

CITY OF UKIAH  
CITY COUNCIL MINUTES  
Regular Meeting  
CIVIC CENTER COUNCIL CHAMBERS  
300 Seminary Avenue  
Ukiah, CA 95482  
February 6, 2019  
6:00 p.m.

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1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

Ukiah City Council met at a Regular Meeting on February 6, 2019, having been legally noticed on January 31, 2019. Mayor Mulheren called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Jim O. Brown, Stephen G. Scalmanini, Douglas F. Crane, and Maureen Mulheren. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

*MAYOR MULHEREN PRESIDING.*

*The Pledge of Allegiance was led by Tim Eriksen, Public Works Director / City Engineer.*

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

**a. Ukiah On Ice; Presentation and Sponsor Appreciation.**

**Presenter:** Jake Burgess, Recreation Supervisor.

Certificates were presented to:

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Adventist Health Ukiah Valley     | KWINE/MAX Radio                     |
| Arrow Fencing                     | LACO Associates                     |
| Black Oak Coffee Roasters         | Mendocino Forest Products           |
| Community First Credit Union      | Northwest Insurance Agency, Inc.    |
| Coyote Valley Casino              | PG&E                                |
| DeFatte Equipment Rental          | Radiant Yoga                        |
| Diamond D Construction            | Savings Bank of Mendocino County    |
| Fetzer Vineyards                  | Travelodge & Fairfield Inn & Suites |
| Friedman's Home Improvement       | Ukiah Main Street Program           |
| George Petersen & Associates      | Ukiah Paper Supply                  |
| Granite Construction              | Ukiah Waste Solutions               |
| Greater Ukiah Chamber of Commerce | Visit Ukiah                         |
| Hillside Health Center            |                                     |

**b. Receive Presentation of Fourth Quarter Employee Recognition Awards.**

**Presenters:** Sage Sangiacomo, City Manager, Justin Wyatt, Police Chief; Dave McQueary, Administrative Lieutenant; Lori Martin, Billing and Community Services Manager; Jake Burgess, Recreation Supervisor; and Mayor Mulheren.

The following employees received recognition awards:

Chris Long, Police Sergeant

Ross Lunceford, Police Officer

Adam Elledge, Police Officer

Nancy Cooley, Customer Services Representative

Daniel Spence, Recreation Program Coordinator

RECESS: 6:28 – 6:31 P.M.

4. **PETITIONS AND COMMUNICATIONS**

5. **APPROVAL OF MINUTES**

a. **Approval of the January 16, 2019, Regular Meeting Minutes.**

b. **Approval of the January 30, 2019, Special Meeting Minutes.**

**Motion/Second:** Brown/Scalmanini to approve Minutes of January 16, 2019, a regular meeting, and January 30, 2019, a Special Meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

6. **RIGHT TO APPEAL DECISION**

7. **CONSENT CALENDAR**

- a. Report of Disbursements for the Month of December, 2018 – *Finance*.
- b. City Council to Consider Authorizing the City Manager to Negotiate and Execute a Lease Agreement (COU No. 1819-160) between the City of Ukiah and Rusty Bowl BMX, Inc. – *Community Services*.
- c. Notification of Purchase (PO No. 45501) of Rectangular Rapid Flashing Beacon Signs and Poles from Statewide Traffic Safety and Signs in the Amount of \$24,729.93 – *Public Works*.
- d. Notification of Purchase (PO No. 45733) of a Cold Planer Loader Work Tool from Peterson CAT in the Amount of \$22,333.93 as Approved in the Fiscal Year 2018-2019 Capital Budget – *Public Works*.
- e. Request Authorization to Increase Contract (COU No. 1314-213-A3) Funding for Capital Improvement Projects Design and Engineering Services by \$300,000 to Utility Design Services, LLC. (EUD) – *Electric Utility*.
- f. Award a Professional Services Agreement (COU No. 1819-161) with Munselle Civil Engineering for Engineering and Survey Support Services for the Dora Street Utility Improvement Project in the Amount of \$90,590 – *Public Works*.
- g. City Council to Approve Submission of Two Concept Proposals for Proposition 68 Statewide Cultural, Community and Natural Resources Competitive Grant Funds for Vinewood (COU No. 1819-162) and Oak Manor (COU No. 1819-163) Park Improvements, and Authorize City Manager to sign Concept Proposal Applications and Grant Documents – *Community Services*.

- h. Notification of Acquisition of Services from Accurate Measurement Systems, Inc. for the Purchase of Instrumentation (PO. No. 45842) in the Amount of \$22,090.55 for the Wastewater Treatment Plant and Approval of Change Order for Parts and Installation in the Amount of \$37,977.21 for a Total Amount of \$60,067.76 – *Water Resources*.
- i. Request Authorization to Amend Contract (COU No. 1516-212-A1) with Kenwood Energy in the Amount of \$55,000 for Solar Capital Improvement Projects in Developing Specifications, Request for Proposals (RFP) and Construction Management Services. (EUD) – *Electric Utility*.

**Motion/Second:** Crane/Scalmanini to approve Consent Calendar Items 7a-7i, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

## **8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

*No public comment was received.*

## **9. COUNCIL REPORTS**

**Presenter:** Councilmember Brown

## **10. CITY MANAGER/CITY CLERK REPORTS**

**Presenters:** Sage Sangiacomo, City Manager and Tim Eriksen, Public Works Director/City Engineer.

## **11. PUBLIC HEARINGS (6:15 PM)**

- a. **Consideration and Possible Adoption of a Resolution and Associated Findings Overruling the Mendocino County Airport Land Use Commission's Finding of Inconsistency with the Mendocino County Airport Comprehensive Land Use Plan for the Heritage Mendocino Cannabis Microbusiness Project, Located at 1076 Cunningham Street.**

**Presenter:** Craig Schlatter, Community Development Director.

*PUBLIC HEARING OPENED AT 6:59 P.M.*

**Public Comment:** Joe Thomas, Heritage Mendocino Owner; John McCowen (*speaking as a private citizen*); and Brad Campbell, Garton Tractor General Manager.

*PUBLIC HEARING CLOSED AT 7:03 P.M.*

**Motion/Second:** Crane/Scalmanini to approve adoption of the Resolution (2019-05) and associated findings overruling the Mendocino County Airport Land Use Commission's finding of inconsistency with the Mendocino County Airport Comprehensive Land Use Plan for the proposed Heritage Mendocino project. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

## **12. UNFINISHED BUSINESS**

- a. **Approval of a Sole Source Contract with Mead & Hunt, Inc., for the Purpose of Preparing a Complete, Stand-Alone Airport Land Use Compatibility Plan for the Ukiah Municipal Airport; and Approval of Corresponding Budget Amendment and City-County Agreement for Shared Costs.**

**Presenters:** Craig Schlatter, Community Development Director and Sage Sangiacomo, City Manager.

**Consultant Comment:** Ken Brody, Mead & Hunt, Inc.

**Public Comment:** Devon Jones, Mendocino County Farm Bureau; Joe Thomas; Brad Campbell, Garton Tractor General Manager; and John McCowen, Mendocino County 2<sup>nd</sup> District Supervisor.

**Motion/Second:** Crane/Brown to approve a sole source contract (COU No. 1819-164) with Mead & Hunt, Inc., for the purpose of preparing a complete, stand-alone Airport Land Use Compatibility Plan for the Ukiah Municipal Airport, and approve corresponding budget amendment and City-County Agreement for shared costs. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

*RECESS: 7:41-7:45 P.M.*

**b. Mid-Year Departmental Budget and Objectives Progress Review.**

**Presenters:** Dan Buffalo, Finance Director; Greg Owen, Airport Manager; Sage Sangiacomo, City Manager; and Kristine Lawler, City Clerk.

*Reports for the Airport and City Manager's office were received.*

**c. Authorize the City Manager to Execute Amendment 1 to Contract with The Weist Law Firm for Bond Counsel Services for the Refunding of the 2006 Revenue Bonds.**

**Presenter:** Dan Buffalo, Finance Director.

**Motion/Second:** Brown/Crane to authorize the City Manager to execute Amendment 1 to Contract 1718-159 (COU No. 1718-159-A1) for an additional contract amount of \$62,235, for a total revised contract amount of \$158,235. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

**d. Authorize the City Manager to Execute Amendment 2 to Contract with NHA Advisors for Financial Advisory Services.**

**Presenter:** Dan Buffalo, Finance Director.

**Motion/Second:** Brown/Crane to authorize the City Manager to execute Amendment 2 to Contract 1617-119 (COU No. 1617-119-A1) for an additional contract amount of \$135,000, for a total revised contract amount of \$154,500. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

**13. NEW BUSINESS**

**a. Approve Award of a Professional Services Agreement to Melton Design Group Landscape Architects & Planners for Development of Plans and Designs for the Riverside Park Regeneration Project, Funded by California Natural Resources, California Urban Rivers Grant Program, and Approve Corresponding Budget Amendment.**

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Motion/Second:** Crane/Brown to approve award of a professional services agreement (COU No. 1819-165) to Melton Design Group Landscape Architects & Planners in the amount of \$231,243 for the development of plans and designs for the Riverside Park Regeneration Project, and approve corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

- b. 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).**

**Presenter:** Mayor Mulheren.

*THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 9:19 P.M.*

**14. CLOSED SESSION**

**a. 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

**b. Conference with Real Property Negotiators**

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 157-050-03, 157-060-02, 157-050-04, 157-050-03, 157-030-02, 157-050-01, 157-050-02, 157-050-10, 157-050-09, 157-070-01, 157-070-02, 003-190-01

Negotiator: Sage Sangiacomo, City Manager;

Negotiating Parties: Dave Hull and Ric Piffero

Under Negotiation: Price & Terms of Payment

**c. Conference with Real Property Negotiators**

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 003-040-77; 003-040-78; 003-040-79

Negotiator: Sage Sangiacomo, City Manager;

Negotiating Parties: Shapiro/Danco

Under Negotiation: Price & Terms of Payment

**d. 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

*The City Manager reported that direction was given to staff.*

**15. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:40 p.m.

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Kristine Lawler, City Clerk