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**\*\*DRAFT\*\***  
**MINUTES OF THE**  
**SAUSALITO CITY COUNCIL**  
**REGULAR MEETING**

**TUESDAY, APRIL 1, 2008**

**CALL TO ORDER**

The meeting was called to order at 5:34 p.m.

**ROLL CALL**

**PRESENT:** Councilmember Weiner, Councilmember Kelly, Mayor Belser, Vice Mayor Albritton, Councilmember Leone

**ABSENT:** None

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Belser announced the items that would be discussed in Closed Session.

**Public Comment:** There was no public comment on Closed Session items.

Prior to adjourning into Closed Session, **Vice Mayor Albritton moved, seconded by Councilmember Kelly, to add 257 San Carlos to the closed session discussion. The motion was unanimously approved by a voice vote.** Council then adjourned to the Conference Room for their Closed Session at 5:36 p.m.

**The regular meeting reconvened at 7:08 p.m.**

**PLEDGE OF ALLEGIANCE**

**REPORT ON RESULTS OF CLOSED SESSION ITEMS**

1. **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to CGC § 54957.6  
Agency Negotiator: City Manager  
Employee Organization: SEIU Local No. 1021  
***Council voted 5-0 to approve***
  
2. **CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b) of CGC § 54956.9  
Sausalito v. Alta Mira Treatment Program and Peter Morton v. Sausalito  
***Direction was given to the City Attorney***

- 1           **3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8  
2           Property: Sausalito Marine Properties; Foot of Locust Street  
3           Negotiating Parties: Zacks Inc. dba Sausalito Marine  
4           City Negotiator: City Manager and City Attorney  
5           Under Negotiation: Price and Terms  
6           ***Direction was given to the negotiating team***  
7  
8           **4. CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision  
9           (b) of CGC § 54956.9  
10          Notice of Intent to Sue from Northern California River Watch  
11          ***Direction was given to the City Attorney***  
12  
13          **5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8  
14          Property: Tidelands adjacent to 40 Alexander Avenue  
15          Negotiating Parties: Maurice & Elizabeth Myers  
16          City Negotiator: City Manager and City Attorney  
17          Under Negotiation: Price and Terms  
18          ***Direction was given to the negotiating team***  
19  
20          **6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8  
21          Property: 257 San Carlos Avenue  
22          Negotiating Parties: Jones / Hock  
23          City Negotiator: City Manager and City Attorney  
24          Under Negotiation: Price and Terms  
25          ***Direction was given to the negotiating team***  
26

27          **APPROVAL OF AGENDA**

28  
29          **Vice Mayor Albritton moved, seconded by Councilmember Weiner, to approve the**  
30          **agenda as submitted. The motion was unanimously approved by a voice vote.**  
31

32          **SPECIAL PRESENTATIONS**

33  
34          There were no Special Presentations  
35

36          **COMMUNICATIONS**

37  
38          **Kayla Kahn**, spoke about the public surveys that have taken place in the past. Her concern  
39          was that the results were being based on an extremely low response.  
40

41          **Heather Wilcoxon** advised Council that the rents in the building where she keeps her artist  
42          studio had been increased tremendously by the new owners. She wanted Council to know that  
43          there are a lot of artists who currently rent that will be leaving because of this.  
44

45          **Chris Tellis** read into the record a letter describing the inception and goals of SHIP.  
46

47          **Joe Onorato** continued to elaborate on the work of SHIP.

1  
2 **MINUTES OF THE PREVIOUS MEETING**

3  
4 There were no minutes presented.

5  
6 **CONSENT CALENDAR**

7  
8 **Public Comment:** There was no public comment on this item.

9  
10 Councilmember Leone requested minor clerical changes be made to item 4B1, a resolution  
11 supporting Proposition 99. The changes were acceptable to Council and did not require that the  
12 item be pulled for discussion.

13  
14 **Vice Mayor Albritton moved, seconded by Councilmember Leone, to approve Consent  
15 Calendar items #1 through #8. The motion was unanimously approved by a voice vote.**

16  
17 Consent Calendar items approved were as follows:

- 18 1) Adopted Resolution No. 4948 in support of Proposition 99  
19 2) Received and filed actions taken at the Planning Commission meeting of March 12,  
20 2008  
21 3) Received and filed actions taken at the Planning Commission meeting of March 26,  
22 2008  
23 4) Received and filed minutes of Sustainability Commission meeting of February 13,  
24 2008  
25 5) Received and filed minutes of Arts Commission special meeting of March 19, 2008  
26 6) Received and filed action report of Citizen's Oversight Committee meeting on March  
27 20, 2008  
28 7) Received and filed action report of Finance Committee meeting on March 24, 2008  
29 8) Appropriated and approved expenditure of funds for Police administrative vehicle  
30 purchase request

31  
32 **PUBLIC HEARINGS**

33  
34 **5A. Waive first reading, introduce and read by title only an Ordinance of the City Council  
35 of the City of Sausalito Amending Chapters 6.04 and 6.24 of the Sausalito Municipal  
36 Code Addressing Animals (City Attorney Mary Wagner)**

37  
38 City Attorney Mary Wagner presented the staff report on this item. The City Attorney noted, for  
39 the City Council, the specific changes that were being recommended in this ordinance.

40  
41 Police Chief Scott Paulin spoke in support of the changes being recommended. He noted that  
42 changes in the "off leash" issues would specifically address many of our residents'  
43 concerns/complaints.

44  
45 **Public Comment:** There was no public comment on this item.  
46

1 Councilmember Leone suggested a few wording changes in the ordinance. The  
2 recommendations were acceptable to Council and the City Attorney, and would be incorporated  
3 prior to the second reading and adoption.  
4

5 **Vice Mayor Albritton moved, seconded by Councilmember Kelly, introduce and read by**  
6 **title only, an ordinance of the City Council of the City of Sausalito amending Chapters**  
7 **6.04 and 6.24 of the Sausalito Municipal Code addressing animals. The motion was**  
8 **unanimously approved by a voice vote.**  
9

10 **BUSINESS ITEMS**  
11

12 **6A. Request for authorization to release a Request for Proposals for the installation of**  
13 **Solar Energy Facilities (Associate Planner Sierra Russell)**  
14

15 Associate Planner Sierra Russell presented the staff report on this item and introduced Janelle  
16 Kellman and Rich Fortmann who had helped to gather all the information being presented.  
17

18 Janelle Kellman presented additional information and background on the project.  
19

20 Rich Fortmann explained that the committee had recommended the PPA because of the  
21 minimal risk to the City. When questioned, he further explained the concept behind the PPA.  
22

23 **PUBLIC COMMENT:**  
24

25 **David Lay** suggested that the RFP have a clause added that would prevent companies from  
26 paying off pollution credits by buying into the installation of our solar system.  
27

28 Associate Planner Sierra Russell reminded the Council that they were looking for two actions  
29 from the Council. In addition to authorizing the RFP, she noted that the Committee was  
30 requesting that Council consider appointing a task force to specifically focus on "green"  
31 initiatives for the City.  
32

33 Dane Faber, one of the committee members and the chair of the Sausalito Sustainability  
34 Commission explained to Council that the Sustainability Commission is currently re-writing their  
35 mission statement and that it was the hope of the Commission to take on such issues.  
36

37 Councilmember Kelly and Vice Mayor Albritton suggested that the Sustainability Commission  
38 form a sub-committee and invite in others in order to form this "green" task force.  
39

40 **Vice Mayor Albritton moved, seconded by Councilmember Kelly, to move forward and**  
41 **release the Request for Proposals (RFP) for solar energy facilities. The motion was**  
42 **unanimously approved by a voice vote.**  
43

44 It was also suggested that the Associate Planner and her committee work with the architects of  
45 the public safety buildings to see if some specifications for the new buildings could be  
46 incorporated into the RFP.  
47

1  
2 **6B. Authorize City Manager to Execute a Contract with Framework Engineering for**  
3 **Structural Engineering Services for the Castillo Sculpture Repair and Restoration**  
4 **(City Engineer Todd Teachout)**  
5

6 City Engineer Todd Teachout presented the staff report on this item.  
7

8 **PUBLIC COMMENT:**  
9

10 **Bea Seidler** brought to the attention of Council that there was a rose garden planted at the  
11 entrance to Gabrielson Park that is dedicated to Blanche Dunphy (wife of long time  
12 Councilmember/Mayor Earl Dunphy). She expressed concern that be taken into consideration  
13 and be protected during any restoration of the park. Ms Seidler did suggest that the  
14 "commemorative marker" could be redesigned and/or placed more appropriately.  
15

16 **Joshua Goldstein**, chair of the Arts Commission explained that the roses would not be touched  
17 during the restoration project. Mr. Goldstein then described the process they had gone through  
18 in selecting the contractor for this project. He further noted that the contractor comes with high  
19 recommendations. Mr. Goldstein also advised that he has spoken, personally, with Mr. Castillo  
20 and that he is now in possession of several old photos that will help to properly restore the  
21 sculpture to its original form.  
22

23 Councilmember Leone suggested that the City Attorney and the City Engineer verify that the  
24 Contract and Exhibit A do not conflict.  
25

26 **Councilmember Leone moved, seconded by Vice Mayor Albritton, to authorize the City**  
27 **Manager to execute a contract with Framework Engineering for structural engineering**  
28 **services for the repair and restoration work on the Castillo sculpture in Gabrielson Park.**  
29 **The motion was unanimously approved by a voice vote.**  
30

31 **6C. Authorize the City Manager to sign an agreement with the Sausalito Rotary for Work**  
32 **to de done at Gabrielson Park (Parks & Recreation Director Mike Langford)**  
33

34 Parks and Recreation Director Mike Langford presented the staff report on this item.  
35

36 Councilmember Leone wanted assurance that the Rotary Club would work with the City on the  
37 type of grass to be used, watering systems, etc.  
38

39 **PUBLIC COMMENT:** There was no public comment on this item.  
40

41 **Vice Mayor Albritton moved, seconded by Councilmember Weiner, to authorize the**  
42 **Mayor to execute the agreement between the Sausalito Rotary Club and the City of**  
43 **Sausalito for refurbishing the grass area in Gabrielson Park. The motion was**  
44 **unanimously approved by a voice vote.**  
45  
46

1 **6D. Receive oral update by Arts Commission representative on Castillo sculpture repair**  
2 **and restoration project (Arts Commission Chair Joshua Goldstein)**

3  
4 (Joshua Goldstein gave his presentation under item 6B above.)  
5

6 **6E. Authorize the City Manager to sign a contract for new fencing at the Marinship**  
7 **Tennis Courts (Parks & Recreation Director Mike Langford)**  
8

9 Parks and Recreation Director Mike Langford presented the staff report on this item. Mr.  
10 Langford explained that he had received assurances from the State Parks Office that the  
11 deadlines could be extended because of the circumstances with Sausalito and having no  
12 personnel to administer the program during the last year. Mr. Langford did advise that funding  
13 would fall short of the anticipated contract; however, the Art Festival had agreed to pay the  
14 balance.  
15

16 **PUBLIC COMMENT:** There was no public comment.  
17

18 **Vice Mayor Albritton moved, seconded by Councilmember Weiner, to approve the use of**  
19 **the Per Capita Grant funds under the Safe Neighborhood Parks, Clean Water, Clean Air,**  
20 **and coastal protection Bond Act of 2000 for improvements to the Marinship Tennis**  
21 **Courts and to authorize the City Manager to sign a contract for new fencing at the**  
22 **Marinship Tennis Courts. The motion was unanimously approved by a voice vote**  
23

24 **6F. Receive oral update on the Hotel/Condominium Conversion Moratorium (City Attorney**  
25 **Mary Wagner)**  
26

27 City Attorney Mary Wagner presented an update on the process which had taken place thus far  
28 with regard to the Hotel/Condominium Conversion Moratorium. She noted that an ordinance is  
29 currently being drafted; however, she did not feel that the draft ordinance could be presented to  
30 both the Planning Commission and the City Council prior to the expiration of the current  
31 moratorium.  
32

33 **PUBLIC COMMENT:** There was no public comment on this item.  
34

35 Council discussion followed on whether to address condominium conversions at the same time  
36 as the hotel/condominium conversions. The City Attorney advised she would prefer to keep  
37 the two separate, so as not to slow down the process on the current issues associated with the  
38 hotel/condominium conversion ordinance.  
39

40 It was the consensus of the Council to proceed with the hotel/condominium conversion  
41 ordinance as separate item, and to prepare an extension to the moratorium if needed.  
42

43 **CITY MANAGER REPORTS, CITY COUNCIL APPOINTMENTS, COUNCIL DISCUSSIONS**  
44 **AND COUNCILMEMBER REPORTS**  
45

46 **7A. City Council Appointments to various Boards, Commissions and Committees**  
47

1           **1. Appointments to the Waterfront and Marinship Steering Committee (15 seats)**  
2

3 Mayor Belser announced that she was not prepared to make the appointments tonight. She  
4 indicated that there was a need for clarification on what the purview of this committee was.  
5

6 Vice Mayor Albritton presented some background and advised that the Business Advisory  
7 Committee had wanted to call it the Waterfront and Maritime Committee, with the intent of  
8 focusing on the Marinship.  
9

10 Council discussion followed on charge and boundaries of this new committee. Suggestions  
11 were made on the types of representation for the committee.  
12

13 **PUBLIC COMMENT:**  
14

15 **David Lay** noted that this is going to be an extremely important committee. He also made  
16 suggestions about representation and nominees.  
17

18 **Vicki Nichols** agreed that there was a need for coordination on defining the areas involved for  
19 this committee.  
20

21 It was the consensus of the Council to continue the appointments to this committee to April 22,  
22 2008.  
23

24           **2. Appointment to the Sausalito seat on the Marin County Commission on Aging**  
25

26 Mayor Belser nominated Sybil Boutilier to represent Sausalito on the Marin County Commission  
27 on Aging.  
28

29 **Councilmember Kelly moved, seconded by Vice Mayor Albritton, to move to appoint**  
30 **Sybil Boutilier by acclamation. The motion was unanimously approved by a voice vote.**  
31

32 **B. City Manager Reports**  
33

34           **1. City Manager Information for Council**  
35

36 City Manager Adam Politzer reported on the following: new representative for PG&E (Joshua  
37 Townsend); Marin Manager Association discussion on issues with the LBAM adoptions; the  
38 CCA presentation on April 22; meeting with Michael Rex, Adam Kravatsy and a UC Berkeley  
39 Professor on their project for proposed landscaping of the waterfront – noting that there would  
40 be a special presentation at the April 22 meeting; and that this was the last City Council meeting  
41 for Diane Henderson.  
42

43           **2. Future Agenda Items**  
44

45 The Mayor expressed concern that the April 22 meeting was going to be rather full.  
46  
47

1 **C. City Council Reports**

2  
3 **1. Councilmember Reports**

4  
5 Vice Mayor Albritton reported on the Bicycle & Pedestrian Advisory Committee; Business  
6 Advisory; Transit District and service changes; Sewer Committee; and Housing.

7  
8 Councilmember Kelly reported on the Public Safety meeting; the walk-through of MLK; Finance  
9 Committee; report on the Fire Department moving into Station 2 at the end of April; and the  
10 announcement that Fire Chief Denis Walsh would be retiring in October.

11  
12 Councilmember Leone reported on the new project manager for Swinerton; advised that some  
13 of the Fire personnel would also be staged at stations other than Station 2; and Arts  
14 Commission.

15  
16 Councilmember Weiner reported on the April 5 block party event; and that he was still working  
17 on meeting date with a Covello project representative.

18  
19 Mayor Belser announced that the Phillabration was a huge success; and on the Little League  
20 parade.

21  
22 **Adjournment**

23  
24 The meeting adjourned at 10:05 pm. The next City Council Regular meeting is scheduled for  
25 April 22, 2008, with the open session due to commence at approximately 7:00 pm.

26  
27  
28 Respectfully submitted:

29  
30 Debbie Pagliaro  
31 Deputy City Clerk

32  
33 Approved on:  
34