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

TUESDAY, JUNE 24, 2008

CALL TO ORDER

The meeting was called to order at 5:30 p.m.

ROLL CALL

PRESENT: Councilmember Weiner, Councilmember Kelly, Mayor Belser, Vice Mayor Albritton (arriving during the Closed Session), Councilmember Leone

ABSENT: None

ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Belser announced that items D1 through D9 would be discussed in Closed Session.

Public Comment: There was no public comment on these items.

Council then adjourned to the Conference Room for their Closed Session at 5:32 p.m.

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

PLEDGE OF ALLEGIANCE

REPORT ON RESULTS OF CLOSED SESSION ITEMS

1. **CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b) of CGC § 54956.9
Northern California River Watch v. City of Sausalito
Gave direction to the City Attorney
2. **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
3. **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
City Negotiator: City Manager and City Attorney
Under Negotiation: Price and Terms
Gave direction to the Negotiating Team

- 1 4. **CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision
2 (b) of CGC § 54956.9
3 Claim filed by the Terraces HOA
4 ***Gave direction to the City Attorney***
5
6 5. **CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision
7 (b) of CGC § 54956.9
8 Sausalito v. Alta Mira Treatment Program
9 ***Gave direction to the City Attorney***
10
11 6. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8
12 Property: MLK Properties, 100 Ebbtide Avenue
13 Negotiating Parties: Marin School, John Donovan, Jean Scholz, John Lund
14 City Negotiator: City Manager and City Attorney
15 Under Negotiation: Price and Terms
16 ***Gave direction to the Negotiating Team***
17
18 7. **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to CGC § 54957.6
19 Agency Negotiator: City Manager
20 Employee Organization: Management Group and Unrepresented
21 ***Gave direction to the City Manager***
22
23 8. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8
24 Property: Antenna on 300 Spencer Avenue
25 Negotiating Parties: AT&T Cellular
26 City Negotiator: City Attorney
27 Under Negotiation: Price and Terms
28 ***Gave direction to the City Attorney***
29
30 9. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8
31 Property: Tidelands adjacent to 40 Alexander Avenue
32 Negotiating Parties: Maurice and Elizabeth Myers
33 City Negotiator: City Manager and City Attorney
34 Under Negotiation: Price and Terms
35 ***Gave direction to the Negotiating Team***
36

37 **APPROVAL OF THE AGENDA**

38
39 Mayor Belser noted that Item 6a – Status Report from PG&E would be continued to July 1.

40
41 **Vice Mayor Albritton moved, seconded by Councilmember Kelly, to approve the agenda**
42 **with the above noted change. The motion was unanimously approved by a voice vote.**
43

44 **SPECIAL PRESENTATIONS**

45
46 a. **Golden Gate Ferry Terminal Update** (*Jim Swindler*)
47

48 As Mr. Swindler had been delayed, Mayor Belser continued with the meeting until his arrival.
49

1 **COMMUNICATIONS**

2
3 There were no public communications.

4
5 **MINUTES OF THE PREVIOUS MEETINGS**

6
7 **A. Approval of minutes from the May 20, 2008 Regular City Council meeting**

8
9 **Vice Mayor Albritton moved, seconded by Councilmember Weiner to approve the**
10 **minutes of May 20, 2008 as submitted. The motion was unanimously approved by a**
11 **voice vote.**

12
13 **B. Approval of minutes from the May 27, 2008 Special City Council meeting**

14
15 **Vice Mayor Albritton moved, seconded by Councilmember Kelly to approve the minutes**
16 **of May 27, 2008 as submitted. The motion was unanimously approved by a voice vote.**

17
18 **C. Approval of minutes from the June 10, 2008 Regular City Council meeting**

19
20 **Vice Mayor Albritton moved, seconded by Councilmember Weiner to approve the**
21 **minutes of June 10, 2008 as corrected. The motion was unanimously approved by a**
22 **voice vote.**

23
24 **CONSENT CALENDAR**

25
26 **Public Comment:** There were no public comments on these items.

27
28 **Councilmember Kelly moved, seconded by Councilmember Weiner, to approve the**
29 **Consent Calendar as submitted. The motion was unanimously approved by a voice vote.**

30
31 Consent Calendar items approved were as follows:

- 32 1) Approved the suggested responses to the Marin County Grand Jury Report entitled
- 33 "Tails of Marin"
- 34 2) Received and filed minutes taken at the Sausalito Sustainability Commission meeting
- 35 of April 17 and May 1, 2008
- 36 3) Received and filed minutes taken at the Sausalito Arts Commission meeting of June 4,
- 37 2008
- 38 4) Received and filed minutes taken at the Waterfront and Marinship Steering Committee
- 39 meeting of June 5, 2008
- 40 5) Accepted the resignations of Hines, Nancy Forrest, and Jeffrey Axelrod from the
- 41 Sausalito Arts Commission
- 42 6) Adopted Resolution No. 4956 authorizing the City Manager to execute a
- 43 Disadvantaged Business Enterprise Implementation Agreement with the State of
- 44 California

45
46 Vice Mayor Albritton recommended agendaing, on a future Council agenda, the Arts
47 Commission to discuss their purpose and working relationships.

1 **SPECIAL PRESENTATIONS**

2
3 a. **Golden Gate Ferry Terminal Update (Jim Swindler)**

4
5 Jim Swindler, Deputy General Manager of the Golden Gate Ferry presented a brief overview on
6 the ferry usage and status of the ferry terminals.

7
8 Mr. Swindler noted that all was going well in Sausalito and that the ridership continues to
9 increase; noting that 227,925 had ridden on the Sausalito Ferry in 2007. He further reported
10 that there were 18 crossing per weekday out of Sausalito and 13 on the weekend. Mr. Swindler
11 added that the Sausalito ferry is seeing over 100 bikes per day. Mr. Swindler admitted that a
12 second gang plank is needed for servicing the bicyclist.

13
14 Mr. Swindler advised that they may try a late Friday night trip in the future for Sausalito. He also
15 added that they are working with the San Francisco cruise ships to try and get their passengers
16 onto ferries and bring them into Sausalito. He also noted that they are working with the Art
17 Festival for special ferry trips.

18
19 Council questions and discussion followed.

20
21 **Public Comment:**

22
23 **Peter Van Meter** made note that the impending RFP did not include restrooms at the Sausalito
24 Ferry Terminal, yet there were other landside improvements being proposed.

25
26 **COMMUNICATIONS (re-opened)**

27
28 **Loren Umbertis** of Swinerton Management and Consulting gave a brief update on the Public
29 Safety Facilities project. He noted that the Fire Station was scheduled for demolition on July 11
30 and the Police Station was scheduled for July 21. Mr. Umbertis also reported that thirteen pre-
31 qualification packets had been received and that the bids would go out in July with a due date in
32 early September. He also reminded everyone that that portion of Caledonia between Johnson
33 and San Carlos would be closed from time to time during the demolition and construction
34 phases.

35
36 **PUBLIC HEARINGS**

37
38 There were no Public Hearings.

39
40 **BUSINESS ITEMS**

41
42 **6A. Status report from PG&E on what steps are being taken to avoid future equipment**
43 **failures – Joshua Townsend, Government Relations Representative**

44
45 As noted earlier by the Mayor, this item would be continued to July 1.

46
47 **6B. Amgen Tour Financial Update (Jeff Scharosch / Parks and Recreation Director Mike**
48 **Langford)**

1 Parks and Recreation Director Mike Langford presented a synopsis on the financial update,
2 noting that the revenues were very good. He explained that a full staff report would be
3 presented at the July 1 City Council meeting and would include a line item budget presentation.
4

5 Mr. Langford then presented Jeff Scharosch for an update on the 2009 Tour of California. Mr.
6 Scharosch advised that AEG was looking into making some changes to the tour route and that
7 Sausalito would possibly host a leg that would proceed south across the Golden Gate Bridge.
8

9 Council thanked Jeff for all the hard work.
10

11 **6C. CNG fueling station update and discussion (City Engineer Todd Teachout)**
12

13 City Engineer Todd Teachout presented the staff report on this item. He noted that one of the
14 bigger issues with the slow filling station would be the need for an operator to be present to
15 connect the vehicle to the pump and disconnect it eight hours later. Mr. Teachout advised that
16 regardless of the type of fueling station (slow or fast) a request to TAM for a grant extension
17 was needed.
18

19 Council questions followed.
20

21 **Public Comment:**
22

23 **Lonner Ralston** noted that he was working on a project for natural gas/electric bikes and would
24 appreciate public access to such stations.
25

26 **Bonnie MacGregor** recommended that Council move ahead on the project as fast as possible.
27 She pleaded for at least four buses (whether they are electric or some other alternative fuel).
28 Ms MacGregor offered to help write the letter requesting the grant extension.
29

30 Councilmember Kelly recommended requesting the extension and, at the same time, continue
31 to look for additional funding elsewhere, or look at long term financing. He also suggested
32 partnering with the school or anyone else who might want to use the fueling station.
33

34 Vice Mayor Albritton noted that the slow fueling station is a short term technology solution. He
35 also recommended that the fueling station could go in alongside the gas meter at City Hall with
36 would cost less than the \$65,000 being proposed. He stressed that in order to move the project
37 forward, the extension must be requested and obtained.
38

39 **Vice Mayor Albritton moved, seconded by Councilmember Kelly, to authorize that a letter
40 be written by June 30 to request an extension on the grant application from TAM; request
41 a bid quote for a location adjacent to the gas meter; and fund installation at the mid-year
42 budget. The motion was unanimously approved by a voice vote.**
43

44 **6D. ADA Transition Plan Update (City Engineer Todd Teachout)**
45

46 City Engineer Todd Teachout presented the staff report on this item. He noted that he was
47 requesting the City Council to authorize the City Manager to sign an agreement with Sally
48 Swanson AIA to complete the ADA Transition Plan.
49

3A
5

1 Council questions followed.

2
3 Council voiced concern that this same contractor which had been paid previously for this same
4 project and that it had not been completed at that time.

5
6 **Public Comment:**

7
8 **Mike Monsef** also expressed concern that the City had paid out money and received nothing in
9 return.

10
11 **Vice Mayor Albritton moved, seconded by Mayor Belser, to approve the \$10,000 change**
12 **order, holding a \$10,000 contingency until delivery of a product by December 31 or that**
13 **there be a penalty of \$1,000 per month until the product is delivered.**

14
15 **Councilmember Kelly requested that the penalty be \$2,000 per month. Vice Mayor**
16 **Albritton and Mayor Belser accepted the amendment.**

17
18 **The motion was unanimously approved by a voice vote.**

19
20 **6E. Adoption of City of Sausalito Budget for Fiscal Year 2008-09, including adoption of**
21 **the Revised and Restated Master Fee Schedule Resolution (con't from 6/10/08)**
22 **(Finance Director Louise Ho)**

23
24 Department Managers presented their recommended changes to the Master Fee Schedule.

25
26 Councilmember Leone continued to raise his objection to the increase in the fee for the
27 Preferential Parking Permits and the Guest Permits.

28
29 **Public Comment:**

30
31 **Mike Monsef** thought that the seasonal parking changes in the lots was a good idea.

32
33 **Vice Mayor Albritton moved, seconded by Councilmember Kelly, to adopt Resolution No.**
34 **4957 approving the Revised and Restated Master Fee Schedule and its attached exhibits,**
35 **as modified during the presentation. The motion was unanimously approved by a voice**
36 **vote.**

37
38 Finance Director Louise Ho presented the changes made during the previous budget hearing.
39 During her presentation on the significant changes, extreme concern was voiced over removal
40 of the \$185,000 for the upgrading of Southview Park.

41
42 **Public Comment:**

43
44 **Vicki Nichols** thanked the Council for the \$50,000 earmarked for the Historical Guidelines.

45
46 **Councilmember Kelly moved, seconded by Vice Mayor Albritton, to adopt Resolution No.**
47 **4958 establishing the appropriations limit for fiscal year 2008-09 pursuant to Article XIII B**
48 **of the California Constitution. The motion was unanimously approved by a voice vote.**
49

1 Mayor Belser moved, seconded by Vice Mayor Albritton, to adopt Resolution No. 4959
2 establishing the authorized staffing levels and salary ranges for all permanent and
3 temporary positions for Fiscal Year 2008-09. The motion was unanimously approved by
4 a voice vote.

5
6 Councilmember Kelly moved, seconded by Councilmember Weiner, to adopt Resolution
7 No. 4960 approving the budget for the 2008-09 Fiscal Year. The motion was unanimously
8 approved by a voice vote.

9
10 **6F. City Council discussion on draft Condominium Conversion Ordinance; consider**
11 **appointment of a Council subcommittee (City Attorney Mary Wagner)**

12
13 City Attorney Mary Wagner presented the staff report on this item, describing the changes to the
14 different codes.

15
16 Council questions followed.

17
18 **Public Comment:** There was no public comment on this item.

19
20 Vice Mayor Albritton moved, seconded by Mayor Belser, to refer the Condo/Hotel
21 Conversion Ordinance to the OMIT Committee for their recommendations to the City
22 Attorney and then return to Council. The motion was unanimously approved by a voice
23 vote.

24
25 **CITY MANAGER REPORTS, CITY COUNCIL APPOINTMENTS, COUNCIL DISCUSSIONS**
26 **AND COUNCILMEMBER REPORTS**

27
28 **A. City Manager Reports**

29 **A1. City Manager Information for Council**

30
31 City Manager Adam Politzer reported on the following: MCCMC meeting being held on
32 Wednesday; the Arts Commission; noted that the Light Brown Apple Moth spraying would not
33 be happening; recommendation that Council adopt a policy to move away from the use of
34 bottled water; activities at the Cavallo Point reception; status of the Cavallo Point shuttle; Fourth
35 of July; producing a flyer on the fire dangers of fireworks; Sausalito Marin City Sanitary Sewer
36 District and their PR campaign; frozen positions; and, Cruising Club issues.

37
38 **A2. Future Agenda Items**

39
40 There was minimal Council discussion on suggested future agenda items, as Council was
41 nearing their summer break.

42
43 **B. City Council Reports**

44 **B1. Other reports of significance**

45
46 Vice Mayor Albritton reported on: Marin County Transit District; Hospitality meeting; Tour of
47 California; RBRA; Business Advisory; reported that SHIP is seeking letters of support in order to
48 obtain their 501(C)(3) status.

1 Discussion on this issue followed. Mayor Belser did not wish to sign such a letter as it could be
2 misinterpreted that she was signing on behalf of the City Council and that it would imply
3 endorsement of their project.
4

5 **Vice Mayor Albritton moved, seconded by Councilmember Kelly to allow the Vice Mayor,**
6 **as a member of the Business Advisory Committee, to sign a letter of support for SHIP but**
7 **also note that it was not an endorsement or support of their project. The motion failed by**
8 **a voice vote: Albritton, Kelly: aye; Leone, Weiner, Mayor Belser: no.**
9

10 Councilmember Leone reported on: the Historic Landmarks Board meeting; Arts Commission
11 issues; MLK tenant issues; and suggested that the Planning Commission may need some City
12 Attorney support.
13

14 Councilmembers Kelly and Weiner, and Mayor Belser had no reports.
15

16 **B2. Other Reports**
17

18 There were no other reports.
19

20 **ADJOURNMENT**
21

22 The meeting adjourned at 11:35 pm. The next regularly scheduled City Council meeting is set
23 for July 1, 2008, with the open session due to commence at approximately 7:00 pm.
24
25

26 Respectfully submitted,
27

28 Debbie Pagliaro
29 Deputy City Clerk
30

31 Approved on: