



STAFF REPORT

SAUSALITO CITY COUNCIL

AGENDA TITLE:

Elimination of non-resident overflow parking agreement between the City of Sausalito and the Sausalito Yacht Club (SYC)

RECOMMENDED MOTION:

Approve elimination of parking agreement between the Sausalito Yacht Club and the City of Sausalito regarding non-resident over-flow parking when the new Multiple Space Meter system is fully operational.

SUMMARY

In the current agreement between the City of Sausalito and the Sausalito Yacht Club (SYC), the SYC pays to the City a monthly fee of \$500.00 to cover unlimited non-resident SYC member parking. This agreement covers Tuesday, Thursday and Friday nights.

Expected to be operational in July, 2010, the City will be installing a new Multiple Space Meter (MSM) system in Municipal Parking Lot 1. The MSM system will eliminate the need for the current parking agreement between the City and the SYC.

BACKGROUND

Once entrance and exit gates were installed in Lot 1, the City and the SYC agreed on methods to track non-resident SYC members as they entered Lot 1. When there was a "manned" booth, a system of 'hang tags', were given to the non-resident members as they entered the lot. The in-lot number of non-resident members allowed to enter the lot was established at 26, the number of cars that were determined to fit in the SYC lot. Once the number of cars exceeded 26, the SYC was billed accordingly.

With the adoption of automated gates, non-member SYC members were given a special proximity card. Non-member cards were tracked by a computer and once the number of non-resident member vehicles in the lot exceeded 26, the SYC was billed. For nights the SYC expected to have functions or meetings, the City and the SYC has agreed upon an unlimited non-resident member over-flow parking in Lot 1. The agreed upon fee is \$500.00 a month.

Resident SYC members were asked to park in Lot 1 and use their Sausalito resident parking privileges.

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ISSUES

The non-resident parking agreement between the SYC and the City is based on the current Lot 1's equipment. While the new MSM equipment will have the ability to create a version of the current agreement, Staff would need time to gather parking data to come up with an agreement that is equitable for both the City and the SYC. Staff believes that it would take a minimum of 6 months before such an arrangement could be proposed to City Council.

By removing the stipulations of the current parking agreement, once the SYC lot is full, non-resident members would park in Lot 1 and pay standard Lot 1 rates. Resident members parking in Lot 1 would maintain their current Sausalito resident 3 free hour parking privilege.

Staff believes that by removing the parking agreements it will be beneficial to the SYC as well as the City, as SYC members will be billed for their actual use of Lot 1 versus a set fee. It will also reduce staff's time handling disputed SYC parking fees.

On Thursday, 6-3-2010, Staff met with SYC Board Members, Jim Gabbert, Jerry Tarpin and John Lerner regarding this proposed. The board members we met with had no objections cancelling the current agreement.

FISCAL IMPACT

The City will see the loss of \$500.00 in monthly payments from the SYC. This loss of income will be off-set by non-resident members paying actual Lot 1 parking fees once the SYC lot is full.

STAFF RECOMMENDATIONS

Approve elimination of parking agreement between the Sausalito Yacht Club and the City of Sausalito regarding non-resident over-flow parking when the new Multiple Space Meters are fully operational.

Staff recommends that non-resident members pay actual Lot 1 fees until the SYC negotiates a new agreement.

ATTACHMENTS

Most current SYC Parking Agreement.

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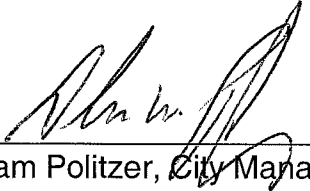
PREPARED BY:

REVIEWED BY (Department Head):

Kurtis Skoog, Lieutenant

Scott Paulin, Chief of Police

SUBMITTED BY:



Adam Politzer, City Manager

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STAFF REPORT

SAUSALITO CITY COUNCIL

AGENDA TITLE:

Review and Approval of revised temporary parking management plan with the Sausalito Yacht Club

RECOMMENDED MOTION:

Move to approve the recommended improvements of the Sausalito Yacht Club's parking agreement with the City and the outlined plan for working with the leadership of the Sausalito Yacht Club to resolve ongoing concerns regarding parking issues.

SUMMARY/BACKGROUND

On November 18, 2008, the City Council, by minute motion action, approved the revised parameters of the Sausalito Yacht Club's (SYC) parking agreement with the City and the outlined plan for working with the leadership of the Sausalito Yacht Club to resolve ongoing concerns regarding parking issues. Specifically, the City Council:

1. Approved staff's recommendation to accept \$4,800 as a settlement from October 2007 to September 2008.
2. Approved staff's recommendation to set the monthly overflow parking charges for Tuesday, Thursday and Friday nights between 6:00 and 11:00 PM, from variable charges to a fixed \$400 per month charge, through June 2009.
3. Approved staff's recommendation to allow the creation of up to five "Committee Member Cards" to be part of the existent 26 free spaces, effective through June 2009.
4. Direct parking staff to conduct monthly meeting with SYC for a period of at least seven months (thru June 2009) to address the outstanding SYC parking issues and provide the OMIT committee with a three month update.

Accordingly, the City has received Sausalito Yacht Club's payment of \$4,800 as settlement for the overage charges from October 2007 to September 2008. Also, the SYC has paid and kept current with the \$400 per month charge. The City issued and monitored the use of the Committee Member Cards, and met at least monthly with SYC members and staff to review parking issues.

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As City staff and SYC met and conferred during the review period through June 2009, there was considerable discussion regarding overage charges for the other days and times of the week not covered by the former agreement. Another item that was discussed were overage charges by certain individuals who were billed for time that would have been covered by the use of Committee Cards, had they been issued during the previous time period. These robust discussions, supported by documentation and analysis by City parking staff led to recommendations for further improvements to the parking agreement. The recommendations are:

1. SYC to pay immediately the \$805 balance due on outstanding invoices for all validation charges.
2. Prospectively, effective July 1, 2009, set the monthly overflow parking charges for parking on all days and nights from variable to a fixed \$500 per month charge.
3. Retroactively, set the monthly overflow parking charges for parking on all days and nights from variable to a fixed \$500 per month charge, creating a credit of \$2,635 against the current outstanding invoice.
4. SYC to pay immediately \$900 that is the retroactive 9 month cumulative marginal difference between the current \$400 per month charge and the recommended \$500 per month charge.
5. Provide the SYC with an additional Committee Card making the total Committee Cards 6. There will be a monthly accounting of Committee Card usage.
6. Credit approximately \$200 in resident charges for Tim Prouty and Melissa Mooney for charges incurred that would have occurred if Committee Cards were in existence.
7. The City and the SYC will initiate negotiations in good faith upon release by the City of the Request for Proposals for the purchase of the new parking equipment for Lot 1.
8. Term of the agreement to be one year or until until new parking equipment is installed in Lot 1, whichever is soonest.
9. Continue conducting monthly meetings between the SYC, City parking staff and the Administrative Services Director to:
 - a. Identify horizon special events and negotiate to mitigate any additional impact on the City's finances through the SYC's use of parking Lot 1.
 - b. Review validations
 - c. Provide for a written "minutes" audit trail of issues and resolution of issues
 - d. Other City/SYC parking related issues.

FISCAL IMPACT

These recommendations improve regular revenue cash flows to the City, whilst continuing to fully capture overage charges incurred through the year by the SYC. The recommendations make adjustments for retroactivity of the improvements. Finally the recommendations improve management and reporting while reducing sources of conflict between the City and SYC.

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STAFF RECOMMENDATIONS

Staff recommends that the City Council for the City of Sausalito make a motion to approve the staff and SYC recommended improvements of the Sausalito Yacht Club's parking agreement with the City as outlined in the staff report.

Specifically, those recommendations are:

1. SYC to pay immediately the \$805 balance due on outstanding invoices for all validation charges.
2. Prospectively, effective July 1, 2009, set the monthly overflow parking charges for parking on all days and nights from variable to a fixed \$500 per month charge.
3. Retroactively, set the monthly overflow parking charges for parking on all days and nights from variable to a fixed \$500 per month charge, creating a credit of \$2,635 against the current outstanding invoice.
4. SYC to pay immediately \$900 that is the retroactive 9 month cumulative marginal difference between the current \$400 per month charge and the recommended \$500 per month charge.
5. Provide the SYC with an additional Committee Card making the total Committee Cards 6. There will be a monthly accounting of Committee Card usage.
6. Credit approximately \$200 in resident charges for Tim Prouty and Melissa Mooney for charges incurred that would have occurred if Committee Cards were in existence.
7. The City and the SYC will initiate negotiations in good faith upon release by the City of the Request for Proposals for the purchase of the new parking equipment for Lot 1.
8. Term of the agreement to be one year or until until new parking equipment is installed in Lot I, whichever is soonest.
9. Continue conducting monthly meetings between the SYC, City parking staff and the Administrative Services Director to:
 - a. Identify horizon special events and negotiate to mitigate any additional impact on the City's finances through the SYC's use of parking Lot 1.
 - b. Review validations
 - c. Provide for a written "minutes" audit trail of issues and resolution of issues
 - d. Other City/SYC parking related issues.

ATTACHMENTS

- November 18, 2008 Staff Report

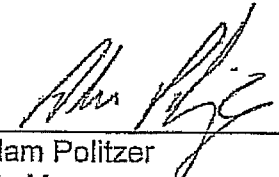
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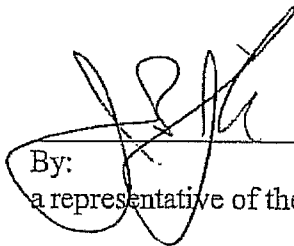
PREPARED BY:


Charlie Francis
Director of Administrative Services / Treasurer

SUBMITTED BY:


Adam Politzer
City Manager

The Sausalito Yacht Club agrees to the terms and conditions of the Parking Agreement with the City as outlined in this staff report. Said document was approved by the Sausalito City Council at their meeting of July 21, 2009.


By: Vice Committee
a representative of the Sausalito Yacht Club

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