



MAYOR JIM FRASER - VICE MAYOR EMMETT O'DONNELL - COUNCILMEMBER RICHARD COLLINS
COUNCILMEMBER ALICE FREDERICKS - COUNCILMEMBER FRANK DOYLE

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March 29, 2012

A WORD FROM THE TOWN MANAGER



Local Economic News

We are seeing some encouraging signs lately regarding the vitality of our local economy. Several new businesses have or will soon open. Among these is the new Chinese restaurant, Lily Kai, now in the former Dynasty Restaurant space in Point Tiburon Plaza downtown. The CVS Pharmacy is slated to open in April, and two new businesses are coming to The Cove Center: Fresh and Easy, a grocery outlet, and Peet's Coffee.

Several key indicators in the Town's budget suggest brighter times as well: our hotel tax receipts are up modestly over last year and higher than projected, as are sales taxes. Property tax, our "bread and butter" revenue for Town services, is also up a bit and, per state decisions regarding reassessments, will rise again next year. Although it is likely a fool's errand to predict real estate activity in today's world, many in-the-know local realtors are quietly convinced we have turned a corner and expect both volume and sales prices to rise.

The Council's Downtown Committee, Mayor Jim Fraser and Councilmember Dick Collins, continue in their efforts to forge the basis for a healthier, more attractive and sustainable downtown for our community. The Marketing and Communications Task Force they created, comprised of remarkably well-qualified residents, is well on its way toward development of a marketing message for the Town's new website - a work in progress that should go live later this year. In addition to being much improved for resident use (ease of navigation for finding Town-related items such as forms, applications, agendas, minutes, etc.), the new website will have greater appeal to potential visitors wanting to learn more about our community. We need to remember that our downtown cannot thrive on local patronage alone; it needs a reasonable amount of visitors for shops and restaurants to survive and for it to be the inviting and

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successful downtown we want to serve our local needs.

Finally, there is a simultaneous push by the committee to reevaluate downtown parking and circulation, and a report on that topic will be forthcoming in another month or two. I will provide more detailed information on that when it emerges.

Camera Quiz

Do you know the answers to these questions about the peninsula's security cameras - the ones that were installed in late 2010? Answer TRUE or FALSE:

1. The cameras are useful for identifying speeders
2. The cameras take a photo of the vehicle occupants
3. The cameras are useful for DUI enforcement

If you answered FALSE to each of these questions, you got a perfect score. To clarify, the cameras snap a picture of the rear license plate of vehicles entering or exiting the peninsula. They cannot see into vehicles and cannot determine anything about its occupants. Because they take a single picture, they also cannot provide information about speed or driving behavior, so they are not useful (nor were they intended to be) for traffic enforcement. They were installed for the identification of vehicles associated with crimes.

The system is programmed with the license plate numbers of stolen vehicles, so when one enters Town our officers are instantly alerted. This has led to quite a few arrests, and since people driving onto the peninsula in a stolen vehicle are probably not coming in for the views, these identifications and arrests get criminals off the street before they can commit crimes here. One recent "camera" arrest is a great illustration of their capability. A purse was taken from a vehicle in Town, and the police were able to identify a fairly narrow timeframe for the crime. Looking through the camera data for cars that came and went proximate to that window of time, the police identified one linked to a repeat offender for these types of thefts. When they went to the home of the suspect, they found not only that particular purse but many others the suspect had apparently lifted.

In sum, the cameras are working just as we hoped they would. But perhaps the most exciting news is that serious crime in Tiburon is down 34% since the idea of installing cameras became so public (readers may recall there were numerous regional articles at the time). This is a much steeper drop than in most neighboring communities. Is it the cameras or the deterrent effect they may have on criminals? We can't know for sure, but we think so. We do know we have caught quite a few crooks that otherwise would have eluded identification or capture. I'm convinced our peninsula is a safer place because of the cameras, and

we have a greater likelihood of solving crime that does occur. That's a pretty good success story in my book.

Sincerely,



Peggy Curran

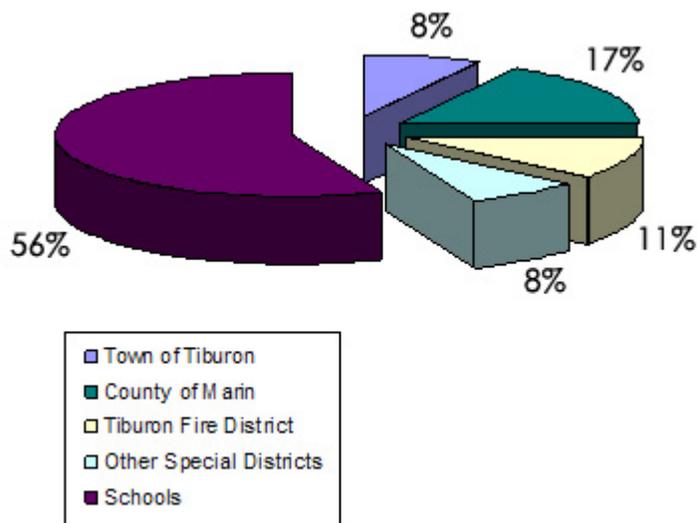
NEWS BRIEFS

Did you Know? Tiburon Property Taxes

Where do your property tax dollars go?

As the deadline for payment of your second installment of property taxes is nearing (Tuesday, April 10th), staff thought it would be timely to ask you if you knew where your property tax dollars go. Would you be surprised to learn that for every \$100 of property taxes you pay, only \$8 comes to the Town? Property tax is the principle revenue source for Town services - police, streets and parks maintenance and general administration of all Town functions.

Where does the rest go? The chart below shows the distribution of property taxes collected. The Special Districts include Fire, Sanitary, Open Space, Library, Mosquito Abatement, Bay Area Air Quality Management and Marin Transit Districts. Schools include elementary, high school, community college and the Educational Revenue Augmentation Fund (ERAF).



For more information, feel free to contact me at 435-7379.

Sincerely,

Heidi Bigall
Director of Administrative Services

Building Code Corner: Reroofing



Your roof protects your home and everything in it from the elements, so when it's time to reroof there are some important considerations of which to be aware. Not the least of these is how your roof currently drains or sheds water.

Many of the Town's older homes were built with inadequate slopes and/or undersized roof drains due, in many instances, to a once popular architectural style utilizing "Dutch gutters," which forgoes the familiar sheet metal gutters in favor of integral wood fascia boards that extend above the roof line and act essentially as dams. Although offering a clean, modern look to the home, experience over the years has shown that Dutch gutters can be problematic, and there is no better time than during the reroofing process to correct any drainage problems that may exist.

To this end, the Tiburon Building Inspector may require that your roofing contractor add additional roof drains, enlarge existing drains, or modify the slope of the roof slightly (by building up the substrate material slightly) to better direct the water toward the drains and to avoid water ponding on the roof's surface. Adding proportionately little to the overall project cost, these minor corrections can help ensure years of trouble-free service from your new roof. Alternately, some folks choose to remove their Dutch gutters altogether and install conventional fascia gutters.

Another consideration is the type of new roofing materials to use. Generally, the lighter the color, the cooler the roof will be during the summer months; however, Town rules do require that you obtain Planning approval for any proposed roofing material that is lighter in color than the existing material. If you decide to switch to a tile or slate roof, you may have some important structural considerations regarding your home's ability to support the extra weight, possibly requiring an engineering analysis. Further, regardless of the type of roofing material you choose, it must be non-combustible or a minimum "Class A" listed product as required by the local Fire District. The Tiburon Building Division will help you and your contractor with each of these considerations during the permit process.

Finally, the reroofing method is at least as important as the material you choose. You may opt to overlay your existing roof, "tear-off" the existing material and recover the existing roof deck, or remove everything down to the roof rafters and start anew. Each method has its advantages and disadvantages, with cost often times being the deciding factor. And since your new roof should last for decades, it's important that you choose a reputable roofing contractor who will take the time and care necessary to ensure that all building code requirements are met, including requesting and obtaining all required inspections.

Remember, if you need any assistance with or have questions about your project, don't hesitate to call (435-7380), [email](#), or visit the Tiburon Building Division. We're here to help.

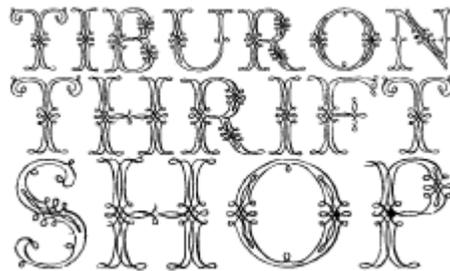
Sincerely,

Fred Lustenberger
Tiburon Building Official

Volunteer Opportunities in Your Community

Tiburon Thrift Shop

The Belvedere-Tiburon Landmarks Society needs volunteers to help staff the Tiburon Thrift Shop on Fridays and on Saturday once every five weeks. Located on Ark Row, the shop is a great place for the community



to recycle and purchase quality items at affordable prices. Volunteering there is easy and fun and you will be doing a great service to our community. Come help with sorting donations, organizing the retail space, and selling to locals and visitors.

The Tiburon Thrift Shop was created as a vehicle to raise funds in support of local non-profits. All of the proceeds are distributed back to the local community and benefit the following organizations: The Belvedere-Tiburon Landmarks Society, St. Stephen's Episcopal Church, Westminster Presbyterian Church, St. Hilary Catholic Church, and the Community Congregational Church.

If you are interested in volunteering, please contact [Sue Ohrenschall](#) or the Landmarks Society [office](#).

Marin Village

MARIN VILLAGE



Our Paths - Our Choices

The Tiburon Peninsula Village (TPV), part of the [Marin Village](#) network, consists of neighbors helping neighbors to age gracefully, keep active and keep socially engaged. TPV is growing and needs volunteers to share the tasks and rewards of serving on the TPV steering committee, and/or being available to provide rides, do errands, and share conversation with members.

To learn more, contact one of TPV's co-

chairs:

[Fran Wilson](#), 789-8945

[Marilyn Goldeen](#), 435-6166 or

[Susan Wilkins](#), 435-1121.

Sincerely,
Diane Crane Iacopi
Town Clerk

COMMUNITY EVENTS

Mark Your Calendars for May

SALMON RELEASE

Saturday, May 5
10 a.m. until 2 p.m.
Blackie's Pasture

REED REGATTA

Saturday, May 12
5 until 11 p.m.
Blackie's Pasture

WINE FESTIVAL

Saturday, May 12
11 a.m. until 4 p.m.
Pt. Tiburon Plaza

LANDMARKS CONCERT-

Musae - Beat the Drum; Dance and Sing!

Friday, May 18, 8 p.m.
Old St. Hilary's Church

Mark your calendars for these upcoming events.

For more information, or to volunteer, contact the Tiburon Salmon Institute (Salmon Release) at 608-6886, the Foundation for Reed Schools (Reed Regatta) at 384-0628, the Tiburon Peninsula Chamber of Commerce (Wine Festival) at 435-5633, or the Belvedere-Tiburon Landmarks Society (Concerts) at 435-1853.

Tiburon Artist Laureate Program



ARTIST LAUREATE WORKSHOP

Saturday, May 19

10:30 a.m. - 1 p.m.

Town Hall Community Room (upstairs)

Back by popular demand, Guest Artist Jaleh Etemad will once again lead us in a collage workshop.

Since 1993, Jaleh Etemad has been widely exhibited in Bay Area galleries as well as in Hawaii and New Mexico. She has been the recipient of several awards and has exhibited internationally in Paris, Stockholm, and in an online show in Beijing, China.

Jaleh has a wonderful talent for leading us through the layers of creating a one-of-a-kind, unique artistic piece. So start collecting interesting photos and small pieces of this and that and be sure to sign up for this workshop.

For a list of supplies needed for the class, [contact me](#), Mary Musalo, at 435-2775. There is no fee to take the class.

Sincerely,

Mary Musalo
Tiburon Artist Laureate

Bel-Tib Library Community Calendar

For the scoop on events and meetings sponsored by local not-for-profit community and government organizations on the Tiburon Peninsula, visit the Belvedere-Tiburon Library's excellent [community calendar](#).



Council and Commission Meetings



Town Council: First and third Wednesdays at 7:30 p.m (April 4 and April 18).

Design Review Board: First and third Thursdays at 7 p.m. (April 5 and April 19).

Planning Commission: Second and fourth Wednesdays at 7:30 p.m. (April 11 and April 25).

Heritage & Arts Commission: Fourth Tuesday at 7 p.m. in the Town Hall Conference Room (April 24).

Parks, Open Space and Trails Commission: Third Tuesday every other month at 6 p.m., Town Hall Conference Room (next meeting is scheduled for May 15).

Unless stated otherwise, all meetings are held in the Town Council Chambers located at 1505 Tiburon Boulevard, Tiburon CA 94920.

Sincerely,

Town Staff
Town of Tiburon
435-7373

Editor: Diane Crane Iacopi

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