Town of Fairfax
Town Council Meeting

Wednesday, December 2, 2026 | 6:30 p.m.
Fairfax Women's Club, 46 Park Road, Fairfax CA
and Zoom Webinar ID 831 0518 0735

Agenda

PUBLIC PARTICIPATION NOTICE

This meeting will be held in person and virtually on Zoom. It will also be broadcast on Channels 27 and 99 and livestreamed on https://www.townoffairfax.org/watch-live-2/ and https://www.cmcm.tv/27. Unless a member of the City Council is attending the meeting via teleconference pursuant to the provisions of AB 2449 (2022), if a technical error or outage occurs on the Zoom feed, the Town Council will continue the meeting in public at the Fairfax Women's Club.

HOW TO PARTICIPATE

- Women's Club at 46 Park Road, Fairfax
- Join the Zoom webinar https://us02web.zoom.us/j/83105180735
- Dial in to Zoom's telephone number +1(669) 900-9128 *or* +1(346) 258-7799 and press *9 to provide verbal public comment. Zoom Webinar ID 880 3100 1183.

PUBLIC COMMENT

- Email written comments to the Town Council before 3:00 p.m. to be posted online. Emails received after the cutoff time will still be made part of the record.
- You may also provide comments in-person and over Zoom during the meeting. For Zoom, use the 'raise hand' feature to provide verbal public comment.
- Speakers are limited to two (2) minutes.

Regular Meeting at 6:30 p.m.
Hybrid meeting at the Fairfax Women's Club and via Zoom

6:30 PM – CALL TO ORDER – PLEDGE OF ALLEGIANCE

ROLL CALL—APPROVAL OF AGENDA

LAND ACKNOWLEDGEMENT
The Fairfax Town Council acknowledges that we are located on the un-ceded ancestral lands of the Coast Miwok people of present-day Marin County. We honor with gratitude the land itself, and all of its ancestors: past, present, and emerging.

MEETING PROTOCOL
The Mayor or presiding officer shall maintain order at all Town Council meetings. Council Members share responsibility for modeling respectful, professional conduct to effectively facilitate the meeting and encourage meaningful civic participation.

All participants - including Council Members, staff, members of the public, and remote attendees are expected to engage respectfully. Profane language, personal attacks, ridicule of character or motives, and discriminatory or harassing conduct are not permitted. These standards apply equally to all viewpoints and forms of participation.

To ensure all voices can be heard, disruptive behavior including shouting, repeated interruptions, clapping, booing, stomping, use of sound-making devices, or other actions that interfere with the orderly conduct of the meeting is not permitted during public comment or Council deliberations. Applause is appropriate for ceremonial or celebratory items (such as proclamations, recognitions, or welcoming remarks).

Participants are asked to silence electronic devices.

The Mayor or presiding officer may issue a reminder or warning to address disruptions. Disruptive behavior will result in a pause in the meeting. Continued disruptive behavior will result in removal from the meeting, consistent with applicable law and in a viewpoint-neutral manner.

Meetings will adjourn no later than 11pm. At approximately 9:30 p.m., the Council will review the agenda to determine which remaining items may be continued.

REPORT OUT ON CLOSED SESSION *(1 Minute)*

TOWN MANAGER'S REPORT *(2 Minutes)*

ANNOUNCEMENTS *(2 Minutes)*

FUTURE AGENDA ITEMS *(2 Minutes)*

OPEN TIME FOR PUBLIC EXPRESSION
This is the time for the public to address the Council on matters not listed on the agenda. Each speaker is limited to two (2) minutes. The Council cannot take action or discuss items not on the agenda, as restricted by state law (Gov. Code §54954.2). If there are more speakers after 30 minutes, Open Time will continue at the end of the agenda.

REGULAR AGENDA

1. **SEIU Memorandum of Understanding** *(~20 minutes)*
   Adopt Resolution Approving the Memorandum of Understanding (MOU) with the Service Employees International Union, Local 1021 (SEIU) for the Period of July 1, 2026, through June 30, 2029

2. **Fire Station 21 Project Contingency Increase** *(~20 minutes)*
   Adopt A Resolution Authorizing a Contingency Increase for the Fire Station 21 Remodel Project. The total project cost now exceeds the original $1.6 million budget by $24,530, or about 1.5%

3. **Proclamations for Outgoing Councilmembers** *(~30 minutes)*
   Present Proclamations honoring Mayor Stephanie Hellman and Councilmember Lisel Blash for their Service to the Town of Fairfax

4. **Election Certification** *(~20 minutes)*
   Adopt a Resolution Reciting the Fact of the General Election held on November 3, 2026 Election

5. **Oaths of Office** *(~20 minutes)*
   Administer Oath of Office to Elected Public Officers

—BREAK—

6. **Council Reorganization** *(~20 minutes)*
   Reorganization of the Town Council: Selection of Mayor and Vice Mayor for 2027

7. **ADU Urgency Ordinance** *(~30 minutes)*
   Adopt an Urgency Ordinance to Amend Chapter 17.048 (Residential Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Fairfax Town Code to Comply with Recent Changes in State Law

   CEQA Statutorily Exempt. Under California Public Resources Code section 21080.17, CEQA does not apply to the adoption of an ordinance by a jurisdiction implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the Government Code, which is California's ADU law, as defined by section 66313

8. **El Niño Emergency & Scenic Retaining Wall Failure Declaration** *(~30 minutes)*
   Adopt a Resolution Proclaiming the Existence of a Local Emergency Due to the Threatened Conditions of Extreme Peril Posed by a Retaining Wall Failure at 454 Scenic Road, and Authorizing Emergency Contracting Procedures (Four-Fifths Vote Required)

9. **CONSENT CALENDAR**
   The Council can approve all items on the Consent Calendar in one action. Alternatively, any Council or staff member can remove items for separate discussion and voting. Public comments for Consent Calendar items are taken collectively, not item by item. During this period, speakers may address any item on the Consent Calendar, with each speaker allotted up to two minutes and limited to one comment session. (~10 Minutes)

   a) **Financial Statement and Disbursement Reports**
      Receive Financial Statement and Disbursement Reports for October 2026

   b) **Councilmember Reports**
      Receive report on Councilmembers' assignments, committees, and activities in October 2026

   c) **Minutes**
      Approve Town Council Meetings Minutes: October 21, 2026 and November 4, 2026

d) **On-Call Geotechnical Report**
Adopt A Resolution Authorizing the Town Manager to Enter into an On-Call Professional Services Agreement between the Town and Miller Pacific Engineering Group for As-Needed Geotechnical Engineering Services

COUNCIL REPORTS AND COMMENTS

(Brief announcements and reports on Councilmember assignments, committees, and activities, including reports from meetings attended at Town expense.)

ADJOURNMENT

If any of the matters described above is challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting.

If you need an accommodation to attend or participate in this meeting due to disability, please contact the Deputy Town Clerk prior to the meeting: (415) 453-1584 or townclerk@townoffairfaxca.gov.

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection http://www.townoffairfaxca.gov/. Meetings are broadcast, recorded, and uploaded to the Town's website.

This meeting notice was posted in accordance with Government Code section 54954.2(a)(1).