovation project; review design proposals; direct staff on next action (Town Manager Chanis/ Director of Public Works/Town Engineer Barnes)

Director of Public Works Barnes gave the report and powerpoint presentation. He said the Town had been meeting with representatives from the Tiburon Peninsula Soccer Club (TPSC) since Spring 2015 to discuss the current condition of the field and possible upgrades. At the May 4, 2016 Council meeting, he said the Council discussed upgrades of the Green, turf options, water and irrigation, and costs. He said the Council chose to a 110,000 square foot field with two turf options for staff to explore further – the existing type of grass and a saltwater tolerant species, called *Paspalum*. Barnes explained that there would be differences in cost to provide irrigation for the different grasses, and he said both design options, included in the staff report, would be expensive. He said staff also recommended identification of funding sources (for the estimated \$1.6 million project cost) before a final design decision was made and direction given to staff to proceed.

Councilmember Fredericks asked if this was an appropriate time to discuss funding feasibility with the TPSC. Barnes said it might be; he also commented that he was not sure that the funding for the overall project had yet been identified.

Mayor Tollini said it would be useful to discuss the different options in the report and decide what the Council was comfortable with spending. She said that TPSC had said they could raise \$150,000.

Councilmember O'Donnell said he had done some more research on *Paspalum* and had met with the groundskeepers of the Monarch Bay and Metropolitan Golf Clubs. He said that the Town Manager was also going to meet with one of the representatives.

Director Barnes noted that the Town's consultant had recommended against using an experimental grass; however, he said he had spoken with the representative mentioned by Councilmember O'Donnell who had expressed confidence in *Paspalum* but also recommended a cautious approach. He said he recommended trying a test patch first, to see if it did well in our locale.

Barnes said that *Paspalum* is a "water hog"; also noting that the Town's water permit precludes watering during the winter months, so there was a limit to the amount of water available. Councilmember O'Donnell asked if that was what the Town did now; that is, turn off the irrigation of the field around Halloween. He commented that the only apparent risk was a dry winter.

O'Donnell also said it seemed very much like "normal" Bermuda grass. Director Barnes said the groundskeeper said he cut it often and he needed to "keep on it".

Barnes also noted that said the average winter temperature in the field location is 41 degrees but that a frost could be damaging to the *Paspalum*.

Councilmember Fredericks asked what it would take to cause damage to *Paspalum* - one night of frost, or 10 hours, or exactly what.

O'Donnell noted that the Brentwood climate, where the consultant had previously decided against *Paspalum*, had very hot summers and very cold winters compared to Tiburon.

Director Barnes said the grass normally turns brown in the winter because it wants to go dormant. He showed an aerial photo of a playing field in Los Angeles that had both patches of brown and green grass. He said this field used *Paspalum*.

Councilmember Fredericks asked if *Paspalum* could be irrigated with recycled water. Barnes said that the grass was salt tolerant, and that the Town's irrigation water was "brackish". He said that Mill Valley actually blended its recycled water with 80% potable water to irrigate its [non-*Paspalum*] playing fields.

Mayor Tollini opened the matter to public comment. There was none.

The discussion returned to Council.

Councilmember O'Donnell said he would like to see the field fixed up but he said he did not think it was fair to use 1-2 million dollars of the Town's reserves to do it. He said he was big on *Paspalum* grass as an alternative, in order to use recycled water, and not have to drastically change the field to do so. So he said the question was what sort of commitment should the Council make to this project.

O'Donnell said it might be helpful to step back and look at it from a budget perspective, and scale the project accordingly. He said the question might be, what could the Town get for a \$500-700,000. Also, what could the TPSC contribute to the project. He noted they had previously indicated they could raise \$150,000.

Councilmember O'Donnell suggested the formation of a subcommittee to study these issues, including a "scaled down" version of the project – perhaps even scaling down the 110,000 size – with more research into the grass, and to come up with a formal plan for something along the lines of \$500-600,000. He said other issues the committee could address were the long-term sustainability of irrigating the field, and permits with Sanitary 5 and BCDC.

O'Donnell said that rather than choose a design first, it would be better to come up with a better framework for the project, with a focus and better handle on financial controls, and do a better job. He said he would be willing to serve on a subcommittee and asked if one of his colleagues would like to join him.

Councilmember Fredericks agreed that "stepping back" and scaling back was a good approach, along with exploring options to raise revenues for the project. She said there were no OBAG II funds availability, as someone had suggested, as this was not a priority conservation area.

Vice Mayor Fraser said that a top down approach made more sense, giving that funding had not been identified, even though the Town had healthy reserves. But he also said it was too early to identify a specific dollar amount for the project, and that quantifying it at this point would be arbitrary. He said more information was needed about the grasses, and other items identified by Councilmember O'Donnell.

The Vice Mayor said he did worry about the current condition of the field but he said there was simply not adequate information to make a good decision for the long-term at this juncture.

Mayor Tollini said that while the Council "paused" it might be a good time to put in a patch of *Paspalum* to see how it worked in that location.

Director Barnes agreed, and suggested a patch of Bermuda grass, as well. He said they should be at least 10 x 10 patches.

The Mayor went on to say that when the Council does come up with a budget for the project, this project should be placed in the queue of all the other capital projects. The Council concurred.

Councilmember O'Donnell talked about managing the expectations of the users of the field, namely the TPSC, but agreed that it needed to be fixed up and cleaned up in the short term.

Councilmember Fredericks said the drainage needed to be fixed; O'Donnell said the field might need to be flattened out to accomplish this.

Vice Mayor Fraser reiterated that the committee should look at funding sources; O'Donnell agreed and encouraged looking into public/private partnerships.

MOTION: To "take a pause" in the process and appoint a Town Council subcommittee comprised of Councilmembers O'Donnell and Doyle to study specific aspects of the design proposals in more detail, including types of grass, water sources, associated costs and funding sources, and to report its findings to the Town Council.

Moved: O'Donnell, seconded by Fredericks

Vote: AYES: Unanimous

ABSENT: Doyle

TOWN COUNCIL REPORTS

None.

TOWN MANAGER REPORT

None.

WEEKLY DIGESTS

- Town Council Weekly Digests – July 22 & 29, 2016

ADJOURNMENT

There being no further business before the Town Council of the Town of Tiburon, Mayor Tollini adjourned the meeting at 8:05 p.m.


ERIN TOLLINI, MAYOR

ATTEST: 
DIANE CRANE IACOPI, TOWN CLERK