

# Fairfax Update

News from around Town...



May 2019

## Parkade Project Update

The Parkade parking lot is open!

On February 20, the Parkade closed for the full reconstruction of the parking lot, including ADA improvements. The project was expected to take 7 to 8 weeks, but due to significant rain it was delayed by 2 weeks.

On Friday May 3rd we celebrated with a ribbon cutting on the Parkade steps. At the event, we had a wet slab of cement available for attendees to sign their initials in and for small children to do their handprints.





During the Parkade closure, the east bound (towards San Rafael) Sir Francis Drake Bus stop was temporarily relocated to Broadway, in front of Peri's Bar. On Monday, May 6th the east bound bus stop was moved back at its original location on Sir Francis Drake. You may have noticed we added a bus shelter on Broadway. The bus shelter on Sir Francis Drake will be replaced with another wooden structure similar to what was there before

Three Parkade EV charging stations are open. We are awaiting the delivery and installation of the last two. In addition, there are some remaining "punch-list" items to be completed in the Parkade such as the flashing beacon system for the mid-block crossing. The system is on order and is scheduled to be installed in early June.

Thank you to the merchants who provided alternative parking locations for downtown customers, merchants, and employees during the closure. Thank you to everyone for your patience during the reconstruction.

**For more details about this project [go to our website.](#)**



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## **Town Council Meeting Update**

At our May 1st meeting the Town Council adopted two new ordinances.

### Mandatory Mediation for Rental Increases

In essence this ordinance requires mandatory mediation for rent increases of more than 5% within any 12 month period. The mediation is non-binding.

This ordinance, coupled with the recently adopted (April 2019) Just Cause ordinance, represents a more comprehensive approach for renter protections. The Just Cause ordinance provides renter protections by identifying acceptable and unacceptable reasons for eviction. Mandatory Mediation helps alleviate landlord-tenant disputes regarding significant rent increases.

The Council found there was a need for regulating the relations between certain residential landlords and tenants to increase certainty and fairness within the residential rental market, especially given that over 35% (1,142) of the approximately 3,185 households that reside in Fairfax are renters.

## Nuisance Abatement

This ordinance updates the current Town Code regarding nuisance abatement to better reflect State law. It provides additional definitions; identifies which owners and interested parties must be given notice and the manner of giving notice; provides for a hearing upon the request to challenge the Town's determination that a nuisance exists; clarifies the procedures governing the request for, and conduct of, a nuisance abatement hearing and updates the cost recovery procedures.

To read the full ordinances please visit our [Recent Ordinances](#) page on our website.

## **Other Items of Council Discussion**

### Discussion of Renewal of Measure J

At its May 1<sup>st</sup> meeting, the Council also discussed the renewal of the existing special municipal services tax of \$195 per business occupancy and dwelling unit (Measure J). In November 2014, the voters approved Measure J which was an additional five year extension of the special municipal tax. Measure J consolidated an existing general municipal tax of \$50 per unit and the Measure F \$125 per unit into a new slightly higher \$195 per unit special tax. The Town receives approximately \$710,000 per year from Measure J. Measure J represents approximately 6% of the Town's total annual revenues and covers 6% of the Town's annual expenditures. The current five year extension will expire in June 2020.

While the Town's financial position has improved significantly since 2009, the special municipal services tax remains a key financial component of the Town's revenue sources. Measure J provides funding to:

- Keep our local Police Station open 24/7
- Maintain Fire Department services
- Fund Public Works/safety projects such as pedestrian trails and matching funds for capital projects such as street repaving and the Parkade Improvement Project.
- Enhance Youth and Senior programs. We are able to offer seniors free classes such as yoga.

As the special tax is a significant source of revenue to the Town, the Council started its discussion regarding placement of an extension of the tax on the November 2019 ballot. The Council indicated it was interested in an 11 year extension of the tax and increasing the tax incrementally by \$5 per year to, somewhat, keep pace with inflation. The Council requested this matter be on

the June 5<sup>th</sup> agenda for further consideration.

Read the full [Staff Report](#) or visit [our website](#) for more information about this important discussion.

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## **Boards and Commissions Vacancies**

Serving on a board or committee is a rewarding way to get involved in and serve your community, as well as make new friends. Fairfax currently has vacancies on the following Boards and Commissions:

Climate Action Committee  
Open Space Committee  
Tree Committee

To learn more about these committees or to apply please [go to our website](#).

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## **Spring Events**



### **The Farmer's Market is Back!**

**Every Wednesday thru  
September 25th  
4-8pm**

Our favorite Wednesday night activity is back - come on down to the grassy green at Bolinas Park and do your weekly shopping for produce, find handmade products, grab dinner, visit with friends and neighbors and find fun things for the kids to do!

It's the perfect way to get thru the middle of the week and start to welcome the warm, long days that are coming this summer.

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**Fairfax Community Showcase**  
**May 17th**  
**6:30pm**

*Fairfax Women's Club -- 46 Park*

## Road

The Fairfax Volunteers are hosting a musical showcase to benefit the Food Pantry! Tracy Blackman, Will Holme, Lakshmi Delsesto, Teja Gerken, Kim Rosen, Kyle Alden, Suzuki Cady and more!

For more information about the event visit [Volunteer's Page](#) on the Town Website.



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## Peri Park Fundraising Update

**May 18th**  
**Peri Park & The Fire  
Station**

Our fundraiser for Peri Park is in full swing. Join us for our Spring Clean Up and Fundraising BBQ!



**10-12pm**

Join us in the park to rake, sweep and spread new sand

**12-2pm**

Head over to the Fire Department for a BBQ with the firefighters of Fairfax!

\$5 hotdog meal includes chips and a drink

A great way to support the [Peri Park renovations](#) and have a great time with your family!

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