City of Belvedere
City Council Meeting
Consent Calendar
Monday, July 14, 2025

To: Mayor and City Council

From: Beth Haener, City Clerk

Reviewed by: Robert Zadnik, City Manager

Subject: **Item No. 4.G.: Approve the Minutes for the June 9, 2025, City Council Regular Meeting.**

Recommended Motion/Item Description

That the City Council approve the regular City Council meeting minutes of June 9, 2025, as part of the consent calendar.

Attachments

- Draft Minutes

City of Belvedere
City Council Meeting – Regular Meeting Minutes
Monday, June 9, 2025 – 5:30 PM

City Council Chambers City Hall· 450 San Rafael Avenue, Belvedere CA· Phone 415.435.3838
City of Belvedere Internet Address: https: www.cityofbelvedere.org

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Agenda items were heard out of order by the City Council but are kept in order here for continuity with the meeting's agenda.

1. CALL TO ORDER

The Regular Meeting of the Belvedere City Council convened at 5:30 p.m. in the City Council Chambers by Mayor Jane Cooper

2. ROLL CALL

PRESENT: Councilmembers Kevin Burke, Pat Carapiet, Peter Mark, Sally Wilkinson, and Mayor Jane Cooper

ABSENT: None

STAFF PRESENT: City Manager Robert Zadnik, Attorney Andrew Shen, Administrative Services Director Helga Cotter, Planning and Building Director Rebecca Markwick, Public Works Director Antony Boyd, Police Chief Jason Wu, Associate Planner Samie Malakiman, and City Clerk Beth Haener

3. PUBLIC COMMENT ON CLOSED SESSION, AGENDA ITEM 5.A. 5.B., and 5.C.

There were no public attendees.

4. ADJOURN TO CLOSED SESSION

5. CLOSED SESSION

5.A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Government Code § 54956.9(d)(1))
(1) Golden Gate Belvedere, LLC v. City of Belvedere, Case No. CIV2203266 (Marin County Sup. Ct., filed October 7, 2022)
(2) Robertson v. City of Belvedere, Case No. CV0002045 (Marin County Sup. Ct., filed February 14, 2024)

5.B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Section 54956.9(d)(4): one (1) potential case

5. C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code § 54957)

Title: City Manager

6. RECONVENE IN OPEN SESSION AND ANNOUNCE ACTIONS TAKEN IN CLOSED SESSION, AS REQUIRED

Mayor Cooper stated there was nothing to report from the closed session.

7. REPORTS AND PRESENTATIONS

7.A. City Council Reports

City Councilmembers reported on attendance at intergovernmental agency meetings and updates since the last meeting.

Mayor Cooper called for public comment. Public comment was made by the following: William Rothman.

7.B. City Manager Report

City Manager Robert Zadnik provided updates to City Council.

Mayor Cooper called for public comment and, hearing none, closed public comment

7.C. Presentation from Gene Della Zoppa, CEO and Managing Partner of Mill Valley Refuse Service

Gene Della Zoppa, CEO and Managing Partner of Mill Valley Refuse Service, gave an update on the company's services.

Mayor Cooper called for public comment. Public comment was made by the following: William Rothman.

8. CONSENT CALENDAR

A motion was made by Councilmember Burke, seconded by Councilmember Wilkinson, to approve the consent calendar in one motion. The motion was carried by the following vote.

Aye: 5 **Burke, Carapiet, Mark, Wilkinson, Mayor Cooper**
Nay: **None**
Absent: **None**
Abstain: **None**

8.A. Motion to Adopt Resolution 2025-15 Establishing the Gann (Proposition 4) Appropriations Limit for Fiscal Year 2025/2026

ACTION: **Item Approved**

8.B. Motion to Appoint Marsha Lasky and Isolde Wilson as Alternates on the Planning Commission

ACTION: **Item Approved**

8.C. Motion to Reappoint Incumbent Roxanne Richards to the Belvedere Tiburon Library Agency Board, and to Reappoint Incumbent Larry Binkley to the Marin County Commission on Aging

ACTION: Item Approved

8.D. Motion to Approve the Second Reading and Adopt an Ordinance of the City of Belvedere to Implement the Marin Electric Bicycle Safety Pilot Program, Pursuant to Assembly Bill 1778

ACTION: Item Approved

8.E. Motion to Approve the Minutes for the April 14, 2025, City Council Regular Meeting

ACTION: Item Approved

8.F. Motion to Approve a Revocable License for Private Improvements in the Public Right-of-Way for the Property at 51 Peninsula Road

ACTION: Item Approved

9. PUBLIC HEARINGS

9.A. Consideration of and Possible Decision on an Appeal of the Planning Commission's Approval of the Project Located at 333 Bella Vista Avenue.

Planning and Building Director Rebecca Markwick presented the item and took questions from Council.

Mayor Cooper opened the Public Hearing.

Appellant Dan Short and Architect Shawn Bailey presented and took questions from Council.

Mayor Cooper called for public comment and, hearing none, closed the Public Hearing and returned the discussion to Council.

MOTION: **A motion was made by Councilmember Burke and seconded by Councilmember Wilkinson to approve the appeal granting the design review and a conditional use permit for an Accessory Dwelling Unit exceeding the 16-foot height limit for property located at 333 Bella Vista Avenue**

Aye: 5 **Burk, Carapiet, Mark, Wilkinson, Mayor Cooper**

Nay: **None**
Absent: **None**
Abstain: **None**

9.B. Discussion and Possible Adoption of Resolution 2025-16, Updating the Residential Building Records Report Application Fee

Administrative Services Director Helga Cotter and Terry Madsen from Clear Source Financial Consulting presented the item and answered questions from Council.

Mayor Cooper called for public comment. Public comment was made by the following: William Rothman.

MOTION: **A motion was made by Councilmember Mark and seconded by Councilmember Wilkinson to approve the resolution updating the residential building records report application fee.**

Aye: 5 **Burke, Carapiet, Mark, Wilkinson, Mayor Cooper**
Nay: **None**
Absent: **None**
Abstain: **None**

9.C. Receive an Annual Report on the Status of Vacancies for City of Belvedere Staff to Fulfill the Requirements of AB 2561 (Government Code Section 3502.3)

Administrative Services Director Helga Cotter presented the item. There were no questions from Council.

Mayor Cooper called for public comment and, hearing none, closed public comment

No action was needed for this item.

9.D. Discussion and Possible Decision to Adopt Resolution 2025-17, Approving the City of Belvedere Annual Operating and Capital Budget for Fiscal Year 2025-2026 and the Five-Year Capital Expenditure Plan

Administrative Services Director Helga Cotter presented the item and took questions from Council.

Mayor Cooper called for public comment and, hearing none, closed public comment

MOTION: **A motion was made by Councilmember Mark and seconded by Councilmember Burke to adopt the resolution appropriating funds necessary for FY2025-26**

Aye: 5 **Burk, Carapiet, Mark, Wilkinson, Mayor Cooper**
Nay: **None**
Absent: **None**
Abstain: **None**

9.E. Discussion and Possible Adoption of Resolution 2025-18, Annual Levy of Previously Approved Special Tax for Fire & Emergency Medical Services and Fixing the Rates thereof for Fiscal Year 2025-2026

Administrative Services Director Helga Cotter presented the item and took questions from Council.

Mayor Cooper called for public comment and, hearing none, closed public comment

MOTION: **A motion was made by Councilmember Burke and seconded by Councilmember Wilkinson to adopt the resolution establishing the**

Fiscal Year 2025/2026 fire protection & emergency medical services assessment for the city.

Aye: 5 **Burk, Carapiet, Mark, Wilkinson, Mayor Cooper**

Nay: **None**
Absent: **None**
Abstain: **None**

9.F. Introduction & First Reading of an Ordinance of the City of Belvedere Amending Belvedere Municipal Code Section 3.28.080, to Implement Annual Update of Fire and Emergency Medical Services Tax Rates for Fiscal Year 2025-2026

Administrative Services Director Helga Cotter presented the item and took questions from Council.

Mayor Cooper called for public comment and, hearing none, closed public comment

MOTION: **A motion was made by Councilmember Wilkinson and seconded by Councilmember Mark to Approve the Introduction and First Reading of the Ordinance of the City of Belvedere for Proposed Amendments to Belvedere Municipal Code (BMC) Section 3.28.080.**

Aye: 5 **Burk, Carapiet, Mark, Wilkinson, Mayor Cooper**

Nay: **None**
Absent: **None**
Abstain: **None**

10. OTHER SCHEDULED ITEMS

10.A. Discussion and Possible Action on Police Department Staffing

City Manager Robert Zadnik and Police Chief Jason Wu presented the item and took questions from Council.

Mayor Cooper called for public comment. Public comment was made by the following: Tom Steele, Wendy Miller, Jessica Miller, Chris Iwasaki, Jock Putney, William Rothman, and Sergeant Jeremy Clark.

Council gave direction to staff and requested that staff come back to Council with a resolution.

10.B. Discussion and Possible Approval of Updated Lease and Use Agreements Between the City of Belvedere and The Ranch

City Manager Robert Zadnik presented the item and took questions from Council.

Mayor Cooper called for public comment and, hearing none, closed public comment.

MOTION: **A motion was made by Councilmember Mark and seconded by Councilmember Burke to authorize the City Manager to execute lease**

and use agreements between the City of Belvedere and the Ranch on behalf of the City Council, with requested amendments

Aye: 5	**Burk, Carapiet, Mark, Wilkinson, Mayor Cooper**
Nay:	**None**
Absent:	**None**
Abstain:	**None**

11. OPEN FORUM

Mayor Cooper called for public comment. Public comment was made by the following: Kevin Burke. `

12. ADJOURN

There being no further business to come before the Belvedere City Council, Mayor Cooper adjourned the Regular Meeting of the Belvedere City Council at 10:43 p.m.

APPROVED: _____
Jane Cooper, Mayor

ATTEST: _____
Beth Haener, City Clerk