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

**TUESDAY, JUNE 10, 2008**

**CALL TO ORDER**

The meeting was called to order at 5:32 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.

Council then adjourned to the Conference Room for their Closed Session at 5:34 p.m.

**The regular meeting reconvened at 7:05 p.m.**

**PLEDGE OF ALLEGIANCE**

**REPORT ON RESULTS OF CLOSED SESSION ITEMS**

1. **PUBLIC EMPLOYMENT** pursuant to CGC § 54957  
Title: Special legal counsel  
***Gave direction to the City Attorney***
2. **CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b) of CGC § 54956.9  
Notice of Intent to Sue from Northern California River Watch  
***Gave direction to the City Attorney***
3. **CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b) of CGC § 54956.9  
US EPA Findings of Violation and Order for Compliance, dated April 10, 2008  
***Gave direction to the City Attorney***
4. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8  
Property: Sausalito Marine Properties; Foot of Locust Street  
Negotiating Parties: Zacks Inc. dba Sausalito Marine

1 City Negotiator: City Manager and City Attorney  
2 Under Negotiation: Price and Terms  
3 **Gave direction to the negotiating team**

4  
5 **5. CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b)  
6 of CGC § 54956.9

7 Claim filed by the Terraces HOA

8 **Gave direction to the City Attorney**

9  
10 **6. CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b)  
11 of CGC § 54956.9

12 Sausalito v. Alta Mira Treatment Program

13 **Gave direction to the City Attorney**

14  
15 **7. CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b)  
16 of CGC § 54956.9

17 State Farm v. City of Sausalito

18 **Gave direction to the City Attorney**

19  
20 **8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8

21 Property: MLK Properties, 100 Ebbtide Avenue

22 Negotiating Parties: Marin School

23 City Negotiator: City Manager and City Attorney

24 Under Negotiation: Price and Terms

25 **Gave direction to the negotiating team**

26  
27 **APPROVAL OF THE AGENDA**

28  
29 **Vice Mayor Albritton moved, seconded by Councilmember Kelly, to approve the agenda**  
30 **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 **DJ Puffert** addressed the City Council regarding the “new” City Hall. He expressed great  
39 appreciation for the excellent help of all City Staff.

40  
41 **MINUTES OF THE PREVIOUS MEETINGS**

42  
43 There were no minutes submitted for approval.

44  
45 **CONSENT CALENDAR**

46  
47 Councilmember Leone and Kelly requested quick clarifications on items 4B2 and 4B3. Answers  
48 were provided by Associate Planner Sierra Russell. Following her responses, no further  
49 discussion was needed.

1  
2 **Public Comment:** There was no public comment on this item.  
3

4 **Vice Mayor Albritton moved, seconded by Councilmember Kelly, to approve the Consent**  
5 **Calendar as submitted. The motion was unanimously approved by a voice vote.**  
6

7 Consent Calendar items approved were as follows:

- 8 1) Adopted Resolution No. 4952 authorizing the Mayor to execute a three-year Community  
9 Development Block Grant Cooperation Agreement and Home Program Cooperation  
10 Agreement with the County of Marin
- 11 2) Adopted Resolution No. 4953 requesting approval for the service of alcoholic beverages in an  
12 outdoor dining area projecting into the Humboldt Street public right-of-way and approved by  
13 the Zoning Administrator on May 15, 2008 for the restaurant located at 300 Turney Street  
14 (APN 065-032-02)
- 15 3) Adopted Resolution No. 4954 requesting approval to serve alcoholic beverages in the  
16 outdoor dining area approved by Design Review Permit No. DR/SP/CUP/EA 07-030 for the  
17 restaurant located at 739 Bridgeway (APN 065-032-02) that encroaches into the Bridgeway  
18 public right-of-way
- 19 4) Received and filed minutes taken at the Sausalito Arts Commission meeting of May 7, 2008
- 20 5) Adopted Resolution No. 4955 determining that Fire Lieutenant Jim Robertson is incapacitated  
21 within the meaning of the Public Employees' Retirement Law as a result of performance of  
22 his duties for the City of Sausalito
- 23 6) Accepted the resignation of Sandra Mcleod White from the Arts Commission
- 24 7) Received and filed noted recommendations taken at the OMIT Committee meeting of May 7,  
25 2008
- 26 8) Received and filed noted recommendations taken at the Finance Committee meeting of June  
27 2, 2008

28  
29 **PUBLIC HEARINGS**

30  
31 There were no Public Hearings.  
32

33 **BUSINESS ITEMS**

34  
35 **A. Report on vegetation management program (Fire Captain Cary Gloeckner)**  
36

37 Due to the absence of Captain Gloeckner, Acting Fire Chief Jim Irving presented a powerpoint  
38 presentation on the Fire Department Vegetation Management Program.  
39

40 Highlights of the presentation included:

- 41
- 42 • Sausalito's Wildfire Problems and Scenarios
- 43 • How to Prepare
- 44 • Defensible Space
- 45 • An Historical Perspective of the Program
- 46 • Future Goals

47  
48 Council discussion and questions followed.  
49

50 **Public Comment:**

1 **David Lay** offered his perspective on how a fire storm could hit Sausalito.

2  
3 It was the consensus of the Council that funding should be pursued in order to engage in a  
4 strong vegetation management program for Sausalito. Council thanked Mr. Irving for the  
5 thorough presentation.  
6

7 **B. Review of selected proposal for the installation of solar panels on City Hall and**  
8 **request for city Council authorization to initiate drafting a Power Purchase**  
9 **Agreement with the selected provider (Associate Planner Sierra Russell)**

10  
11 Associate Planner Sierra Russell presented the staff report on this item. She noted that five  
12 companies had responded to the RFP, but only one was willing to take on just City Hall at this  
13 time. Ms Russell indicated that Council would need to direct staff to initiate a Power Purchase  
14 Agreement with SolarCity in order to continue with the project. Ms Russell then introduced Rich  
15 Fortmann and Dane Faber of the Sustainability Committee to further describe this project.  
16

17 **Rich Fortmann** explained that moving forward with the project is a major "plus" for the City. He  
18 then addressed some minor risks involved. Mr. Fortmann expressed that it was the hope of the  
19 Committee that the solar panels be on City Hall by September.  
20

21 **Dane Faber** reiterated what Mr. Fortman and Ms Russell had already described.  
22

23 Council questions followed. One such quested required the response of the representative from  
24 SolarCity and she indicated that the warrant on the panels is 25 years and that the life of the  
25 panels is 40 years.  
26

27 **Public Comment:**

28  
29 **David Lay** expressed concern about the reflection of the panels. Again the representative  
30 indicated that there would be no reflection involved, as these were opaque panels.  
31

32 **Ray Gergus**, also of the Sustainability Committee, noted how impressed he was with the  
33 knowledge of those involved in the project, and in the questions being asked by Council.  
34

35 **Vice Mayor Albritton moved, seconded by Mayor Belser to authorize the Solar Committee**  
36 **to prepare a draft Power Purchase Agreement with SolarCity to install solar power panels**  
37 **on City Hall. The motion was unanimously approved by a voice vote.**  
38  
39

40 **C. Report on General Fund Financial Report for nine months, ended March 31, 2008;**  
41 **Approve additional \$50,000 expenditure appropriation for Planning Department for**  
42 **FY2008 (Finance Director Louise Ho)**  
43

44 Finance Director Louise Ho presented the staff report on this item. She noted that at this point  
45 in time, all budgets should stand at 75%. She added that revenues are expected to meet or  
46 exceed budgeted estimates.  
47

48 **Councilmember Leone moved, seconded by Vice Mayor Albritton, to accept the General**  
49 **Fund Finance Report for the nine months ended March 31, 2008; and to approve**

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1 additional FY2008 expenditure budget appropriation of \$50,000 for the Planning  
2 Department. The motion was unanimously approved by a voice vote.  
3

4 **D. Consider proposed City of Sausalito Budget for Fiscal Year 2008-09, including**  
5 **increases in fines and fees (con't from 5/27/08) (Finance Director Louise Ho)**  
6

7 Finance Director Louise Ho presented the new information on the continued FY2008-09 budget.  
8 She highlighted the significant changes in the revenues and expenditures, noting that the  
9 revenues were being increased by \$47,440 and the net changes in the expenditures had  
10 increased by \$34,159.  
11

12 Ms Ho went on to present to Council those items that the Finance Committee and funded from  
13 the Council's Prioritized Project List.  
14

15 Captain Don MacQuarrie then presented the recommended changes for the Parking fees and  
16 the Police Department fines.  
17

18 Councilmember Leone expressed concern regarding the Lot #2 fees and the Preferential  
19 Parking fees.  
20

21 It was the consensus of the Council that all fines and fees be brought back at the next meeting  
22 in order for Council to more thoroughly review and discuss all changes in fines and fees.  
23

24 City Engineer Todd Teachout presented the General Capital Improvement Project to Council.  
25

26 **Vicki Nichols** expressed concern about a couple of the projects and how they would be funded.  
27

28 Council consensus was to re-review several items of interest at the Mid-Year budget review.  
29

30 **E. Approve Consultant Services Agreement Amendment with CSG to supplement**  
31 **engineering staff for the Capital Improvement Projects (City Engineer Todd Teachout)**  
32

33 City Engineer presented the staff report on this item.  
34

35 There being no significant discussion on this item, **Councilmember Kelly moved, seconded**  
36 **by Councilmember Weiner, to authorize the City Manager to execute a contract**  
37 **amendment for a consulting services agreement amendment with CSG for**  
38 **supplementing Engineering Staff with Capital Improvement Projects. The motion was**  
39 **unanimously approved by a voice vote.**  
40

41 **F. Consultant Services Agreements for Sewer Projects: (City Engineer Todd Teachout)**  
42

43 City Engineer Todd Teachout presented the staff report on the three items for sewer projects.  
44 There was no significant discussion on any of the items.  
45

- 46 1) **Approve consultant services with CDM for the fee study**  
47

1 Councilmember Kelly moved, seconded by Vice Mayor Albritton, to authorize the City  
2 Manager to execute a consulting services agreement with CDM for the sewer fee study.  
3 The motion was unanimously approved by a voice vote.  
4

5 Councilmember Kelly requested the City Engineer to contact the other contractors on the RFP  
6 mailer list to see why they did not submit bids and report their responses back to Council.  
7

8 2) Approve consultant services with West Yost Associates for sewer project  
9 design services (Phase 1)

10  
11 Councilmember Kelly moved, seconded by Councilmember Weiner, to authorize the City  
12 Manager to execute a consultant services agreement with West Yost Associates for the  
13 Sewer Project Design Services – Phase 1. The motion was unanimously approved by a  
14 voice vote.  
15

16 3) Approve consultant services with RMC Water and Environment for infiltration  
17 and inflow study  
18

19 Councilmember Kelly moved, seconded by Councilmember Weiner, to authorize the City  
20 Manager to execute a consultant services agreement with RMC Water and Environment  
21 to perform the Infiltration and Inflow Study. The motion was unanimously approved by a  
22 voice vote.  
23

24 G. Council discussion to schedule a special meeting to conduct interviews of  
25 applicants for positions on the Planning Commission and Historic Landmarks  
26 Board  
27

28 Following Council discussion on an appropriate date to interview applicants for positions on the  
29 Planning Commission and the Historic Landmarks Board, Council selected Monday, June 30  
30 from 5:30 p.m. to 8:00 p.m. to interview the applicants.  
31

32 CITY MANAGER REPORTS, CITY COUNCIL APPOINTMENTS, COUNCIL DISCUSSIONS  
33 AND COUNCILMEMBER REPORTS  
34

35 A. City Manager Reports

36 A1. City Manager Information for Council  
37

38 City Manager Adam Politzer reported on the following: the Chamber meeting regarding parking  
39 fees; budget adoption, Blazing Saddles renting 1,000 bikes per weekend; letters congratulating  
40 Leno, McGlashan and Huffman, and then inviting them to a future City Council meeting for  
41 updates; Chamber mixer on June 19; e-mail from Susan Roe regarding the Fourth of July;  
42 Parks and Recreation Commission selecting Chris Gallagher as the Grand Marshall for the 4<sup>th</sup>  
43 of July; acknowledged Dale retiring due to budget and reorganization.  
44

45 A2. Future Agenda Items  
46

47 Following discussion on future agenda items, Council requested that the Hotel/Motel  
48 Condominium Conversion Ordinance be placed on a City Council meeting for discussion, prior  
49 to the draft going before the Planning Commission.

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**C. City Council Reports**

**C1. Other reports of significance**

There was nothing to report on at this time.

**C2. Other Reports**

Councilmember Leone reported on: Arts Commission; Telecommunications Committee; Project Homeless Day (possibly in October).

Vice Mayor Albritton reported on: BPAC meeting; JPA Oversight Committee.

Mayor Belser reported on: WAM meeting; MCCMC legislative meeting.

Councilmember Kelly reported on: San Carlos retaining wall reconstruction being underway, and other PSB items.

Councilmember Weiner reported on: Golden Gate Ferry update.

**ADJOURNMENT**

The meeting adjourned at 11:33 pm. The next regularly scheduled City Council meeting is set for June 24, 2008, with the open session due to commence at approximately 7:00 pm.

Respectfully submitted,

Debbie Pagliaro  
Deputy City Clerk

Approved on:

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