CLOSED SESSION AGENDA

A. CALL TO ORDER
   1. Public Comment at 922 Machin Avenue - None
   2. Recess to Closed Session

B. CLOSED SESSION
   1. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION
      Title: City Attorney

   There was no action taken.
A. CONVENE, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Present: Mayor MacLeamy
         Mayor Pro Tem Eklund
         Councilmember Athas
         Councilmember Kellner
         Councilmember Lucan

Absent: None

Also Present: City Manager Michael Frank, Assistant City Manager Cathy Capriola, Police Chief Jim Berg, City Attorney Jeff Walter and City Clerk Sheri Hartz.

B. CLOSED SESSION ANNOUNCEMENT

The City Council met in closed session to discuss Item B as listed on the Closed Session Agenda. A second closed session, which was originally scheduled to convene upon adjournment of the open session, was cancelled.

C. CEREMONIAL MATTERS/PRESENTATIONS

Proclamation: Citizen of the Year

Kathy Nickel was present to receive her proclamation.

Proclamation: Small Business of the Year

Herb and Debbie Rowland were present to receive the proclamation on behalf of Pacheco Ranch Winery.

Proclamation: Large Business of the Year

Marc Sebastian, CEO, was present to receive the proclamation on behalf of Blake's Auto Body.
Presentation: Introduction of New K-9 Officer and Recognition of Citizen Donor

Chief Berg presented a plaque to Larry Howard in recognition of his generous private donation toward the purchase of new K-9 officer, Koa. Following the presentation and comments from Mr. Howard, the City's three K-9 officers, Lex, Metz and Koa, were sworn in by the City Clerk.

D. APPROVAL OF FINAL AGENDA, WAIVER OF THE READING OF ORDINANCES AND NOTICES OF INTENT

*Mayor Pro Tem Eklund moved, Seconded by Councilmember Lucan, to approve the Final Agenda, Waiver of the Reading of Ordinances and Notices of Intent. The motion was approved unanimously.*

E. PUBLIC COMMENTS

1. Rick Beach

F. CONSENT CALENDAR-PART 1

1. ADOPT CITY COUNCIL MINUTES OF JANUARY 27, 2015

The Council approved the minutes of the January 27, 2015 meeting.

2. CITY COUNCIL MEETING SCHEDULE FOR 2015-2016

Council approved the City Council meeting schedule for July 2015 through June 2016, which designated a regular City Council meeting every Tuesday with exceptions as noted in the staff report and calendar attachment.

3. RESOLUTION AMENDING THE CITY OF NOVATO OPERATING AND CAPITAL BUDGETS FOR FY 14/15

This item was postponed to a future agenda.

4. APPOINTMENT OF DOWNTOWN BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS FOR 2015

Council accepted and appointed the duly elected Board of Directors of the Downtown Novato Business Association as the Downtown Business Improvement District (DBID) Board for calendar year 2015.

5. BUDGET AMENDMENT FOR HILLSIDE PARK ASSESSMENT DISTRICT

Council adopted Resolution No. 7-15 approving a budget amendment in the amount of $8,154 to allocate funds from the Hillside Park Assessment District Fund (Fund 264) to provide for one-time expenses related to landscape improvements and annual firebreak services.
Councilmember Athas moved, Seconded by Councilmember Kellner, to approve Part 1 of the Consent Calendar, with Item F-3 being postponed to a future agenda. The motion was approved unanimously.

F. CONSENT CALENDAR-PART 2: JOINT CITY COUNCIL/SUCCESSOR AGENCY
   Items 6 and 7 ONLY

   6. APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD JULY THROUGH DECEMBER 2015

   The Successor Agency adopted Resolution No. SA-1-15, approving the Recognized Obligation Payment Schedule ("ROPS") for the period July through December 2015 and the Successor Agency Administrative Budget for the period July through December 2015.

   7. APPROVAL OF AN AMENDED AMORTIZATION SCHEDULE TO THE REIMBURSEMENT AND OPERATING AGREEMENT BETWEEN THE CITY AND THE SUCCESSOR AGENCY

   The City Council adopted Resolution No. 8-15 and the City Council acting as Successor Agency to the Dissolved Redevelopment Agency of the City of Novato adopted Resolution No. S-2-15, both approving an amended amortization schedule and updated loan amount to the Reimbursement and Operating Agreement.

Councilmember Lucan announced that he had resigned from the Successor Agency due to a real property interest in the former Redevelopment Area and would not be participating in Successor Agency matters.

Councilmember Kellner moved, Seconded by Mayor Pro Tem Eklund, to Approve Part 2 of the Consent Calendar, Items F-6 and F-7 only. The motion was approved 4-0.

G. UNFINISHED AND OTHER BUSINESS

   No items were listed for this section.

H. PUBLIC HEARINGS

   No items were listed for this section.

I. GENERAL BUSINESS

   8. CONSIDER AMENDING TRANSITIONAL HOUSING GROUND LEASES
WITH HAMILTON CONTINUUM PARTNERS I AND II TO ALLOW OCCUPANCIES OF THE DWELLING UNITS TO EXCEED 24 MONTHS

Consider approving amendments to Ground Leases (Phase 1 and 2) between City of Novato and Hamilton Continuum Partners I and II, L.P.’s, to, among other things, relax the Ground Leases’ current requirement limiting residency of the 60 units covered by these Ground Leases to 24 months.

City Attorney Walter gave the staff presentation and responded to Council questions.

PUBLIC COMMENTS

2. Joe Hegedus
3. Hutch Turner
4. Michael and Zachary Weil
5. Merian Oakes
6. Matt Tarver Walquist

Councilmember Kellner moved, Seconded by Councilmember Athas, to approve amendments to Ground Leases (Phase 1 and 2) between the City of Novato and Hamilton Continuum Partners I and II, L.P.s, to, among other things, relax the Ground Leases’ current requirement limiting residency of the 60 units covered by these Ground Leases to 24 months. The motion was approved unanimously.

J. COMMISSIONS, COMMITTEES AND BOARDS (CCB’s) APPOINTMENTS

No appointments were made to fill vacancy/vacancies on Council Commissions, Committees or Boards.

K. COUNCILMEMBER/CITY MANAGER REPORTS

Councilmember Lucan reported on his attendance of the North Bay Watershed Association meeting where presentations were given on direct potable reuse and rainwater harvesting.

Mayor Pro Tem Eklund reminded the Council that she had sent out a list of principles and needs drafted by the Marin ABAG delegates for Plan Bay Area 2017 and asked for any input they might have.

L. WORK STUDY SESSION

No items were listed for this section.

M. ADJOURNMENT

At 7:36 p.m., the meeting was adjourned.
I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Novato City Council

/Sheri Hartz/
Sheri Hartz, City Clerk