



Regular Meeting
AGENDA

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

November 6, 2019 - 6:00 PM

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

- 3.a. Introduction of Police Officer Chris Min.

Recommended Action: Police Chief to introduce Police Officer Chris Min.

Attachments: None

- 3.b. Proclamation of the Ukiah City Council Recognizing the Month of November as Adoption Awareness Month.

Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing the month of November as Adoption Awareness Month.

Attachments:

1. Draft Proclamation Adoption Awareness Nov 2019

- 3.c. Discussion and Possible Action Including an Update Regarding the City's Response to the October 2019 PG&E Public Safety Power Shutoff Events

Recommended Action: Discuss and provide any corresponding direction to staff and/or take any related action deemed necessary related to the PG&E's PSPS events in October 2019.

Attachments:

1. Mendocino BOS Draft PGE Letter 11.5.19
2. 03c Correspondence Received - Scott Miller
3. 03c Correspondence Received - Crispin Hollinshead
4. 03c Correspondence Received - Dan Hibshman
5. 03c Correspondence Received - Lorna Maslenikov
6. 03c Correspondence Received - Mary Waters
7. 03c Correspondence Received - Peggy Backup

- 3.d. Presentation by Janet Pauli Regarding the Status of the Licensing Process for the Potter Valley Project.

Recommended Action: Receive presentation.

Attachments: None

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

- 5.a. Approval of the Minutes for the October 2, 2019, Regular Meeting.

Recommended Action: Approve the Minutes of October 2, 2019, a Regular Meeting, as submitted.

Attachments:

1. October 2, 2019, Draft Minutes

6. RIGHT TO APPEAL DECISION

Persons who are dissatisfied with a decision of the City Council may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the California Code of Civil Procedure, which generally limits to ninety days (90) the time within which the decision of the City Boards and Agencies may be judicially challenged.

7. CONSENT CALENDAR

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the City Council. Items may be removed from the Consent Calendar upon request of a Councilmember or a citizen in which event the item will be considered at the completion of all other items on the agenda. The motion by the City Council on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or Planning Commission recommendations.

- 7.a. Adoption of Resolution to Extend the Declaration of a Local Emergency Related to the 2019 Winter Storm Event.

Recommended Action: Adopt Resolution to extend the declaration of a local emergency related to the 2019 winter storm events.

Attachments:

1. Attachment_1_Local_Emergency_City_of_Ukiah
2. Attachment 2 Local Emergency City of Ukiah
3. Attachment 3 Local Emergency City of Ukiah
4. Attachment 4 Local Emergency City of Ukiah
5. Attachment 5 Local Emergency City of Ukiah
6. Attachment 6 - Local Emergency City of Ukiah
7. Attachment 7 Local Emergency City of Ukiah
8. Attachment 8 -Local Emergency City of Ukiah
9. Attachment 9 Local Emergency City of Ukiah
10. Attachment 10 Local Emergency City of Ukiah
11. Attachment 11 Local Emergency City of Ukiah
12. Attachment 12 Local Emergency City of Ukiah

- 7.b. Report to Council for the Inspection and Repair of a Pump at the Wastewater Treatment to Cascade Pumps in the Amount of \$11,200 for the Wastewater Treatment Plant.
Recommended Action: Receive Report for the Inspection and Repair of a Pump at the Wastewater Treatment to Cascade Pumps in the Amount of \$11,200 for the Wastewater Treatment Plant
Attachments:

1. Cascade Pump Repair PO 46339

- 7.c. Award Purchase Order for Actuators, Controller and Generation I Rebuild Kit to REXA Electraulic Actuation of West Bridgewater, MA in the amount of \$30,000 plus tax and shipping, for the Wastewater Treatment Plant, and Approve Corresponding Budget Amendment
Recommended Action: Award Purchase Order for Actuators, Controller and Generation I Rebuild Kit to REXA Electraulic Actuation of West Bridgewater, MA in the amount of \$30,000 plus tax and shipping, for the Wastewater Treatment Plant, and approve corresponding budget amendment.
Attachments:

1. TFSC REXA Valves

- 7.d. Authorize the City Manager to submit an application for an Address Assignment or Change Application for Clubhouse Drive and execute the name change if approved.
Recommended Action: Authorize the City Manager to submit an application for an Address Assignment or Change Application for Clubhouse Drive and execute the name change if approved.
Attachments:

1. Site Map
2. Draft Address Change or Assignment Application

- 7.e. Report of Disbursements for the Month of September 2019.
Recommended Action: Approve the Report of Disbursements for the Month of September 2019.
Attachments:

1. September 2019 Summary of Disbursements
2. Account Codes for Reference
3. Object codes for Reference
4. September 2019 Disbursement Detail

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The City Council welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Council when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

9. COUNCIL REPORTS

10. CITY MANAGER/CITY CLERK REPORTS

11. PUBLIC HEARINGS (6:15 PM)

- 11.a. Conduct a Public Hearing and Receive the Measure P Oversight Committee Report and Findings for Fiscal Years 2017 and 2018, and Disband the Committee per Resolution 2014-28.
Recommended Action: Resolution 2014-28 directs the City Council to conduct a public hearing, receive the Measure P Oversight Committee's final report and if no further action is desired, disband the Committee.

Citizen advisement: Notice to be published in Ukiah Daily Journal no less than 10 days prior to Public Hearing, placed in the Civic Center Public View Binder, and available for public review on the City's website at <http://www.cityofukiah.com/projects/notices-and-bulletins/> under with the Public Notices tab. Measure P Oversight Committee members.

Attachments:

1. 2014-28 CC Reso - Establishing Expenditure Plan & Oversight Committee
 2. Public Safety Revenue Expenditures & Staffing
 3. Public Safety Expenditures Over Time
- 11.b. Conduct a Public Hearing and Consider Adoption of a Resolution under the Tax and Equity Fiscal Responsibility Act in Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority, a Joint Exercise of Powers Authority and Public Entity of the State of California, in an Amount Not to Exceed \$8,000,000, to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a 31-unit Senior Multifamily Rental Housing Project Located at the Northeast Corner of South Oak Street and West Gobbi Street (APN 002-301-55-00).

Recommended Action: 1) Conduct a public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code"); and 2) adopt a resolution approving the issuance of the Bonds by the CMFA for the benefit of Ukiah Pacific Associates, a California Limited Partnership, to provide for the financing of the Project, such adoption being solely for the purposes of satisfying the requirements of TEFRA, the Code and California Government Code Section 6500.

Attachments:

1. Resolution

- 11.c. Conduct a Public Hearing and Consider the Planning Commission's Recommendation to 1) Introduce by Title Only the Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street (APN 001-306-06); 2) Adopt the Resolution Approving the Gobbi Commons Tentative Major Subdivision Map, as Conditioned by the City Engineer; and 3) Approve the Gobbi Commons Major Site Development Permit, as Conditioned.

Recommended Action: Staff recommends City Council: 1) introduce by title only the Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street (APN 001-306-06); 2) adopt the Resolution approving the Gobbi Commons Tentative Major Subdivision Map, as conditioned by the City Engineer; and 3) approve the Gobbi Commons Major Site Development Permit, as conditioned.

Attachments:

1. ATT 1 Gobbi Commons Precise Plan of Development
2. ATT 2 Gobbi Commons PC Staff Report
3. ATT 3 2019-10-22 PC Draft Minutes
4. ATT 4 Gobbi Commons Draft Findings
5. ATT 5 250 W Gobbi_Draft COA_Gobbi Commons
6. ATT 6 250 W Gobbi_Ord_RZ_Gobbi Commons
7. ATT 7 Gobbi Commons TSM Resolution

12. UNFINISHED BUSINESS

- 12.a. Approve Plans and Specifications for the Downtown Streetscape and Road Diet and Authorize Staff to Issue Bids for Specification Number 19-18 and Update Regarding Project

Recommended Action: Approve Plans and Specifications for the Downtown Streetscape and Road Diet and Authorize Staff to Issue Bids for Specification Number 19-18

Attachments:

1. Ukiah_Streetscape_Bid_Set_Plans (NOT FOR BID)
2. Ukiah_Streetscape_Special_Provisions_10-30-2019 (NOT FOR BID)
3. 12a Correspondence Received - Laura Fogg
4. 12a Correspondence Received - Laura Fogg
5. 12a Correspondence Received - Todd Schapmire
6. 12a Correspondence Received - D E (Rick) Johnson

- 12.b. Approve Plans and Specifications for the Downtown Water and Sanitary Sewer Replacement Project and Authorize Staff to Issue Bids for Specification Number 19-17

Recommended Action: Approve Plans and Specifications for the Downtown Water and Sanitary Sewer Replacement Project and Authorize Staff to Issue Bids for Specification Number 19-17

Attachments:

1. 2019 10-30 City of Ukiah Water and Sanitary Sewer-att 1 (NOT FOR BID)
2. 100pc Pre final Special Provisions_Uilities (NOT FOR BID)-att2

- 12.c. Discussion and Possible Direction to Staff Regarding Mendocino County 2019-2027 Housing Element Update.

Recommended Action: Discuss and possibly give direction to Staff regarding Mendocino County 2019-2027 Housing Element Update.

Attachments:

1. Mendocino County 2019-2027 Housing Element Update Draft
2. City of Ukiah CD Dept comments- Mendocino County 2019-2027 Housing Element

13. NEW BUSINESS

- 13.a. Approval of Community Development Director Determination that the Proposed Acquisition Project Qualifies for a CEQA Exemption; and Adoption of a Resolution Approving an Application for the 2020 Proposition 1 and Proposition 68 California Fish and Wildlife Grant Opportunities for Open Space Land Acquisition; and Authorization for the City Manager to Negotiate and Execute a Purchase Option Agreement with the Primary Property Owner.

Recommended Action: 1) Approve Community Development Director Determination that the proposed acquisition project qualifies for a CEQA exemption; and 2) adopt the resolution authorizing the application to the Proposition 1 & 68 California Fish and Wildlife grant opportunity; and 3) authorize the City Manager to negotiate and execute a Purchase Option Agreement with the primary property owner.

Alternatives: 1) Do not approve the Community Development Director Determination that the proposed acquisition project qualifies for a CEQA exemption; and/or 2): determine the application and/or purchase option agreement is inappropriate at this time and provide direction to staff.

Attachments:

1. Open Space Acquisition Resolution
2. Project Map
3. Open Space Option Agreement

- 13.b. Consider and Possibly Approve Budget Agreement with Ukiah Valley Sanitation District

Recommended Action: Approve and authorize City Manager to sign agreement with Ukiah Valley Sanitation District ("District") approving the District and City sewer system budgets for 2018-19 and 2019-20 fiscal years, the agreement to become effective upon approval by District Board of Directors and execution on behalf of District.

Attachments:

1. BUDGET APPROVAL AGREEMENT w exhibits

- 13.c. Award Contract for Ambulance Feasibility Study to AP Triton Consulting LLC in the amount of \$68,500 (plus travel reimbursement) and Approve Corresponding Budget Amendment

Recommended Action:

Authorize the City Manager to execute a contract with AP Triton Consulting LLC for a comprehensive ambulance service feasibility study in an amount not to exceed \$68,500.00 (plus travel reimbursement), and approve corresponding budget amendment.

Attachments:

1. AP Triton Proposal

- 13.d. Approve Cooperative Agreement with the California Department of Forestry and Fire Protection for Dispatching Services for FY 18/19 and 19/20, and Authorize a Budget Amendment

Recommended Action: *Authorize the City Manager to execute a Cooperative Agreement for Dispatch Services with the California Department of Forestry and Fire Protection for Dispatching Services for FY's 18/19 (retroactively) and 19/20, in an amount not to exceed \$642,370.00, and authorize a budget amendment.*

Attachments:

1. CAL Fire Dispatch Agreement 2019

- 13.e. Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).

Recommended Action: *Receive report(s). The Council may also consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s).*

Attachments:

1. 2019 City Council Special Assignments and Ad Hoc(s)

14. CLOSED SESSION - CLOSED SESSION MAY BE HELD AT ANY TIME DURING THE MEETING

- 14.a. **Conference with Legal Counsel—Anticipated Litigation**

(Government Code Section 54956.9(d))

A. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: (Number of potential cases: 1.)

B. Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Number of potential cases: 1)

Recommended Action: *Confer in Closed Session*

Attachments: None

- 14.b. **Conference with Legal Counsel—Anticipated Litigation**

(Government Code Section 54956.9(d)) Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (Number of potential cases: 1)

Recommended Action: *Confer in Closed Session*

Attachments: None

- 14.c. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUk-CVPT-2018-70200
Recommended Action: Confer in Closed Session
Attachments: None
- 14.d. **Conference with Legal Counsel – Existing Litigation**
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: City of Ukiah v. Questex, LTD, et al, Mendocino County Superior Court, Case No. SCUk- CVPT-15-66036
Recommended Action: Confer in Closed Session
Attachments: None
- 14.e. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 002-273-19-00 and 002-273-30-00
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Bank of America
Under Negotiation: Price & Terms of Payment
Recommended Action: Confer in Closed Session
Attachments: None
- 14.f. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 002-192-14-00 (280 E. Standley)
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Onetogether Solutions
Under Negotiation: Price & Terms of Payment
Recommended Action: Confer in Closed Session
Attachments: None
- 14.g. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units
Recommended Action: Confer in Closed Session
Attachments: None

15. **ADJOURNMENT**

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing

agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Dated this 1st DAY day of NOVEMBER, 2019
Kristine Lawler, City Clerk