

MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS

DRAFT

MINUTES

Wednesday, February 27, 2019

Hosted by the Town of Tiburon

The Lodge at Tiburon ~ 1651 Tiburon Blvd., Tiburon, CA 94920

Members Present

- Belvedere: Campbell, Kemnitzer, McAuliffe, McCaskill, Winter
- Corte Madera: Andrews, Bailey, Kunhardt, Ravasio
- Fairfax: Ackerman, Coler, Goddard, Lacques, Reed
- Larkspur: Chu, Haroff, Hillmer, Morrison, Way
- Mill Valley: McCauley, McEntee, Moulton-Peters, Wickham
- Novato: Drew, Eklund, Lucan
- Ross: Brekhus, Kuhl, McMillan, Robbins, Russell
- San Anselmo: Colbert, Coleman, Wright
- San Rafael: Bushey, McCullough
- Sausalito: Burns, Cox, Withy
- Tiburon: Fraser, Fredericks, Kulik, Thier, Welner

Ex Officio: Larkspur City Dan Schwarz; Mill Valley City Manager Jim McCann; Novato City Manager Reagan Candelario; San Rafael City Manager Jim Schutz; Tiburon Town Manager, Greg Chanis; MCCMC Secretary Rebecca Vaughn

Guests were: Nancy Hall Bennett, League of California Cities North Bay Division; Mike Blakely, Marin Economic Forum; Joanne Webster, San Rafael Chamber, John Diamante, North Bay Transit

Call to Order

President Ray Withy called the meeting to order at 7:04p.m., welcomed everyone to the Marin County Council of Mayors and Councilmembers for February 27, 2019 and then called for public comment.

Public Comment

1. Pat Eklund, Novato Councilmember - Councilmember Eklund announced that there are lemons available from Gloria Bland's tree in Novato to share. She is in the Symphony Chorus and the Chorus and the Symphony are performing on March 9th and 10th and she wanted to encourage all elected officials to attend.
2. Mike Blakely, CEO, Marin Economic Forum – Mr. Blakely introduced himself as the CEO of the Marin Economic Forum. His organization is a nonprofit organization that is here to support elected officials and residents. The Marin Economic Forum provides data and research on public policy issues in Marin. He is delighted to attend this meeting and looks forward to engaging with everyone in the future.

Following Public Comment, President Withy introduced Tiburon Mayor David Kulik.

Welcome and Introduction of Guests

Mayor Kulik welcomed everyone to the Town of Tiburon. He introduced the following members of the Tiburon Town Council: Vice Mayor Alice Fredericks, and Councilmembers Jim Fraser, Holli Thier and Jon Welner. He also introduced the Tiburon Town Staff present: Town Manager Greg Chanis; Chief of Police Mike Cronin; Management Analyst Suzanne Creekmore and Town Clerk Lea Stefani. He announced that it is an exciting time to be in Tiburon. Three new restaurants will be opening. Sam's was a leadership change and the new management group has a lot of great ideas for where to take it.

1 Michael Mina has taken over the Guaymas space. And the Caprice Restaurant will re-emerge under
2 new ownership. He encouraged everyone to come back to visit. McKegney Green will be reopening
3 after a multi-million dollar public private investment and it will be a great resource for outdoor activities
4 in Tiburon.

5
6 Once dinner service was underway, President Withy called on Alex Porteshawver to provide a brief
7 update on Drawdown Marin.

8 9 **4. Presentation**

10 11 **4.a. Update on Drawdown: Marin and Opportunities for Participation** 12 **(Presentation provided by Alex Porteshawver, Drawdown: Marin Coordinator, Marin** 13 **County Community Development Agency)** 14

15 President Withy welcomed Alex Porteshawver to MCCMC to provide a brief update on Drawdown:
16 Marin.

17 Ms. Porteshawver thanked MCCMC for having her and said that she will provide an overview of
18 Drawdown Marin and an update about what the group has been doing. She explained that
19 Drawdown is a major initiative to identify what are the local solutions that can be implemented that
20 will have the greatest impact on drawing down or reducing greenhouse gas emissions while
21 increasing community resilience and equity.

22 It is a lot like climate action plans that Marin cities and towns have. This process is like the process
23 one might go through to develop a climate action plan, but it is bolder and bigger. Drawdown Marin
24 was actually an idea from a small and committed group of community members called the "Marin
25 Climate Action Network." That group said "We need to be doing more. We need to think of big
26 solutions and we need to do it right now." So, around that time, Project Drawdown the book came
27 out, that has 80 solutions with 20 more coming that, if implemented, could reverse the impact of
28 climate change. Paul Hawken, the author, is from Marin and Marin Climate Action Network asked
29 him if the group could borrow the name. And Mr. Hawken agreed, which has been great in that
30 Project Drawdown has some name recognition. People feel really good about that book, because it's
31 about solutions. And so is Drawdown Marin, which is really focused on identifying the solutions.

32 Ms. Porteshawver explained that the initiative was launched in October of 2017 and she started with
33 the County of Marin in September of last year. The Marin Climate Action Network was working with
34 the County to figure out how to really move things forward, and how to start identifying these
35 solutions and bringing people together. So, it was decided that the County would serve as the
36 coordinator of this effort, which led to her being hired to help manage and pull everything together.

37 One of the major goals of Drawdown is to identify all of the really amazing work that's already going
38 on and figure out how do we leverage that work, how to expand upon it and make it bigger and
39 bolder. So the County is helping to establish a common agenda by looking to identify ways to
40 consistently measure progress for the initiative. The group is developing a plan of action, determining
41 what the solutions are that they are going to implement. And the group is also working to establish
42 ongoing consistent communication with the general community, with community organizations,
43 trying really hard to be open and transparent from the very beginning.

1 In order to identify what the top solutions are, Drawdown is putting together six different working
2 groups, and working to identify and develop solutions in six different focus areas. Drawdown has
3 launched three of these working groups and three more will launch in April. The first three to launch
4 are Renewable Energy, Buildings and Infrastructure, and Transportation. And the last three groups
5 are Local Food and Food Waste, Carbon Sequestration, and Climate Resilient Communities. The
6 groups are made up of a really diverse group of individual, and trying to bring in diverse perspectives,
7 different experiences and different backgrounds in order to tap into networks outside of the County,
8 while also building relationships with our neighbors.

9 The groups are made up of technical experts and policy makers and academics and financial
10 institutions which Drawdown wants to bring to the table from the beginning to help identify funding
11 to implement the solutions once those working groups identify what those are. There are also faith-
12 based organizations and community-based organizations and individual advocates. They are
13 establishing a baseline of what is already going on. They are looking to research and studies and
14 projects that have been done successfully in other jurisdictions in California and outside of California
15 and they're coming up with a list of the solutions they think that we should pursue. Those groups are
16 also working to identify who is the lead implementer when it comes to those solutions, and they will
17 eventually present their recommendations to the Drawdown steering committee. That steering
18 committee is helping to identify what is the vision of Drawdown, so that they can be really clear to
19 the public. They will also develop criteria that they will use to evaluate the solutions that are
20 presented to them to determine if the solution increases equity, if it creates positive local economic
21 benefits, if it dramatically reduces greenhouse gas emissions, etc. The group will be evaluating and
22 prioritizing the solutions that are presented to them by the six different focus area working groups.

23 Drawdown also has a community partnership council made up of individuals that have community
24 organizing experience and know how to engage the community on a variety of different issues. They
25 are helping to develop messaging around Drawdown in order to educate, inform and empower
26 people to participate. The group is also working to train people in the community to help spread the
27 word.

28 Following that, Drawdown will have a comprehensive marketing and outreach plan or campaign. So
29 the community partnership council will help put together a scope of work for that. The council, like
30 all of the other groups, is volunteer-based, and can't be expected to do all the outreach. But, they are
31 experts, so they are being asked to help with the scope of work so that Drawdown can identify
32 outside assistance.

33 The whole process is intended to be two years. The first year is focused on planning. Although,
34 because the working groups have been launched at different times, the solutions will be presented
35 to the steering committee as they are ready. So some implementation work may start during this
36 first year, in 2019. But Drawdown really wants to be focused on implementation starting in 2020. So,
37 that means the group has a lot of work to do. But, there's a lot of excitement around this initiative.
38 And so, right now Drawdown is trying to spread the word about the launch of the working groups.
39 There are several ways to get involved. Anyone interested in participating can go on the website,
40 <http://drawdownmarin.org>, and look at some of the actions that can be taken right now to reduce
41 greenhouse gas emissions. People can participate in one of the working groups, can come to a
42 committee partnership council meeting. All of the meetings are open to observers. They are

1 not noticed as public meetings, but all of the events, including meetings, are available on the
2 online events calendar.

3 Following her presentation, President Withy that it has been a lot of fun working on this
4 initiative, and he thanked Ms. Porteshawver for attending.

5

6 **5. Committee Reports:**

7 **(Committee Reports were moved to the end of the meeting to allow more time for the**
8 **main presentation)**

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12 **6. Keynote Presentation: "State of the State" with Senator Mike McGuire**

13

14 President Withy called upon Mayor David Kulik to introduce our guest speaker, Senator Mike
15 McGuire.

16 Mayor Kulik introduced Senator Mike McGuire, summarizing that he was first elected to the
17 State Senate in 2014 after serving on the Healdsburg school board district, the Healdsburg
18 City Council and the Sonoma County Board of Supervisors. He now represents the North
19 Coast region from Marin County to Del Norte County. He has served as the Assistant
20 Majority Leader of the California Senate and as Chairman of the Senate Governance and
21 Finance Committee. Senator McGuire has been an advocate for many of our priorities in
22 Marin, including strong public schools, the environment, preservation of open space,
23 affordable housing, and, of particular relevance recently, the importance of emergency
24 preparedness and wildlife preparation. He thanked the Senator for being here tonight.

25 Senator McGuire thanked Mayor Kulik for the invitation. He began by stating he was just up
26 in Mount Lassen. They have 17 foot snow banks at the moment. And Sonoma County can't
27 catch a break, they are expecting the Russian River to crest at about 46.4 feet. The good
28 news is, that is below the 48 feet that it was in 2017. But high water rescue was brought in
29 last night and are fully prepared for the worst. He is grateful for all the work from Office of
30 Emergency Services.

31 He then stated that he would like to talk about what is going on with the budget, where some
32 of those priorities will most likely be this year, focus in on some of the economic trends that
33 are being seen in California, and then talk about schools and transportation issues.

34 Senator McGuire began by talking about housing. Everyone has been saying as far back as
35 2015 that our state is going to start having recession. While a slowing in our economy has
36 been seen at this point, the State does not expect a recession until about 2021. And that may
37 not be a full blown recession, but a further slowdown. We have the largest budget reserve in
38 our State's history and about \$14.5 billion that set aside in a rainy day fund thanks to the
39 wisdom of California voters who said, "Get your act together and start saving the money
40 when times are good. The State has done this, and has hit the goal two years early. It wasn't
41 expected to hit about \$14.5 billion until 2020. And we are going to commit to hitting 19 billion
42 by 2022.

1 He explained that we are seeing record low unemployment across the state, and that trend
2 will continue. Again, we expect that to continue until about 2021. Mean income for California
3 is about \$64,000, and much higher in the North Bay. When you take a look at the United
4 States mean income, it is \$55,000. And significant wage growth has been seen in the
5 typically depressed areas of the State, including the valley. So there have been some
6 positive trends. And if the Bay Area were its own economy, the nine Bay Area counties
7 together would be the 19th largest economy in the world.

8 He then spoke about where the State is going, and how the State is going to put around an
9 additional \$2.3 billion in reserves this coming fiscal year, and is going to make around a \$4.8
10 billion down payment in the State Teachers Retirement System, as well as the Public
11 Employee Retirement System. As people may know, especially with school districts and the
12 State Teachers Retirement System, there is around a \$76 billion liability right now. And we
13 put around \$6 billion down last year. And out of that \$4.8 billion, is going to be about another
14 \$2 billion into the State Teachers Retirement System. And the remainder will go into the
15 Public Employees Retirement System. When times are good, we had better be paying down
16 our liabilities.

17 Senator McGuire then spoke about education, explaining that \$125 million will be invested
18 this year to be able to expand preschool for all low income schools over the next four years.
19 In the next four years, on our year five, every school will have universal preschool at every
20 public school campus and across the state of California. It is a significant investment goal.
21 That first year of preschool is actually more important than your senior year of high school.
22 So the State is going to be focusing on early childhood education and that's going to be a
23 significant investment, about \$125 billion in ongoing funds over the next four years. There will
24 also be \$402 million in additional dollars going into community college and \$42 million of that
25 is to be able to make the second year of community college free for all full time students. This
26 past year, the State made the first year of community college free to all full time students.
27 This year, the State is going to double down and make the second year free in order to be
28 able to make college as affordable and accessible as possible here in the State of California.

29 There has been record investment in K-12 public schools, but that is still poor compared to
30 the rest of this nation. California has gone from 50th, just about 48 months ago to around
31 42nd, so we still have a long way to go and must continue to invest.

32 He then added that California is also very focused on healthcare, and will be expanding
33 Medi-Cal this year to all 19 through 26 year olds, which will benefit low-income youth who
34 may not have access to insurance. He added that, if you're undocumented or not, California
35 is going to invest in you, in your health care. He then stated that because of the federal
36 attack on the Affordable Care Act, California is going to have to kick in about another billion
37 dollars to be able to keep Covered California rates low and lower than the rest of the country.

38 He spoke about the State's liabilities, of which number one is healthcare. In 2013, when the
39 State was looking at passing the Affordable Care Act, 17% of the State of California was
40 uninsured. Fast forward to last year, California is at about 7%, the lowest uninsured rate in
41 this state's history.

42 Senator McGuire then spoke about the wildfires. He thanked everyone for the leadership of
43 so many cities and councils stepping up to be able to lead on the issue of wildland fire. He

1 mentioned that 14 of the 20 largest wildland fires and 12 of the 20 most destructive have all
2 happened in the past 10 years. And he has spoken about before, our United States wildfire
3 season was 138 days in the in the 1970s. In 2017, the season was 222 days. The State
4 currently has 120 million dead or dying trees now. And the State has major challenges when
5 it comes to response and prevention. So seeing what the State has seen since 2015 and the
6 absolute devastation that has been seen in northern California and especially in this district,
7 there must be more invested in enhanced response as well as in prevention.

8 He spoke about being able to strengthen our mutual aid system since 85% of all mutual aid
9 of all fire engines that are coming in when a wildland fire breaks out are coming from
10 municipal government, the remainder from Cal Fire. Cal Fire is now a year round firefighting
11 force, \$40.1 million every year and enhanced boots on the ground. Number two, McClellan
12 air attack base over near Sacramento, where the largest airplanes and helicopters are at, is
13 now a year round firefighting force that at about \$10 million. It is staffed year round because
14 as was seen in 2017, the Thomas fire in Santa Barbara County was being fought on
15 Christmas Day. The State is now investing in pre-positioning, with \$50 million spent annually
16 in pre-positioning. No longer is the State going to wait for a fire to break out in California,
17 firefighters and apparatus will be brought in from around the state during a red flag event,
18 and positioned wherever that red flag event is actually located.

19 He spoke about prevention and presented some quick statistics. 58% of all forest land in the
20 state of California, 58% is either owned or managed by the federal government. 3% is owned
21 by state or local government. The State has invested \$110 million over the last 24 months in
22 vegetation management in dead and dying tree removal. 48% of that 110 million has been
23 invested on federal forests land. And the reason being, United States Forest Service has
24 seen their budget cut by \$2 billion since 2016. And by the way, this is not just a republican
25 issue. President Obama also cut United States Forest Service budget back in 2016. The
26 State is back filling dollars to the federal forest land because that area is most vulnerable,
27 especially when it comes to dead and dying trees.

28 Now the State is going to invest another billion dollars over the next five years, \$200 million a
29 year. The Senator wanted to make sure that cities are applying for two types of grants that
30 are coming from Cal-Fire. Fire Safe Marin, for example, received about \$58,000 for
31 vegetation management, dead and dying tree removal, and to be able to develop emergency
32 and evacuation plans. It is a very simple process to be able to apply. \$200 million will be
33 moving here in the coming 12 months. And it's important that Marin is applying for that.

34 Regarding emergency alerts, the Senate passed a bill last year signed by the Governor that
35 will finally advance emergency alerts to the cell phone. People have become over reliant on
36 our phones and during the North Bay fire storm in Sonoma County, only about 30-35% of all
37 residents who were in harm's way received an alert. There are some major reasons for that.
38 First, if you don't go and opt into the alert system, whatever the county has, you're not going
39 to get the alert. Second, 72 cell phone towers were either down, damaged or destroyed. And
40 so officials couldn't get the alerts to the people who were in harm's way. So what the bill does
41 is focus on this, people are going to get an alert no matter if they like it or not, just like an
42 Amber Alert. There will no longer be an opt-in system here in California, the State will be
43 transitioning to opt out. Second, there will be communications on multiple mediums. Now it is
44 mandated that to have emergency alerts going out to radio stations, all television stations
45 and wherever there are electronic highway billboards. There are also 7 counties out of 58

1 that can't send out a wireless emergency alert. Staff will be working with each of those
2 counties, mostly rural, to be able to get them the technology they need to be able to send out
3 an alert when needed. He thanked the Office of Emergency Services, which has been
4 instrumental in getting this done.

5 Regarding highways and flooding, the Senator spoke about Highway 37. The State has just
6 spent in the last two weeks \$1.8 million to be able to build a temporary flood wall. The issue
7 is that there are 25 miles of levee out there that are not holding up. In the coming eight to 12
8 weeks a comprehensive plan will be advanced by Caltrans on a longer term, temporary fix.
9 He stated that there are some major challenges there. And they must also have to get
10 through the lawsuit with Regional Measure 3 so that they can start investing that \$100 million
11 as well. But he stated that the County will be seeing a longer term temporary fix unveiled
12 there, in the next eight to 12 weeks.

13 Regarding the Richmond–San Rafael Bridge, that bridge is 63 years old, and is in need of a
14 bit of a facelift. It is one of two of the oldest bridges in the Bay Area toll authority system.
15 There will be a replacement of 31 of the joints. They have \$10 million just beginning to move
16 on the emergency repairs now, and there will be an additional \$10 to \$15 million that will be
17 advanced in the coming weeks in order to be able to get all 62 joints that weren't touched in
18 the seismic retrofit figured out. The Senator shared that he is working hand in hand with
19 Assembly member Levine to be able to secure \$10 million in enhanced above and beyond
20 what the fix is already going to cost to be able to start the conversation about replacing the
21 Richmond–San Rafael Bridge. It is going to be a long-term project, but traffic has to be able
22 to move. If there is a catastrophic failure on that bridge, Caltrans will not rebuild it. They're
23 not going to rebuild it in its current location. A new bridge will need to be built and it is time to
24 start that conversation now because that bridge is extremely vulnerable. And whatever
25 happens on the Richmond–San Rafael Bridge backs up the rest of the Bay Area.

26 Regarding housing, the Senator stated that he wanted to talk about two bills that people may
27 not be in agreement on. He thanked Chairwoman Fredericks, who is chair of the MCCMC
28 legislative committee, who was graciously allowed him to come in to have conversations four
29 times SB 4 and SB 5. But first, he spoke about homelessness in California.

30 In 2015, a bill called No Place Like Home was passed, which allowed for \$1.5 billion for
31 permanent supportive housing for chronic homeless in California. There are 122,000 folks
32 who call the streets of California home every night, and about 25% of those are chronic
33 homeless due to diagnosis, mental health, drug or alcohol addiction. The average chronic
34 homeless resident cost taxpayers \$100,000 every year. Marin County is going to receive
35 \$1.5 million in No Place Like Home dollars this year. He thanked the City of San Rafael for
36 working with him on these issues of homelessness. He hoped to see some type of
37 permanent homeless housing somewhere around the Homeward Bound property in San
38 Rafael. That is still to be determined, but that's really critical.

39 He also thanked the City of Novato, for working in partnership on a city owned lot to be able
40 to develop veterans permanent supportive housing for chronic homeless veterans and some
41 chronic homeless residents. Because of this development and the leadership by the Novato
42 City Council, there is a real opportunity in Marin County to be able to get rid of and solve
43 veterans homelessness in the County over the next five to eight years.

1 The Senator then mentioned very flexible funds that are moving this year into Marin, \$4.8
2 million in what is called HEAP funds, a homeless emergency fund, coming in through the
3 continuum of care with the County of Marin. Cities can work with the County to be able to use
4 these funds, which can be used for a homeless shelter if you have families that are about to
5 get evicted because they can't pay their rent, you can pay their rent, you can use it for
6 services, developing shower programs, etc.

7 Regarding housing, the Senator stated that the State is seeing the lowest home ownership
8 rates since the 1940s. California is home to 21 of the top 30 most expensive rental markets
9 in America. He stated that he did not support a bill last year called Senate bill 827, which was
10 incredibly controversial and took a one size fits all approach. What works for San Francisco
11 or Los Angeles when it comes to high density housing will never work for the North Bay. He
12 further stated that if a housing bill is passed by the legislature this year, Governor Newsom
13 will sign it. And if the North Bay is not developing some type of an alternative, we are all
14 going to have to live with the consequence of saying no.

15 The state is putting in about \$11 billion on the table to be able to build workforce affordable
16 housing over the next five years. The biggest driver of that is from the affordable housing
17 bond that was just passed by California voters. Two bills will also be brought forward that will
18 be focused on strategic infill and developing about a \$1.5 billion of a refined, more strategic,
19 way to advance redevelopment. There will be other bills that will take a one size fits all
20 approach this year when it comes to the issue of housing, no matter if it's affordable housing
21 or market rate. He stated that he is a big believer that no neighborhood should experience
22 radical change but we will have to look at some change and it's going to take everyone
23 working together to be able to solve this crisis.

24 The Senator discussed four main drivers when it comes to the issue of crisis of needing
25 about 1.5 million affordable units between 2015 and 2025. Those drivers are high land
26 prices, fewer public dollars available to build, regulatory hurdles and the lack of units in
27 greater demand. People say that there is a shortage of all income categories when it comes
28 to housing. Yes, on home ownership. No, when it comes to rentals. So between 2015 and
29 2025 according to Housing and Community Development, in that 10 year time period, we will
30 see a surplus of 300,000 market rate rentals. When it comes to affordable, we are going to
31 be short 960,000 units for low income families living 50 to 80% of the area median income.
32 There will be a 1.5 million unit shortfall for families live in 30 to 50% of the area median
33 income and about a 1 million unit shortfall for families living in 30% or lower of the area
34 median income.

35 SB4 has just been introduced, and it is going to take a more strategic approach when it
36 comes to infill focus on workforce affordable housing in big cities and small. It is going to take
37 population into account. In cities with population 50,000 and up within a half mile of a fixed
38 rail or a ferry terminal, you would be able to build to the max height allowed in the zoning plus
39 one story. The Bill is going to respect the urban and suburban designations. Some other bills
40 may not. For example, because Marin is a suburban county, it is going to be a minimum of 20
41 units per acre. If you live in an urban county, it's 30 units per acre. SB 4 is not going to put
42 urban thresholds onto a suburban county. The catch is that 30% of those units within a half
43 mile of a public transit rail line and or a ferry terminal within a community of 50,000 and up,
44 have to be affordable. It's a high threshold and if we're going to give a streamline approach to
45 developers, we have to get workforce housing built. Another catch is that if you live in a city

1 of 50,000 and up, a fourplex can be built by right. In a community of 50,000 or less, a
2 duplex can be built by right. Again, everyone is going to have to be able to contribute. There
3 will be other bills that will not take population into account. There will be other bills that will
4 say, "You're building 30 units per acre." There will be other bills that will say "Within business
5 districts, schools or bus lines, you're going to have to build to a specific height and density."
6 For SB4, what we're taking a look at is rail line, passenger rail line, and ferry terminals.

7 The Senator explained that in order to be able to get these affordable housing units built, SB
8 5 is being advanced. SB 5 would take a portion of the ERAF as it once did with
9 redevelopment and dedicate that to affordable housing. So 50% of that \$1.5 billion is what
10 redevelopment was at its peak for affordable housing. He stated that it would start at \$1.5
11 billion, and then take 50% dedicated just for workforce affordable housing. There are three
12 other areas where the remaining 50% can be used: 1. On sea level rise; 2. On neighborhood
13 revitalization; 3. On sewer and water hookups for affordable housing. Some of the biggest
14 costs when it comes to affordable housing or housing in general are hookup costs, and we
15 want to be able to get these units built throughout the state of California.

16 Regarding off shore oil, a bill has finally been passed and signed by the governor that will
17 ban offshore oil drilling off of California for good. We will no longer refine any crude that is
18 taken out of federal waters on California land.

19 Next, the Great Redwood Trail is being advanced by taking 320 miles of what is now the
20 SMART line as well as the dilapidated line up north of the Northern California Rail Authority
21 and transitioning that to a trail. \$7 million was secured in last year's budget, one to buy out
22 NWPCO who is the freight operator. There is one operator of the seventh segment, which
23 would be SMART, and that is still in negotiations. And \$3 million to be able to advance an
24 audit. NCRA is now functionally bankrupt and they owe creditors, the feds and the state
25 about \$12 million. So there will be an audit that will come due by June 30th of 2020 and that
26 agency will be winding down and transitioning them to a trail agency only. That has been
27 controversial but he is happy to take any thoughts on that.

28 Regarding Medicare for All, there has been focus on wanting to move Medicare for All
29 forward here in the state of California. Some big steps have been taken to be able to move
30 forward with a bill. The Senator shared that it is going to be difficult to be able to move
31 forward with a Medicare for All bill here in the state of California in this calendar year, for
32 several reasons, but this is an issue that he is dedicated to and is working with advocates
33 from across the state as well as the California Nurses Association. He stated that people will
34 see this brought back in 2020 to finally get done.

35 Regarding Greenhouse Gas Emissions, the Senator stated that Greenhouse Gas Emissions
36 have been reduced by 13% in the state thanks to local government for stepping up so big. A
37 study will be launched on how the combustion engine can be phased out by 2040 or 2045.
38 Assembly member Phil Ting had had a bill last year that would have done that, it did not
39 make it. This is going to be studied this year, but until we curb the tailpipe, we are not going
40 to be able to get our GHG's fully tackled. 60% of GHGs in California come from the
41 automobile tailpipe.

42 Regarding immigration, the Senator explained that in California, he believes our strength is
43 built off of our diversity and that diversity is what has kept our communities strong and our

1 economy thriving. 30% of our workforce in this state are undocumented. He shared that the
2 reason why he helped advance SB 54 to stop the state from cooperating with ICE is because
3 immigrant communities have always made this state strong. There will continue to be tension
4 with the federal government at this point, but he will never back down from a fight when it
5 comes to protecting immigrants in this state.

6 He thanked MCCMC for having him and for allowing him to be able to work with us every
7 day. He is looking forward to work with our County over the next four years as well. He
8 introduced some of his staff present: Carole Mills, Chief of Staff Rebecca Wachsberg, Anton
9 Favorini-Csorba from the Senate Governance and Finance Committee, who has been
10 working on a lot of the technical issues on SB 4. Following his concluding remarks, he asked
11 for any questions, comments or criticisms.

12 QUESTION 1: Councilmember McCullough, San Rafael, asked about SB 4 and SB 5 and if
13 the Senator is anticipating inserting a prevailing wage or union labor provision in either bill or
14 both bills. Senator McGuire responded that prevailing wage is going to be going into SB 4.
15 100% affordable housing will be excluded.

16 Councilmember McCullough further stated that the Senator has talked about some of the
17 impediments to develop more housing. Land prices are one, but construction costs are
18 another, and prevailing wage/union labor provisions just adds to construction costs by about
19 25 or 30%. The Senator responded that he will always be completely candid, and that this bill
20 is not going to get through without prevailing wage in the bill. Single family homes will not be
21 subject to prevailing wage as they are not now. We are going to respect that 100% affordable
22 housing unit developments will not be subject to prevailing wage as they are now. But we're
23 going to need to move forward on prevailing wage. Every affordable housing or housing bill
24 will have prevailing wage in it this year. He stated that he has heard that feedback as well at
25 the legislative committee, but wants to honest that nothing is going to move without prevailing
26 wage in it. And he also believes that if something did move by chance, the Governor would
27 not sign it without prevailing wage. Regarding the points about the affordability factor of those
28 units, he is looking at a streamlined by right process, cutting three years, maybe five years,
29 off the entitlement process, and for the first time to actually having some subsidies to be able
30 to invest into those affordable units and the costs that drive the price of affordable units,
31 especially on those hookup fees.

32 QUESTION 2: Councilmember Cox, Sausalito, inquired about the status of Senator Wiener's
33 SB 50, and asked if the Senator has met with him to meet and confer about his alternative
34 housing bill? Senator McGuire responded that Senator Wiener will be advancing SB 50 as
35 well, and it will be heard in March. He is anticipating SB 4 will be heard on either March 19th
36 or 20th., and it will start in his committee. SB 5 will be starting in Governance and Finance on
37 that same week. SB 50 will be heard sometime in March at the Housing Committee and then
38 sometime in April in Governance and Finance. They are going to be crossing technical
39 amendments to the bill tomorrow or Friday and have both agreed that we probably shouldn't
40 sit down until we have all technical amendments in place and the bill is completely public with
41 a new version. Then we are going to be sitting down next week.

42 QUESTION 3: Councilmember McCauley, Mill Valley, inquired about the long range of
43 challenge for the State of California. So the top State tax rate is now 13.3%, it was temporary
44 and became final, as I understand 50% of the taxes paid in California are paid by the top 1%.

1 So you have that, and you have a rainy day fund, but you certainly have some risks there
 2 associated with a downturn. On the other hand, as far as the cities are concerned, one of the
 3 scariest things approaching us is the decisions that CalPERS has made with regards to low
 4 and discount rates, et cetera. We're expecting on a nominal basis for our PERS costs to
 5 double over the next eight years and our contribution rates to go up by roughly 50%. So you
 6 can see this confluence of risk associated with being able to meet the promises that we have
 7 to our employees at a time when revenues go down dramatically the result of the downturn in
 8 the economy. Prior Governor Brown really pushed hard on that question and made what
 9 would generally be called small changes with PEPPRA. You talked about 50 really
 10 complicated things. Is it in the radar of the Senate Assembly right now to deal with reform,
 11 particularly with the California Rule being challenged in the courts right now?

12 Senator McGuire responded that the Councilmember is correct. About half of the income is
 13 coming from very few people who live here in California. And that is why we have such an
 14 ugly boom and bust budget cycle and why we're finally getting our act together to be able to
 15 save in the good times because we know we're just about to hit the longest recovery in
 16 modern history for the State of California. Regarding the issue of pensions, Governor Brown
 17 did some good work, not major work, on the issue of pensions and advanced that \$6 billion
 18 pay down that will turn into \$11 billion pay off over the next 19 years. When it came to PERS
 19 last year, he has not heard of Governor Newsom even mentioning the word pension yet,
 20 although that is not saying he won't. The Senator explained where he thinks that we will see
 21 work done:

- 22 1. He thinks that there is going to be an enhanced focus on the State Teachers
 23 Retirement System because it is so out of whack.
- 24 2. He thinks that we are going to see some enhanced focus on our healthcare liability
 25 on the state side because it is so out of whack. He thinks that we are going to see
 26 that over the next 24 months be the main focal point because it is the biggest fire.
- 27 3. He does not know how much focus is going to be on the Public Employee
 28 Retirement System, but because we have two major fires that have been burning
 29 for quite some time and candidly ignored that's where he thinks the focus is going
 30 to be.

31 Councilmember McCauley asked a follow-up to his question: Is there any shoe drop as a
 32 result of the legislative challenge to the California Rule, if it is overturned, that will that create
 33 a new momentum to consider alternative plans to pension plan? The Senator responded that
 34 it very well could. He stated that he gets frustrated that previous generations have left some
 35 of the biggest mess, and we are here to clean it up. We have done some work, but not nearly
 36 enough. He thinks that if we do see the courts rule, it may spur that but he thinks that right
 37 now, pending what that decision is going to be, the focus is going to be on the State
 38 Teachers Retirement System and healthcare liability.

39 QUESTION 4: Councilmember Fredericks, Tiburon asked what can we do to encourage the
 40 process that would actually have some of these amendments to SB 50 that recognize the
 41 differences between the jurisdictions, not just the small and the big, but location and all the
 42 other constraints to building. What can we do to make sure these amendments, including the
 43 ones you are suggesting are actually taken into the bills to produce housing?

1 The Senator responded that the League of Cities Executive Director will be speaking at the
 2 Zoning hearing next week, and he thinks that, in her testimony, she should be talking about
 3 that as number one. Second, he thinks that it is time to start emailing Housing Committee
 4 members on the Senate side to let them know your concerns. He thinks that direct calls and
 5 emails are going to be the biggest push, and sooner rather than later, as well as making sure
 6 that the testimony is going to be coordinated next week.

7 Councilmember Fredericks clarified that is this both to the Housing Committee and
 8 Governance and Finance committees. Senator McGuire responded yes, to the members of
 9 both committees, and he would be happy to provide a list.

10 QUESTION 5: Councilmember Kunhardt, Corte Madera, stated that it is really wonderful to
 11 have a senator who has such broad and deep understanding of the issues and so much
 12 energy to address them and your willingness to be out early in the morning and late in the
 13 evening talking to people with very few notes is really impressive. So you obviously do love
 14 your job and we're glad that you do.

15 QUESTION 6: Councilmember Moulton-Peters, Mill Valley, stated that she appreciates the
 16 Senator's energy. She told him that he was instrumental in getting us funding for the last time
 17 Highway 37 flooded. And she knows he is right in there making it happen and can't wait to
 18 see what CalTrans is going to do. She thanked him for his sensitivity to the North Bay on our
 19 housing issues. We are not a urban county and we don't aspire to be one, but we do want to
 20 do our part and that includes the small cities as well as the larger ones in, and she wanted to
 21 comment that last year we all heard an interesting presentation on missing middle housing.
 22 This is the kind of housing that will take single family lots and make duplexes and fourplexes
 23 and all kinds of old typologies that have existed pre World War II. She thinks that this is
 24 something we could get behind, and hopes the Senator can integrate this into his thinking for
 25 the towns that have older downtowns where these already exist. She added that any way
 26 that we can support his efforts because Marin County really can't say no anymore, we have
 27 to say yes to something, and she thanked the Senator for giving us an opportunity to say yes
 28 to something.

29 The Senator thanked the Councilmember for her comments. Regarding the missing middle
 30 housing, what he is also trying to do is define that because he has heard from a lot of cities,
 31 asking what exactly is the missing middle? He would love to be to work with us about what
 32 that looks like. He thanked MCCMC once more for having him as a guest speaker.

33 President Withy thanked the Senator for his presentation and continued with the meeting
 34 agenda, returning to the Committee Reports that were postponed from earlier in the agenda.
 35 He thanked everyone who had submitted written reports.

36 37 **5. Committee Reports**

38 5.a. Association of Bay Area Governments (ABAG) - Pat Eklund, Novato
 39 (Provided written report)

41 5.b. MCCMC Legislative Committee – Alice Fredericks, Tiburon
 42 (Provided written report)

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44

1 5.c. Golden Gate Bridge Highway Transportation District – Alice Fredericks, Tiburon
2 (Provided written report)

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4 5.d. Transportation Authority of Marin - Alice Fredericks, Tiburon
5 (Provided written report)

6
7 5.e. Sonoma Marin Area Rail Transit (SMART) – Dan Hillmer, Larkspur
8 Councilmember Hillmer announced that there are copies of the General Manager’s
9 report available on each of the tables and stated that anyone interested in additional
10 information could visit sonomamarintrain.org.

11
12 5.f. Marin LAFCO – Sashi McEntee, Mill Valley
13 Councilmember McEntee announced that LAFCO was supposed to elect a new
14 public member but there was a stalemate and will try again in the next round, a
15 Special District seat will also be coming up for appointment soon.

16
17 5.g. Disaster Preparedness Ad Hoc Committee – Verbal Report from Sashi McEntee,
18 Mill Valley and/or Catherine Way, Larkspur
19 Councilmember Way announced that the Disaster Ad Hoc Committee worked all
20 last year and has a lot of good things to report. One of our missions was to work in
21 coordination with all 11 cities and towns and implement the lessons learned from
22 the North Bay fires and also the Community Wildfire Protection Plan lessons
23 learned and Katie Rice has taken the lead as a County Supervisor who is going to
24 get all city and town representatives together and you should have received an
25 email about that if you participated. The mission is to coordinate our ordinances
26 and plans using the best practices coming out of the Fire Chiefs Association. The
27 County Fire Chiefs Association has been meeting regularly and they will be
28 presenting a report to the Board of Supervisors in March in which they are going to
29 highlight the specific plans that they would like the cities and towns to implement. If
30 you did not receive an email from Katie Rice, that working group, Marin Ready
31 Together, will begin meeting soon. Disaster knows no jurisdictional boundaries so it
32 is important for everyone to be on the same page in ordinances that we pass and in
33 supporting our professional Fire Chiefs Association.

34
35 Councilmember McEntee added that the committee will be working on another
36 countywide fire community meeting, tentatively sometime in March you will begin
37 hearing about it.

38
39 Councilmember Way further added that this committee also stimulated a
40 subcommittee of Marin Managers getting together with the County Manager to talk
41 about this, and the Fire Chiefs Association getting together to with all of the
42 different Fire Chiefs about how we can help our different constituencies work
43 together.

1 **7. BUSINESS MEETING**

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7.a. Review of Draft Agenda for March 27, 2019 MCCMC Meeting Hosted by the City of Belvedere

President Withy announced that a presentation of the results of the Survey of Members will be included on the March agenda. There was also a request to add the Annual Report from the Marin Major Crimes Task Force as a brief presentation

7.b. Consideration and Possible Action to Approve the Draft Minutes of the January 24, 2019 MCCMC Meeting Hosted by the City of Sausalito

There was a request to change the word “Court” to “Board” on page 5, line 5, so that the sentence reads, “The District *Board* agreed that the District needed to fund the current level of operations and also look forward to increases in service especially with respect to the runs out of Larkspur on the ferry.”

There was a motion and a second (Eklund/Fredericks) to approve the minutes of the January 24, 2019 MCCMC meeting as amended. The motion was approved by acclamation.

Adjournment

President Withy thanked everyone for attending and adjourned the meeting at 8:35p.m. to the next regular meeting scheduled for March 27, 2019 hosted by the City of Belvedere.