



# THE MORNING AFTER

Highlights from the  
Ross Town Council Meeting  
of January 10, 2013

Town of Ross

Volume 7, Issue 1  
January 11, 2013

## Ross Post Office Lease Discussions Continue



**T**own Manager Rob Braulik updated the Council on the Town's ongoing discussions with the United States Post Office (USPS) to renew the current lease which is set to expire on March 30, 2013. The current lease provides \$105,840 per year (\$50.40/sq ft) in income to the Town.

The USPS is currently on the second of two 5-year extensions from a previous lease executed with the USPS 10 years ago. For past lease negotiations, the Town and USPS negotiated the lease directly between the two agencies. This time, the USPS has retained the services of international real estate broker-

age firm CB Richard Ellis (CBRE). CBRE has subsequently retained the services of Cassidy Turley (CT) Real Estate to assist them with the lease given their knowledge and expertise with the local Marin County real estate property market.

The Town and USPS have exchanged several proposals back and forth to date with the latest proposal from USPS dated January 8, 2013. The Town and the USPS are apart on the economics of the lease transaction. Where the Town and the USPS are at current impasse includes:

### USPS current offer to the Town

- Annual base rent of \$88,200/yr (\$42.00/sq ft)
- The Town to give two (2) month's free rent
- The Town to pay Tenant's representative (CBRE/CT), a leasing fee
- Five-year lease term with right to terminate in two yrs

### Town Counter to the USPS

- Annual base rent of \$113,400/yr (\$54/sq ft)
- No free rent
- No brokerage fee
- Five-year lease term

CBRE has communicated the business model supporting USPS operations has changed dramatically since the last lease negotiations and the USPS is looking for any savings they can including their real property leases.

The Council asked the Finance Committee and the Town Manager to continue negotiations with the USPS and bring them back to the Council at the February meeting.

### Inside this issue:

<i>Mayor's Report</i>	2
<i>Temporary Location of Little League Ball Field</i>	2
<i>Town Investment Portfolio Update</i>	2
<i>Planning Applications Scoreboard</i>	3
<i>What's Next</i>	3

### HAPPY NEW YEAR!



## Employee Appreciation Program



**T**he Town recognized two long-time employees for their years of dedicated service to the Town of

Ross. Town Manager Rob Braulik presented Public Works Superintendent Robert Maccario (20 years), and Police Sergeant Steve Nelson (10 years), with a certificate and small gift of appreciation.

Robert Maccario began working for the Town in 1992 and has been overseeing Ross' streets, parks, trees, and facilities for 20 years. His breadth of experience and knowledge of Ross' history, as well as his "take-charge" atti-

tude, have made him a very valuable employee.

Steve Nelson's law enforcement career began with the Sonoma County Sheriff's Department in 1986, followed by the San Anselmo Police Department for 13 years before joining Ross in 2002. He was promoted to Police Sergeant in 2009.

Thank you Robert and Steve for all you do!

**Stay informed and up to date. Join the Town's email list.**

**Email**

**[llopez@townofross.org](mailto:llopez@townofross.org)  
to join.**



Rupert Russell  
Mayor

## The Mayor's Report



**H**appy New Year! We start this year with the Town looking peaceful and some nasty winter storms that brought down trees, foliage and power lines behind us. Hopefully the rest of the winter storms will pass us quietly by. The Town continues to face stormy economic conditions in the current year. We did receive in December the projected property tax payments and based on this, expect property tax revenues for the fiscal year to come in at the forecasted amount. Real property taxes are the Town's largest revenue source. For the

current Fiscal Year ending June 30<sup>th</sup>, the Town will still need to use reserves to balance the budget as the new Measure D parcel tax revenues will not be paid until fiscal year 2014 which commences July 1, 2013. I expect the Council will need in the coming year to continue to address potentially challenging matters and make decisions so as to ensure there is a balanced budget. This work will ensure the Town continues to provide high quality services while addressing the current structural deficit.

Finally, some of you may have

noticed the flag outside of the Town Hall was flying at half-mast. This is because a former Council member, Ralph Walker, who served on the Town Council in the late 1960s and early 1970s passed away on December 22, 2012. Those who give service to our community should rightly be honored and not forgotten. They have given up many hours of family and professional life to serve their community, which we should all appreciate. I did not know Ralph Walker, but I respectfully and sincerely wish his family well.



## Council Approves Location of Temporary Ball Field

**T**he Town Council agreed to continue the current temporary location on the Ross Common for the Little League and T-Ball fields and related sports activities for 2013.

Last year the Council had authorized the temporary location of the ball field for the 2012 season while a decision on its

permanent location was pending. The authorization was for the 2012 season only. The Council received a formal request from Ross Valley Little League President Andrew Felder, requesting continued use of the temporary location on the Common for the 2013 season.

The permanent location of the field has not yet been deter-

mined so in the interim, the Little League has used the current temporary location. It is anticipated staff will complete discussions with the League and other appropriate agencies this year on a permanent location and bring a report back to the Council for action.

## Town Investment Portfolio Update



**A**fter significant discussions of the Town's investment portfolio, the Financial Investment Advisory Committee (FIAC) along with the Finance Committee (FC), has recommended to the Council that the Town liquidate one-hundred percent (100%) of the Town portfolio invested with RBC, particularly, the portion now invested in mortgage backed securities. That amount would be approximately \$1,500,000.00. These investments were done by the previ-

ous Town Administration and are not in compliance with the Town's Investment Policy nor California Government Code §53601, which states that a public agency will not invest in securities with a maturity over five (5) years. The current portfolio has several mortgage backed securities with maturities past five years.

The FC with the assistance of the FIAC, will discuss possible options on where to invest the liquidated portions of the port-

folio at their next meeting. It is likely the FC will recommend investment in the California Treasurer managed Local Agency Investment Fund (LAIF).

The Council agreed to authorize the Town Manager to liquidate the RBC investment portfolio starting with the mortgage backed securities, and to initiate preparations to issue a formal request for proposal (RFP) to select a new firm to manage the Town's investments in the future.



Senior Planner  
Elise Semonian

## Planning Application Scoreboard

The Town Council took the following action on planning applications considered at last night's Council meeting. For more information on each planning application, visit [www.townofross.org/pages/town\\_council/staff\\_reports.html](http://www.townofross.org/pages/town_council/staff_reports.html). The minutes of this meeting will be available on the website at [www.townofross.org](http://www.townofross.org) after approval at the February 2013 Council meeting.

Address	Applicant	Council Action	Vote (for/against/abstain)
8 Norwood Avenue	Philip and Susanna Rice	Approved	4-0-1 (Russell recused)
50 Willow Avenue	Bob and Joanne Walker	Approved	4-0-1 (Kuhl recused)
16 Canyon Road	Peter and Amanda Mortimer	Approved	5-0-0
102 Ivy Drive	Ward and Melinda Ching	Approved	5-0-0
57 Laurel Grove	Jennifer Maxwell	Continued	-
104 Laurel Grove	Richard Fullerton (appellant)	Withdrawn	-
81 Glenwood Avenue	Stephanie DiMarco and Jim Harleen	Approved	4-1-0
73 Winship Avenue	Brian and Erica Hunt	Approved	4-0-1 (Brekhus recused)
48 Loma Linda	Hardy and Kim Hodges	Approved with one additional parking space	5-0-0
187 Lagunitas Road	Jim and Helen Hobbs	Continued	-

### **ARE YOU READY? 2013 CERT CLASSES ARE AVAILABLE**

January 19 & 26 - Nicasio

February 6, 7 & 8 - Novato

February 28, March 2 & 9 - Kentfield

To check the full schedule of classes and enroll go to: <http://www.marincountycert.org/cert-training-schedule>

## What's Next...

- Town Hall Offices will be closed Monday, January 21, 2013 for Martin Luther King, Jr. holiday.
- The Advisory Design Review Group will meet Tuesday, January 22, 2013 at 7:00 p.m.
- The Finance Committee will meet on Wednesday, January 23, 2013 at 2:00 p.m.
- The Public Works Committee will meet on Friday, February 22, 2013 at 8:00 a.m.
- The next regular Town Council meeting will be held on February 14, 2013 at 6:00 p.m. Agendas and staff reports are posted in advance of the meeting on the Town's website at [www.townofross.org](http://www.townofross.org). All meetings are held at Town Hall unless indicated otherwise. You may email Council members by accessing the website at [www.townofross.org/pages/contact/email\\_council.html](http://www.townofross.org/pages/contact/email_council.html).

The Morning After is published following each regular Council meeting by the Town of Ross staff. The newsletter is not an official record of the meeting's proceedings and does not cover all agenda items. No portion of this newsletter may be copied, reproduced or reprinted without advance written permission from the Town of Ross. Comments regarding this publication are welcome at [llopez@townofross.org](mailto:llopez@townofross.org).

Town of Ross  
P.O. Box 320  
Ross, CA 94957  
415-453-1453  
Fax: 415-453-1950  
Visit us at [www.townofross.org](http://www.townofross.org)

