



SAUSALITO OMIT COMMITTEE

5:45 p.m. in the Conference Room at the City Hall
at 420 Litho Street, Sausalito, CA

Monday, February 23, 2009

5:45 P.M. CALL TO ORDER

A. Attendance:

1. Councilmember Mike Kelly
2. Mayor Jonathan Leone
3. City Manager Adam Politzer
4. City Attorney Mary Wagner
5. Interim Finance Director Charlie Francis
6. Property Manager Sonja Hanson
7. Police Captain, Don MacQuarrie
8. Public Works Director, Jonathan Goldman
9. City Engineer, Todd Teachout

B. Discussion Items

1. TOT Proposal – progress update
 - Francis, Interim Finance Director
 1. Francis informed the Committee that Marina Sloan, representative from MuniServices, will be working with the City after March 2 to finalize the TOT proposal.
 2. Francis advised the Committee that he will have a complete report t the next OMIT committee meeting.
2. SYC Parking – progress update
 - MacQuarrie, Police Captain
 1. MacQuarrie shared the notes and informed the Committee about the discussions during the last two monthly meetings with SYC.
 2. MacQuarrie also advised the committee that the City recently retained a Parking Consultant and part of the scope of work with the Parking Consultant is to provide viable technological options to facilitate managing and billing SYC for its surplus parking.
 3. MacQuarrie is to report back to the Committee at its next regularly scheduled meeting with another status update after reviewing the Parking Consultant's report with SYC.

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4. Francis advised the Committee regarding the current status of the invoices payable to the City from SYC.
3. MLK Slide Repair – discussion and direction
 - *Goldman, Public Works Director*
 1. Goldman and Teachout advised the Committee that the City should proceed with retaining a structural engineer for an estimated cost of \$5 thousand, and obtaining a GeoTec report for an estimated cost of \$15 thousand in order to cover the City's risk exposure for the MLK slide repairs.
 2. Committee directed staff to proceed accordingly and to request from the owner of the property to share in the funding for the professional services.
4. Bay Street – Sausalito Yacht Harbor Bulkhead project
 - *Goldman, Public Works Director*
 1. Council directed staff to proceed with obtaining a cost estimate on the Bulkhead Project from Noble Co.
 2. Committee directed that staff explore a 50/50 cost sharing agreement with the Lessee for the following items
 - a. \$4,000 for cost estimate;
 - b. \$9,000 for Permit submission packet
 - c. \$3,000 from earlier design costs incurred by Noble co.
5. Paint Old City Hall
 - *Goldman, Public Works Director*
 1. Committee directed staff to proceed with requesting proposals to paint Old City Hall in the Spring after the rainy season. If proposals are less than the City Manager's approval authority of \$15,000, then execute accordingly.
6. Edgewater Yacht Sales Lease
 - *Wagner, City Attorney*
 1. City Attorney was directed by the Committee to return with additional information to the City Council in closed session on March 10, 2009 for negotiating the lease.
 2. Committee directed the City Attorney to keep the lease on a month-to-month basis until further direction.
7. Sausalito Marine Properties
 - *Wagner, City Attorney*
 1. There was no discussion on this item
8. MLK Loan Property Manager Update
 - *Hanson, Property Manager*
 1. LOI's new:
 - a. *Global Wine for space 330 and space 340*
 - i. Committee agreed to continue the lease with Global wine for Space 330 on a month-to-month lease at the same psf rent.

- ii. **Committee agreed to rent space 340 month-to-month to Global Wine for \$2.25 psf.**
 - b. *Ready Set Go Therapy for spaces 330 and 340*
 - i. **Committee did not approve moving forward with the Letter of Intent for Ready Set Go Therapy.**
 - c. *Lillian Sizemore for space 330*
 - i. **Committee agreed to rent Space 330 to Lillian Sizemore on a month-to-month basis for \$1.50 psf.**
- 2. *Requests for rent reduction by:*
 - a. *Pippa Murray*
 - i. **Committee approved monthly rent reduction from \$1,323 per month to \$1,127 per month by charging \$1.67 psf for Space 230 and adjusting the psf charge for Space 138B (storage area) as needed to accomplish the specified monthly rent.**
 - b. *George Dapsevocius*
 - i. **Committee approved rent reduction for Space 220 from \$1.86 psf to \$1.67 psf and to change the lease from a month-to-month to an annual lease.**
 - c. *John Lund*
 - i. **Committee approved the rent reduction for Space 100S from \$1.25 psf to \$1 psf; and for Space 100 from \$1.87 psf to \$1.67 psf (total rent from \$2,163 to \$1,922).**
- 3. *Review of proposal to reconfigure gas lines and add earthquake protection*
 - a. **Committee directed the City Manager to bring the City into compliance with seismic standards required for gas lines and for tenants that have school children.**
- 4. *Review of proposal to do an annual maintenance contract for the roofs at MLK*
 - a. **Committee directed the City Manager to consider the proposed maintenance contracts and effectuate ongoing roof maintenance accordingly.**

B. Adjournment

- 1. **Next meeting scheduled for Monday, March 16, 2009 @ 5:45 pm**
- 2. **Meeting adjourned at**
- 3. **8:10 PM**

How to obtain OMIT Committee Agendas

Posted Agendas: Agendas are posted at least 72 hours prior to the meeting time at the entrance to the City Hall at 420 Litho Street.

Clerk's Office: Go to the Administration counter at the City Hall at 420 Litho Street, Sausalito.

Special Needs

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