

CITY OF UKIAH
CITY COUNCIL MINUTES
Budget Workshop and Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482
March 20, 2019
5:15 p.m.

1. **ROLL CALL**

Ukiah City Council met for a Budget Workshop followed by a Regular Meeting on March 20, 2019, having been legally noticed on March 15, 2019. Mayor Mulheren called the meeting to order at 5:19 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 (*arriving at 5:28*); and Kristine Lawler, City Clerk.

MAYOR MULHEREN PRESIDING.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Craig Schlatter, Community Development Director.

5:15 **BUDGET WORKSHOP**

a. Mid-Year Departmental Budget and Objectives Progress Review for Fiscal Year 18-19 and Review of Draft Objectives for Fiscal Year 19-20.

Presenters: COMMUNITY DEVELOPMENT: Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; and Matt Keizer, Building Official; ELECTRIC UTILITY: Dan Buffalo, Finance Director; Mel Grandi, Electric Utility Director; and Cindy Sauers, Assistant Electric Utility Director; ADDITIONAL PRESENTER: Daphine Harris, Finance Management Analyst.

The Community Development and Electric Utility department reports were received.

NOTE: The Water Resources department has been rescheduled to present to Council on April 17, 2019.

6:00 **REGULAR MEETING**

NOTE: The regular meeting convened at 6:13 p.m.

City Clerk, Kristine Lawler, stated for the record that attendance had not changed.

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

4. **PETITIONS AND COMMUNICATIONS**

5. **APPROVAL OF MINUTES**

a. Approval of the March 6, 2019, Budget Workshop and Regular Meeting Minutes.

Motion/Second: Crane/Brown to approve Minutes of March 6, 2019, a budget workshop and regular 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 February 2019 – *Finance*.
- b. Consideration of Awarding Bid for Purchase of One (1) 2020 Ford Explorer Interceptor in the Amount of \$41,575.65 from Redwood Ford – *Fire*.
- c. Council to Approve the Northern California Power Agency (NCPA) Non-Disclosure Agreement (COU No. 1819-188), Adopt Resolution No. 19-10 (NCPA Resolution) and Appoint the Electric Utility Program Coordinator as the Receiving Party Administrator – *Electric Utility*.
- d. Renew and Continue Resolution 2019-08 (2019-09) for a Proclamation of a Local Emergency Related to the 2019 Winter Storm Event – *Community Services*.
- e. Report to the City Council of the Contract (COU No. 1819-181) Expenditure with Schweitzer Engineering Laboratories for Design and Engineering Services of a Radio Data Link Transfer Trip Scheme for the Lake Mendocino Hydro Power Plant in the Amount of \$20,000.00 – *Electric Utility*.
- f. Approval of the purchase of a new 2019 Durango SXT RWD from Thurston Chrysler Dodge Jeep Ram in the amount of \$28,526.44 – *Community Development*.

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

NOTE: The resolution referenced in agenda item 7c, was clarified to be a Northern California Power Agency (NCPA) resolution that does not require Council adoption.

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

Public Comment: Lucy Kramer – North Coast Opportunities Gardens Project.

9. COUNCIL REPORTS

Presenters: Vice Mayor Crane and Mayor Mulheren.

10. CITY MANAGER/CITY CLERK REPORTS

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

11. PUBLIC HEARINGS (6:15 PM)

12. UNFINISHED BUSINESS

- a. **Receive Report on the Status of the 2014-2019 Housing Element Plan and Implementation Progress; and Provide Additional Direction as Necessary.**

Presenter: Craig Schlatter, Community Development Director.

Report was received.

b. Adoption of Resolution Confirming that Wetlands Park is Closed to the General Public and Shall Remain in its Natural Condition.

Presenter: Shannon Riley, Deputy City Manager.

Motion/Second: Brown/Crane to adopt a resolution (2019-10) confirming that Wetlands Park is closed to the general public and shall remain in its natural condition. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

c. Adopt Plans and Specifications for Spec. No. 19-03 Gobbi Street Underground Project District #3 to Install Underground Substructures for the Removal of Overhead Utilities on East Gobbi Street Between State Street and Orchard Avenue, Marshall, and 600 Block of Leslie Streets; Approve an Interfund Loan Agreement Between Fund 800 (Electric Operating Fund) and 805 (Street Lighting Fund); and Approve Budget Amendment in the Amount of \$900,000.

Presenter: Mel Grandi, Electric Utility Director.

Motion/Second: Crane/Brown to adopt plans and specifications for Spec. No. 19-03 Gobbi Street Underground Project District #3 to install underground substructures for the removal of overhead utilities on East Gobbi Street between State Street and Orchard Avenue, Marshall, and 600 Block of Leslie Streets; Approve an interfund loan agreement (COU No.1819-189) between Fund 800 (Electric Operating Fund) and 805 (Street Lighting Fund); and Approve budget amendment in the amount of \$900,000. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 6:58 - 7:04 P.M.

13. NEW BUSINESS

a. Introduction and Adoption of Urgency Ordinance to Adopt Aesthetic Guidelines for Wireless Telecommunication Facilities in the City of Ukiah.

Presenter: Darcy Vaughn, Assistant City Attorney.

Staff Comment: Mel Grandi, Electric Utility Director.

Motion/Second: Crane/Brown to introduce ordinance by title only. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

City Clerk, Kristine Lawler, read the ordinance title into the record.

Motion/Second: Crane/Brown to introduce and adopt an urgency ordinance of the City Council of the City of Ukiah adding Article 9 to Chapter 2 of Division 2 of the Ukiah City Code regarding the adoption of aesthetic guidelines for wireless telecommunications facilities. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

ORDINANCE NO. 1192

URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING ARTICLE 9 TO CHAPTER 2 OF DIVISION 2 OF THE UKIAH CITY CODE

b. Award of Contract for Professional Planning Services for a General Plan Update, Environmental Impact Report, and Other Advanced Planning Services to Mintier Harnish Planning Consultants.

Presenters: Mary Horger, Procurement Manager and Craig Schlatter, Community Development Director.

Public Comment: Rick Rust, Mintier Harnish Planning Consultants.

Motion/Second: Crane/Scalmanini to approve award of contract (COU No. 1819-190) to Mintier Harnish Planning Consultants, for professional planning services including the General Plan Update and Environmental Impact Report and other advanced planning services. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

c. Approval of Community Development Director Determination that the Purchase of One Parcel Located on Norgard Lane, APN 184-080-27, Qualifies for a CEQA Exemption and Consideration of Authorization to the City Manager to Negotiate and Execute a Purchase Agreement for the Norgard Lane Parcel.

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

Vice Mayor Crane recused himself due to a conflict of interest, and stepped out of the room at 7:24 p.m.

Motion/Second: Brown/Scalmanini to approve the Community Development Director Determination that the purchase of one parcel located on Norgard Lane, APN 184-080-27, qualifies for a CEQA exemption and consider authorization to the City Manager to Negotiate and Execute a Purchase Agreement (COU No. 1819-191) for the Norgard Lane parcel. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None. Vice Mayor Crane recused himself.

Vice Mayor Crane returned to the Dais at 7:31 p.m.

d. Introduction of Ordinance Amending Ukiah City Code Section 5127 to Increase the Time for City Council Review of a Local Emergency Declaration from 14 to 60 Days.

Presenter: Sage Sangiacomo, City Manager.

Motion/Second: Crane/Orozco to revise the ordinance from a time frame of 60 days to 45 days and introduce the ordinance by title only. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

City Clerk, Kristine Lawler, read the following ordinance title into the record:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING SECTION 5127 OF ARTICLE 3, CHAPTER 2, DIVISION 6 OF THE UKIAH CITY CODE REQUIRING CITY COUNCIL REVIEW OF LOCAL EMERGENCY DECLARATION BY DIRECTOR OF EMERGENCY SERVICES.

Motion/Second: Crane/Brown to Introduce the Ordinance amending Ukiah City Code Section 5127, with the modification to change the time frame to 45 days. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

e. Adopt Resolution Supporting Energy Upgrade California (EUC), an Educational Initiative of the California Public Utilities Commission

Presenters: Mayor Mulheren and Sage Sangiacomo, City Manager.

Motion/Second: Crane/Orozco to adopt resolution (2019-11) supporting Energy Upgrade California (EUC), an educational initiative of the California Public Utilities Commission. Motion **carried** by the following roll call votes: AYES: Orozco, Brown, Scalmanini, Crane, and Mulheren. NOES: None. ABSENT: None. ABSTAIN: None.

f. 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).

Presenters: Mayor Mulheren and Sage Sangiacomo, City Manager.

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;

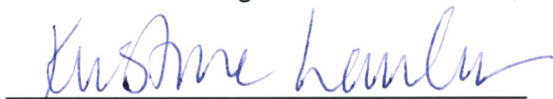
Negotiating Parties: Bank of America

Under Negotiation: Price & Terms of Payment

No Closed Session was held.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 7:49 p.m.



Kristine Lawler, City Clerk