



CITY OF SAUSALITO
SPECIAL & REGULAR CITY COUNCIL AGENDA
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, December 3, 2024
SPECIAL MEETING BEGINS AT 5:00 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

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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 IN ADVANCE OF THE MEETING.

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. 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

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Govt. Code Section 54957)

Title: City Manager

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Govt. Code Section 54957)

Title: City Attorney

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Name of Case: Great Wall Investment America LLC and Ying Xu v. City of Sausalito, Marin County Superior Court Case No. CV0004472

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

2. ACTION MINUTES OF PREVIOUS MEETING

2.A Adopt the Minutes of the November 19, 2024 City Council Meeting

[November 19, 2024 Draft Minutes](#)

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 Receive and File Annual Listing of Expiring Terms on the Various Boards/Commissions for Calendar Year 2025

[Staff Report - Maddy Act](#)

[Attachment 1 - Public Notice for Terms Expiring on the Various City Boards and Commissions for Calendar Year 2025](#)

3.B Approval of Updated Salary Range for Chief Building Official

[Staff Report](#)

[Attachment 1 - CBO Salary Data Sheet](#)

3.C Approval of updated Job Classification for Code Enforcement Official and Allow Future Non-Substantive Corrections to be Approved by the City Manager

[Staff Report](#)

[Attachment 1 - Updated Job Classification - Code Enforcement Official](#)

3.D Adopt a Resolution Authorizing the City Manager to Execute A Contract Amendment with California Consulting in an Amount Not To Exceed \$68,432 with California Consulting Inc to Assist the City With Grant Applications For Various Projects Within Sausalito from the General Fund

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - California Consulting Grant Report October 2024](#)

3.E Receive and File the Annual Report on Construction Traffic Road Fee for FY 2023/24 under the Mitigation Fee Act and Adopt a Resolution making required findings pursuant to California Government Code 66001

[Staff Report](#)

[Attachment 1 - 2024 Annual Report](#)

[Attachment 2 - City of Sausalito Development Impact Fee Annual Report Fiscal Year 2024 \(July 1, 2023 to June 30, 2024\)](#)

[Attachment 3 - Resolution](#)

[Attachment 4 - 5-Year Summary](#)

3.F Authorize a \$120,000 increase in contingency funded by the Tidelands Fund (for a total project contingency of \$378,511) for the Ferry Landside Improvement Project and authorize the City Manager to execute change orders and other contract documents necessary to move forward with additional improvements to the Ferry Landside Improvement Project to increase safety and environmental resiliency and reduce life cycle costs

[Staff Report](#)

3.G Receive and File Report on Upcoming Changes to the Levine Act

[Staff Report](#)

[Attachment 1 - Fair Political Practices Commission Levine Act Guide for Officers](#)

[Attachment 2 - Levine Act Disclosure Form](#)

4. PUBLIC HEARING ITEMS

4.A Adopt a Resolution to Authorize the City Manager to Amend the Installation Agreement with Climatec LLC to Implement Certain Energy Conservation Measures Under California Government Code 4217.10 et seq. and Adopt Findings in Accordance with California Government Code 4217.12 to achieve a lifecycle savings between \$3,183,405 to \$6,933,298 and finding Project Exempt from CEQA (CEQA Guidelines 15301, 15302, 15303) and allocate the investment of \$1,951,245 in City funds

[Staff Report](#)

[Attachment 1 - Presentation](#)

[Attachment 2 - Resolution](#)

[Attachment 3 - Resolution Exhibit A](#)

[Attachment 4 - Original Installation Agreement from December 2023](#)

[Attachment 5 - Installation Agreement Amendment](#)

[Attachment 6 - Program Question and Answer](#)

5. BUSINESS ITEMS

5.A Hotel Solicitation Update to City Council and Discussion of Other Potential Alternatives

[Staff Report](#)

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 Speakers' 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 December 17, 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
Tabitha Abbot, City Librarian/Director of Communications
Chad Hess, Finance Director
Kathy Nikitas, Human Resources Manager
Stacie Gregory, Chief of Police
Chris Tubbs, Fire Chief*

LEVINE ACT PUBLIC PARTY/APPLICANT DISCLOSURE OBLIGATIONS:

Pursuant to California requirements under the Levine Act, applicants, parties, and their agents who have made campaign contributions totaling more than \$250 (aggregated) to a City Council Member over the past 12 months, must publicly disclose that fact for the official record of that agenda item. Disclosures must include the amount of the campaign contribution aggregated, and the name(s) of the campaign contributor(s) and City Council member(s). The disclosure may be made either in writing to the Clerk prior to the agenda item consideration, or by verbal disclosure at the time of the agenda item consideration.

The foregoing statements do not constitute legal advice, nor a recitation of all legal requirements and obligations of parties/applicants and their agents. Parties and agents are urged to consult with their own legal counsel regarding the requirements of the law.

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 within 72 hours prior to the meeting.

Disability Access 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 of Sausalito meeting, such as assistive listening devices, materials in large print or Braille, real time captioning, a translator, a sign language interpreter or other accommodations, please call, email or visit the Lead Department (see contact information on previous page) at least 72 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. Please contact the Lead Department for questions about accessibility of the meeting space, including the location of the nearest bus stop and accessible curbside parking to the meeting space.

How to obtain City Council Agendas

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.

How to Stay Current Subscribe to the *Sausalito Currents*, City's e-mail distribution service for City news, announcements about upcoming public meetings including Council and Board/Commission meetings, forums, a variety of special events, and occasional news flashes on important issues affecting Sausalito, like road closures and weather alerts. You can also follow official City of Sausalito messages and postings on **Facebook, Nextdoor, Twitter and Nixle**. To subscribe or follow, visit www.sausalito.gov