



**SAUSALITO CITY COUNCIL  
REGULAR MEETING  
5:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA  
TUESDAY, APRIL 6, 2010**

Note that the City Council may, at its discretion, consider agenda items out of the order in which they are listed. The public may comment on any item on the agenda that has not previously been subject to public comment. To give everyone an opportunity to be heard and to ensure the presentation of different points of view, Council requests that members of the audience who speak: 1) Always address the Chair; 2) State his/her name; 3) State views succinctly; and 4) Limit presentations to three (3) minutes.

**For information on how to obtain the City Council meeting agenda and agenda packets,  
please see the last page of this agenda.**

**For information concerning reasonable accommodations under the  
Americans with Disabilities Act, please see the last page of this agenda.**

**5:30 PM**    **INTERVIEW OF APPLICANTS FOR BOARDS AND COMMISSIONS**

**6:00 PM**    **CALL TO ORDER IN THE COUNCIL CHAMBERS AT CITY HALL, 420 LITHO STREET**

- A. Mayor Leone calls the meeting to order and requests that Roll Call be taken
- B. Mayor Leone announces that items D1 through D5 will be discussed in Closed Session
- C. PUBLIC COMMENT on Closed Session items
- D. City Council adjourns to CLOSED SESSION to consider the following:
  - 1. **CONFERENCE WITH LEGAL COUNSEL**– Anticipated litigation pursuant to CGC § 54956.9(c)  
Initiation of litigation (one potential case)
  - 2. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8  
Property: Foot of Locust Street - AP#: 064-086-01, 064-034-01, 065-033-02, 065-013-02, 065-031-01, 065-012-01, 064-031-01, 065-011-01  
Negotiating Parties: Bridgeway Marine Corporation  
City Negotiator: City Manager and City Attorney  
Under Negotiation: Price and Terms
  - 3. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8  
Property: Turney Street Dock  
Negotiating Parties: Bridgeway Marine Corporation; S.W.A.G.; Sausalito Yacht Club  
City Negotiator: City Manager and City Attorney  
Under Negotiation: Price and Terms
  - 4. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8  
Property: MLK Properties, 100 Ebbitide Avenue  
Negotiating Parties: Morton, Scholz, Likas/Boyd Cornell, Fischer, Bruce, Newlin, Maisel, Sizemore, Community Action Marin, Ferber, Cavanaugh, Murray, Dapsevicius, Sandberg, New Village School, Lund, Badell, Westerling, Seaman, Sausalito Yacht Club, Donovan, Marin School, Global Wine, Sara, Garcia-Hollmann, Churchill, Peck, Lund

City Negotiator: City Manager and City Attorney  
Under Negotiation: Price and Terms

5. **PUBLIC EMPLOYMENT** pursuant to CGC § 54957  
Title: Special legal counsel

7:00 PM **COUNCIL WILL RECONVENE FOR REGULAR MEETING IN COUNCIL CHAMBERS**

**BUSINESS MEETING BEGINS (Estimated time: 10 minutes)**

- A. Roll Call
- B. Pledge of Allegiance
- C. Closed Session Announcements (if any)
- D. **PUBLIC COMMENT** on Closed Session Items
- E. Approval of Agenda

**1. SPECIAL PRESENTATIONS / MAYOR'S ANNOUNCEMENTS (Estimated time: 25 minutes)**

- A. Annual presentation from the Sakaide Sister City Committee (*Susan Roe*)
- B. Update from PG&E on the status of the project in the downtown area involving equipment changes and upgrades (*Josh Townsend and Jason Regan*)

**2. COMMUNICATIONS (Estimated time: 10 minutes)**

**PUBLIC COMMUNICATIONS:** This is the time for the City Council to hear from citizens regarding matters that are *not* on the agenda. Comments on matters that are *on* the agenda shall be made at the time the Council considers those matters. Except in very limited situations, state law precludes the Council from taking action on or engaging in discussions concerning items of business that are not on the agenda. However, the Council may refer matters not on the agenda to City staff or direct that the subject be agendized for a future meeting. Speakers are limited to 3 minutes each.

**3. ACTION MINUTES OF PREVIOUS MEETING (Estimated time: 5 minutes)**

- A. Approval of minutes from the March 16, 2010 regular City Council meeting

**4. CONSENT CALENDAR (Estimated time: 5 minutes)**

**REMOVAL OF ITEMS FROM THE CONSENT CALENDAR:** Matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion, are expected to have unanimous Council support, and may be enacted by the Council in one motion in the form listed below. There will be no separate discussion of Consent Calendar items. However, before the Council votes on a motion to adopt the Consent Calendar items, Councilmembers, City staff, or members of the public may request that specific items be removed from the Consent Calendar for separate action. Items will only be removed from the Consent Calendar by a vote of the Council. Items removed from the Consent Calendar will be discussed later on the agenda, when public comment will be heard on any item that was removed from the Consent Calendar.

**4A. PUBLIC COMMENT: Requests to remove item(s) from the Consent Calendar**

**4B. Motion to approve the following actions:**

- 1) Receive and file actions taken at the March 10, 2010 Planning Commission meeting
- 2) Receive and file minutes from the February 10, 2010 Sustainability Commission
- 3) Receive and file minutes from the March 18, 2010 Disaster Preparedness Committee

- 4) Adopt resolution amending Resolution No. 4469 to reduce the membership of the Sausalito Art Commission
- 5) Receive and file Strategic Plan Executive Summary Report
- 6) Approve proclamation declaring April as Fair Housing Month
- 7) Adopt a resolution rescinding Resolution No. 4995 (that awarded a Purchase Order to BIG for a parking booth structure), and authorizing up to \$20,000 to retro fit the *George Shima* Wheelhouse for a temporary parking booth
- 8) Receive update on the 2009/10 Priority Calendar
- 9) Adopt a resolution of the City Council of the City of Sausalito approving the First Amendment to Lease of Premises by and between the City of Sausalito and Christopher and Daisy Scholz
- 10) Adopt a resolution approving an encroachment Agreement to allow the construction of parking pad, retaining wall, stairs and landscaping within the North Street public right-of-way along the frontage of 515 North Street
- 11) Adopt a resolution approving an encroachment agreement to for existing wooden parking decks, concrete retaining walls and driveway apron, stairs and two parking spaces in the public right-of-way at 396/398 Sausalito Blvd (TM/CCP/EA 09-161)
- 12) Adopt a resolution authorizing the City Manager to execute a Purchase Agreement for a Voice-Over-Internet Protocol (VOIP) Telephone System from American Telesource Inc. for Shoretel Equipment under a Cooperative Purchasing Agreement
- 13) Receive and file status report on EPA Order Compliance
- 14) Adopt a resolution awarding a contract to John Benward Co. for the Johnson Street & Utility Repair Project
- 15) Adopt a resolution authorizing the City Manager to execute an Easement Agreement with property owners at the Filbert Stair Site
- 16) Adopt a Resolution Finding Priority Sewer Rehabilitation Projects 1A and 1B Categorically Exempt from the California Environmental Quality Act and Directing the Filing of a Notice of Exemption
- 17) Adopt a resolution Appropriating Funds for and Authorizing the City Manger to Approve a Professional Services Agreement with West Yost Associates for Design of Certain Storm Drainage Improvements Identified as Urgent during Winter 2009-2010
- 18) Adopt policies to: a) retain the current reduced rents at MLK; b) to acknowledge the conversion of MLK leases to month-to-month terms at lease-end dates; c) to authorize the City Manager to administratively execute the leases at MNLK as long as the leases are consistent with the Municipal Code and within rent ranges designated for each class of facility

**5. PUBLIC HEARING (Estimated time: 30 minutes)**

- A. On the vacation of a public sewer easement on private property at 100 Prospect Avenue (APN 065-191-48) (Director of Public Works Jonathon Goldman)**
- City Council questions
  - **PUBLIC COMMENT – limited to 3 minutes/person**
  - City Council discussion and direction

**6. BUSINESS ITEMS (Estimated time: 3 hours, 20 minutes)**

- A. Update on the downtown bicycle parking plan for 2010 (Chief of Police Scott Paulin)**
- City Council questions
  - **PUBLIC COMMENT – limited to 3 minutes/person**
  - City Council discussion and direction
- B. Public Safety Facilities Update, including adoption of resolutions for:**
1. **Approval of Change Order No. 12 to contract with Alten Construction**
  2. **Approval of Change Order No. 1 to contract with Smith-Emery**
  3. **Approval of Change Order No. 2 to Contract with CEL/Geosphere**
  4. **Approval of rejection of bids and direction to re-bid Furnish and Install Security and Access Control Systems**

*(Project Manager Loren Umbertis and Director of Public Works Jonathon Goldman)*

- City Council questions
  - **PUBLIC COMMENT – limited to 3 minutes/person**
  - City Council discussion and direction
- C. **Council discussion on which vendor shall provide energy services (MEA or PG&E) to all City of Sausalito facilities** *(City Manager Adam Politzer)*
- MEA presentation: 10 minutes
  - PG&E presentation: 10 minutes
  - City Council questions
  - **PUBLIC COMMENT – limited to 3 minutes/person**
  - City Council discussion and direction
- D. **Discussion on the Response to the Grand Jury Report on Marin Energy Authority – con't from 3/2/10** *(City Attorney Mary Wagner)*
- City Council questions
  - **PUBLIC COMMENT – limited to 3 minutes/person**
  - City Council discussion and direction
- E. **Housing Element Update** *(Community Development Director Jeremy Graves)*
- City Council questions
  - **PUBLIC COMMENT – limited to 3 minutes/person**
  - City Council discussion and direction

**7 - CITY MANAGER REPORTS, CITY COUNCIL APPOINTMENTS, COUNCIL DISCUSSIONS AND COUNCILMEMBER REPORTS** *(Estimated time: 30 minutes)*

**A. City Manager Reports**

**1. City Manager Information for Council**

- Oral report and Council questions
- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

**2. Future Agenda Items**

- City Council questions
- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

**B. City Council Reports**

**1. Appointments to Sustainability Commission, and Housing Element Committee**

- Mayor's nominations / Councilmember nominations
- **PUBLIC COMMENT – limited to 3 minutes/person**
- City Council discussion

**2. Mayor's appointments for Council Liaisons**

- City Council questions
- **PUBLIC COMMENT – limited to 3 minutes/person**
- City Council discussion

**3. Other reports of significance**

- City Council questions

- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

#### 4. Councilmember Committee Reports

**Ford:** *Hospitality Business Development Plan Advisory Committee, Trees and Views Committee Liaison*

**Kelly:** *Board of Library Trustees Liaison, Citizen's Oversight Committee, Community Development Block Grant Advisory Committee, Fire Consolidation Committee, Hospitality Business Development Plan Advisory Committee, Marin Energy Authority (alt), OMIT, Police and Fire Buildings Ad Hoc Committee, SMEMPS*

**Leone:** *Business Advisory Committee, Legislative Review Committee, Disaster Preparedness Committee Liaison (alt), Finance Committee, Fire Consolidation Committee, Historic Landmarks Board Liaison, League of California Cities, Joint Powers Authority Oversight Committee, Marin Energy Authority, Marin Telecommunications Agency, MERA, OMIT, RBRA, Sewer Ad Hoc Committee, Sustainability Committee Liaison*

**Pfeifer:** *Art Commission Liaison, Board of Library Trustees Liaison (alt), CARB Liaison, Citizen's Oversight Committee, Housing Element Ad Hoc Committee, Police and Fire Buildings Ad Hoc Committee (alt), RBRA (alt), Sewer Ad Hoc Committee, Transportation Authority of Marin (alt)*

**Weiner:** *Arts Commission Liaison (alt), Business Advisory Committee, Disaster Preparedness Committee Liaison, Finance Committee, Legislative Review Committee, Marin County Transit District, Marin Telecommunications Agency (alt), Parklands (GGNRA) Transportation Task Force, Parks and Recreation Commission Liaison, School District Liaison, Technical Advisory Committee, Transportation Authority of Marin, Trees and Views Committee Liaison (alt), Underground Committee Liaison*

- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

#### **8 - ADJOURNMENT**

The next regularly scheduled City Council meeting will be held on April 20, 2010, with the open session due to commence at approximately 7:00 PM.

## How to obtain City Council Agendas

**Posted Agendas:** Agendas are posted the Friday prior to the City Council meeting date at the entrance to the City Hall at 420 Litho Street.

**View on the Internet:** Click for the Link: <http://www.ci.sausalito.ca.us/business/council/index.htm>

**E-mail subscription:** Send a request to [Dpagliaro@ci.sausalito.ca.us](mailto:Dpagliaro@ci.sausalito.ca.us)

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

**Council Meetings:** Agendas are available for the public at every City Council meeting.

### How to obtain City Council Agenda Packet Materials

**City Clerk's Office or the Library:** A copy of the complete agenda packet is available for public review on the Friday prior to the City Council meeting at the Administration Office counter and at the Library, both located at 420 Litho Street, Sausalito. Materials related to an item on this agenda which are submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 420 Litho Street during normal business hours. Such documents are also available on the City's website, subject to Staff's ability to post the documents before the meeting.

**View Staff Reports on the Internet:** Follow the link:

<http://www.ci.sausalito.ca.us/business/council/index.htm>

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### *Special Needs*

In compliance with the Americans with Disabilities Act (28 C.F.R. 35.102-35.104, ADA Title 11), if you need special assistance to participate in a City Council meeting, please call 289-4165 or 289-4199.

Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



**City of Sausalito**  
420 Litho Street, Sausalito, CA 94965  
(415) 289-4100     [www.ci.sausalito.ca.us](http://www.ci.sausalito.ca.us)

### CITY COUNCIL

**Jonathan Leone**, Mayor  
**Linda Pfeifer**, Vice Mayor  
**Carolyn Ford**, Councilmember  
**Mike Kelly**, Councilmember  
**Herb Weiner**, Councilmember

### MANAGEMENT TEAM

**Adam Politzer**, City Manager  
**Mary Wagner**, City Attorney  
**Charlie Francis**, Administrative Services Director/Treasurer  
**Debbie Pagliaro**, Asst to the City Manager/City Clerk  
**Rhett Redelings-MacDermott**, Technology Manager  
**Jeremy Graves**, Community Development Director  
**Todd Teachout**, City Engineer  
**Dan Zepponi**, Public Works Maintenance Division Manager  
**Michael Langford**, Parks & Recreation Director  
**Mary Richardson**, City Librarian  
**Jonathon Goldman**, Public Works Director  
**Scott Paulin**, Chief of Police  
**Jim Irving**, Fire Chief