



CITY OF SAUSALITO

AMENDED SPECIAL AND REGULAR CITY COUNCIL AGENDA

In the COUNCIL CHAMBERS via Zoom at 420 LITHO STREET, SAUSALITO, CA 94965

Tuesday, September 17, 2024

SPECIAL MEETING BEGINS AT 6:30 PM

REGULAR MEETING BEGINS AT 7:00 PM

Members of the public may participate over Zoom:

If you would like to speak on an agenda item, you can access the meeting remotely by joining from a PC, MAC, IPAD, iPhone, or Android device.

Please click this URL to join.

<https://us02web.zoom.us/j/85275894165?pwd=KJKaETkUjibJUh8OI0OeCg9PIE9jn5.1>

PASSCODE: 123456

Or join by phone:

+1 669 900 6833

+1 669 444 9171

+1 719 359 4580

+1 253 205 0468

Webinar ID: 852 7589 4165

PASSCODE: 123456

Your phone number will appear on the screen unless you first dial *67 before dialing the numbers shown above. If you want to comment during the public comment portion of the agenda, you can use the "Raise Hand" function in Zoom under Reactions or Press *9 if you are calling in. If you do not want to speak during the public comment portion of the agenda, you may also submit email correspondence to cityclerk@sausalito.gov. Emails will be accepted up until 2:00 PM the day of the meeting.

IF STARTING TIMES ARE LISTED FOR EACH AGENDA ITEM THEY SHOULD BE CONSIDERED A GUIDELINE ONLY. THE CITY COUNCIL RESERVES THE RIGHT TO ALTER THE ORDER OF DISCUSSION IN ORDER TO RUN AN EFFECTIVE MEETING. IF YOU WISH TO ASSURE YOURSELF OF HEARING A PARTICULAR DISCUSSION, PLEASE ATTEND THE ENTIRE MEETING. THE CITY VALUES AND INVITES WRITTEN COMMENTS FROM THE PUBLIC ON MATTERS SET FOR CITY COUNCIL CONSIDERATION. IN ORDER TO PROVIDE CITY COUNCIL MEMBERS AMPLE TIME TO REVIEW ALL CORRESPONDENCE, PLEASE SUBMIT CORRESPONDENCE TO STAFF AT LEAST FIVE DAYS IN ADVANCE OF THE MEETING. ANY WRITTEN OR ORAL COMMENTS PROVIDED WILL BE A PART OF THE PUBLIC RECORD.

To give everyone an opportunity to be heard and to ensure the presentation of different points of view, the City Council requests that members of the audience who wish to speak, complete a Speakers' Card and when called on: 1) Always address the Chair; 2) State your name; 3) State views succinctly; and 4) Limit presentations to two (2) minutes. However, if there is a large group present to speak on the same issue, the City Council has the discretion to limit speakers to less than two minutes.

I. CALL TO ORDER, ROLL CALL & ADJOURN TO CLOSED SESSION

I.A. Mayor Sobieski calls the meeting to order and conducts Roll Call

I.B. Mayor Sobieski announces items that will be discussed in Closed Session

CONFERENCE WITH REAL PROPERTY NEGOTIATOR - pursuant to California Government Code Section 54956.8

Property: 100 Humboldt Avenue, Sausalito, CA

Negotiating Parties: Sausalito Yacht Harbor

City Negotiator: City Manager and City Attorney

I.C. PUBLIC COMMENT on Closed Session items

I.D. City Council adjourns to CLOSED SESSION

II. RECONVENE TO OPEN SESSION - 7:00 PM

II.A. Pledge of Allegiance

II.B. Closed Session Announcements (if any)

1. SPECIAL PRESENTATIONS/MAYOR'S ANNOUNCEMENTS

[Presentation of Edwards Avenue Street Project Completion - \\$1,579,900](#)

2. ACTION MINUTES OF PREVIOUS MEETING

2.A Adopt the Minutes of the July 30, September 7, and September 9, 2024 City Council Meetings

[Draft Minutes of the July 30, 2024 Meeting](#)

[Draft Minutes of the September 7, 2024 Meeting](#)

[Draft Minutes of the September 9, 2024 Meeting](#)

3. CONSENT CALENDAR

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. In order to request an item be pulled, you must have completed a Speaker's Card and turned it in to the City Clerk. 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.

3.A Hispanic Heritage Month Proclamation

[Proclamation](#)

3.B Director of Communications Annual Report FY 2023-24

[Staff Report](#)

[Attachment 1 - Annual Communications Report](#)

3.C Adopt a Resolution Declaring One (1) Police Vehicle as surplus and authorizing the City Manager to dispose of said equipment at auction

[Staff Report](#)

[Attachment 1 - Resolution](#)

3.D Adopt a Resolution Authorizing the City Manager to Execute the Professional Services contract with Park Engineering for Construction Management and Inspection Services for the Ferry Landside Improvement Project in an amount not to exceed \$175,122.08

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - PSA Contract plus Proposal](#)

3.E Adopt a Resolution Accepting the Marin Countywide Local Road Safety Plan - Chapter 17 related to the City of Sausalito

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - 2024 Marin County Local Road Safety Plan](#)
[Attachment 3 - 2024 Marin County Local Road Safety Plan - Chapter 17 Sausalito](#)
[Attachment 4 - Presentation](#)

- 3.F Adopt a Resolution Authorizing City Staff to submit for RM3 Safe routes to Transit and Bay Trails Funding to support the Construction of the Bridgeway Improvement Project Napa Street to Johnson Street, Design funds for the Bridgeway Improvement project, Spring Street to Napa Street and design funds for the Bridgeway Bikeway/Roadway/Pedestrian Improvements from Gate 6 Road to Harbor Drive**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Complete Streets Checklist \(All three Projects\)](#)
- 3.G Adopt a Resolution Accepting the 2023 Pavement Improvement Project - Edwards Avenue at a cost of \$1,579,900 as Complete and Direct the City Engineer to File a Notice of Completion**
[Staff Report.](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Notice of Completion](#)
[Attachment 3 - Photos](#)
- 3.H Adopt a Resolution Amending Parking Regulations to Establish a NO PARKING ZONE opposite the driveway and garage of 22 Atwood Avenue, APN: 065-203-02, located along the 301 North Street frontage**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Diagram](#)
[Attachment 3 - Planning Commission Presentation 7-24-24](#)
[Attachment 4 - Parking Audit](#)
[Attachment 5 - Presentation](#)
[Public Comments - Elizabeth & Jerome King](#)
[Public Comments - Jonathan Leone](#)
[Public Comments - Julia Caldwell](#)
[Public Comments - Karen Mondoux](#)
[Public Comments - Ken Pulverman & Elaine Zhou](#)
[Public Comments - Peter Jensen](#)
[Public Comments - Simone, Noura, and Izna Wedell](#)
[Public Comments - Ted and Terri Barton](#)
[Public Comments - Ashley White](#)
- 3.I Adoption of a Resolution Approving Exterior Front Yard Modifications and Landscaping Improvements in the Public Right-of-Way at 596 Sausalito Boulevard (APN: 065-195-19)**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Project Plans, received July 15, 2024](#)
[Attachment 4 - Notice of Decision, dated August 26, 2024](#)
- 3.J Adopt a Resolution authorizing the City Manager to execute a professional services agreement with George Hills to provide Claims Administration and Risk Management Services for one year in an amount not to exceed \$196,000**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Professional Services Agreement with George Hills](#)
- 3.K By minute order, waive the business license tax penalties imposed on Active Ingredients Inc. in an amount of \$7,146.51 and accept a two-year payment plan**
[Staff Report](#)
- 3.L Authorize City Manager to Execute Side Letter / License Agreement with Sausalito Yacht Harbor for Use of 47 Parking Spaces in Bay Street Parking Lot for Public Parking**
[Staff Report](#)
[Attachment 1 - Agreement](#)
[Attachment 2 - Sausalito Yacht Harbor Parking Lot License & Map](#)
[Public Comments - Adrian Brinton](#)

4. PUBLIC HEARING ITEMS - NONE

5. BUSINESS ITEMS

5.A Discussion and Direction, and Possible Adoption of Draft Policy Related to City Leasing Practices

Staff Report

Attachment 1 - Draft Policy on Leases of City Property

Attachment 2 - List of City Owned Properties - APN

Attachment 3 - Full Property Listing Breakdown (Nonprofit v. Profit)

Attachment 4 - Presentation

5.B Consideration of Staff Recommendation to Amend the Sausalito Center for the Arts Existing Lease from \$11,095.25 per month to \$8,058.50 per month with an annual CPI escalator effective December 1, 2024

Staff Report

Attachment 1 - SCA Letter with Web Links

Attachment 2 - Sausalito Center for the Arts Lease

Attachment 3 - Presentation

Public Comments - Adrian Brinton.pdf

Public Comments - Arthur Young.pdf

Public Comments - Beverly Mayeri.pdf

Public Comments - Carolyn Revelle.pdf

Public Comments - Cathy Stierhoff.pdf

Public Comments - Charles Stinson.pdf

Public Comments - Cleopatra Victoria.pdf

Public Comments - Dana Christensen.pdf

Public Comments - Daryl Niemerow.pdf

Public Comments - Deana A. Maggard.pdf

Public Comments - Ed Ayres.pdf

Public Comments - Elizabeth Hird.pdf

Public Comments - Elizabeth Lowry.pdf

Public Comments - Jack Sherwood.pdf

Public Comments - Jann Johnson.pdf

Public Comments - Jim and Martha Robinson.pdf

Public Comments - Joan Saxton.pdf

Public Comments - Jodee and Richard Upjohn.pdf

Public Comments - Jody and Fred Moore.pdf

Public Comments - Jody Harris.pdf

Public Comments - Joel M. Karr.pdf

Public Comments - John Flavin.pdf

Public Comments - Kate Flavin.pdf

Public Comments - Katie Amatruda.pdf

Public Comments - Katie Balestreri.pdf

Public Comments - Kay Mitzel.pdf

Public Comments - Kit Hayes.pdf

Public Comments - Kristin Jakob.pdf

Public Comments - Larry Martinez.pdf

Public Comments - Laura Roebuck and William Meehan.pdf

Public Comments - Margaret Tcheng Ware and John H. Ware.pdf

Public Comments - Mark Coleman.pdf

Public Comments - Mary Thomson.pdf

Public Comments - Michael Childs.pdf

Public Comments - Michael Waldron.pdf

Public Comments - Noreen Spanski.pdf

Public Comments - Patricia Smith.pdf

Public Comments - Penny Buckley.pdf

Public Comments - Ray Withy.pdf

Public Comments - Rosalie Pfeifer.pdf

[Public Comments - Scott Thornburg.pdf](#)
[Public Comments - Sharon Lambton.pdf](#)
[Public Comments - Shelby Van Meter.pdf](#)
[Public Comments - Shelley Gordon.pdf](#)
[Public Comments - Steve Fabes.pdf](#)
[Public Comments - Sue Currier.pdf](#)
[Public Comments - Tom Anderson.pdf](#)
[Public Comments - Tom Theodores.pdf](#)
[Public Comments - Vincent Maggiora.pdf](#)
[Public Comments - Maggie Cox.pdf](#)
[Public Comments - Margaret Collard.pdf](#)

5.C Introduction and Waiver of First Reading of Ordinance No. 05-2024 An Ordinance of the City Council of the City of Sausalito Repealing and Replacing Chapter 3.30, - Purchase of Supplies, Equipment and Services and Procedures for Public Works Projects

[Staff Report](#)

[Attachment 1 - Ordinance No. 05-2024](#)

[Attachment 2 - Exhibit A to Ordinance](#)

[Attachment 3 - Redline of Code Changes](#)

6. COMMUNICATIONS

PUBLIC COMMUNICATIONS: This is the time for the City Council to hear from citizens regarding matters that are not on the agenda. 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 briefly respond to statements made or questions posed by a member of the public, ask clarifying questions, make a brief announcement, or make a brief report on his or her own activities. The Council may also refer matters not on the agenda to City staff or direct that the subject be agendaized for a future meeting. Please make sure you have completed a Speaker's Card and turned it in to the City Clerk.

7. COUNCILMEMBER COMMITTEE REPORTS

8. CITY MANAGER REPORTS & OTHER COUNCIL BUSINESS

8A. City Manager Information for Council

8B. Future Agenda Items

[Future Agenda Items](#)

8C. PUBLIC COMMENT on Items 8A-8B

9. ADJOURNMENT

The next regularly scheduled City Council meeting will be held October 1, 2024, with the open session due to commence at approximately 7:00 PM.

LEAD DEPARTMENT

*Administration Department
City Hall, main floor
420 Litho Street
Sausalito, CA 94965
(415) 289-4199
admin@sausalito.gov*

CITY COUNCIL

*Ian Sobieski, Mayor
Joan Cox, Vice Mayor
Melissa Blaustein, Councilmember
Jill James Hoffman, Councilmember
Janelle Kellman, Councilmember*

STAFF

Chris Zapata, City Manager

Sergio Rudin, City Attorney

Walfred Solorzano, City Clerk

Brandon Phipps, Community & Economic Development Director

Kevin McGowan, Public Works Director/City Engineer

Abbot Chambers, City Librarian/Director of Communications

Chad Hess, Finance Director

Kathy Nikitas, Human Resources Manager

Stacie Gregory, Chief of Police

Chris Tubbs, Fire Chief

DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website. Under penalty of perjury, this Agenda was posted to the public at least 24 hours prior to the meeting.

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Posted Agendas: Agendas are posted 72 hours (regular meetings) and 24 hours (special meetings) prior to the City Council meeting at the entrance to the City Hall.

Agendas on the web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

Lead Department Office: Agendas are available at the Department Office's (see Lead Department information above), City Hall at 420 Litho Street, Sausalito.

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

How to obtain City Council Agenda Packet Materials

Lead Department Office: A copy of the complete agenda packet is available for review at least 72 hours (regular meetings) and 24 hours (special meetings) in advance of the City Council meeting at the Lead Department Office's (see Lead Department information above). Materials related to an item on this agenda which are submitted to the City Council after distribution of the packet are available for review in the Lead Department Office 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.

Staff Reports on the Web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

At City Council Meetings: A complete agenda packet is available for review at each City Council meeting.

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