

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482
March 21, 2018
6:00 p.m.

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

Ukiah City Council met at a Regular Meeting on March 21, 2018, having been legally noticed on March 16, 2018. Mayor Doble called the meeting to order at 6:04 p.m. Roll was taken with the following **Councilmembers Present:** Jim O. Brown, Stephen G. Scalmanini, Douglas F. Crane, Maureen Mulheren, and Kevin Doble. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Ashley Cocco, Deputy City Clerk.

MAYOR DOBLE PRESIDING.

The Pledge of Allegiance was led by City Manager Sangiacomo.

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

a. Status Report, Discussion and Possible Action Regarding the Ukiah Valley Sanitation District's Litigation Against the City of Ukiah Related to the Operation of the Sanitary Sewer System

Presenter: Sage Sangiacomo, City Manager

Report was received.

4. **PETITIONS AND COMMUNICATIONS**

5. **APPROVAL OF MINUTES**

a. Approval of the March 7, 2018, Regular Meeting Minutes

Motion/Second: Brown/Scalmanini to approve Minutes of March 7, 2018, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Brown, Scalmanini, Crane, Mulheren, and Doble. NOES: None. ABSENT: None. ABSTAIN: None.

6. **RIGHT TO APPEAL DECISION**

7. **CONSENT CALENDAR**

a. Report of Disbursements for the Month of February 2018 - *Finance*

b. Consideration and Possible Adoption of Resolution (2018-09) in Support of Senate Bill No. 3 – the Veterans and Affordable Housing Bond, Slated for the November 2018 Statewide Election – *Administration*

c. Council to Consider Approval of a Notice of Completion for Landscape Improvements for the Grace Hudson Museum, Specification No. 15-17 – *Community Services*

d. Approval of a Change Order to Granite Construction, Inc. in the Amount of \$178,965.13 for Additional Work Requested by the City and Related to the North State Street Intersection - Low Gap Road/Brush Street Storm Drain & Signalization Improvements Project, Specification No. 18-01, and Approval of Corresponding Budget Amendment – *Public Works*

- e. Authorize the City Manager to Negotiate and Execute Easement (COU Nos. 1718-193, -194, -195, -196, -197, -198, -199, -200) with Property Owners for the Construction of the Recycled Water System – *Water Resources*

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

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

Presenter: Edward Haynes – *homelessness*

9. **COUNCIL REPORTS**

Presenter: Councilmember Scalmanini

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

Presenter: Sage Sangiacomo, City Manager

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

12. **UNFINISHED BUSINESS**

- a. **Review of Draft Performance Agreement for Fiscal Year 2018-19 Between the City of Ukiah and Economic Development and Financing Corporation, Provide Direction to Staff, and if Desired Authorize the City Manager to Negotiate and Execute the Agreement**

Presenters: Shannon Riley, Deputy City Manager and Heather Gurewitz, EDFC Executive Director

Motion/Second: Scalmanini/Brown to authorize the City Manager to negotiate and execute the Economic Development and Financing Corporation Performance Agreement (COU No. 1718-147) for Fiscal Year 2018-19. Motion **carried** by the following roll call votes: AYES: Brown, Scalmanini, Crane, Mulheren, and Doble. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS 6:30 P.M. – 6:37 P.M.

- b. **Discussion and Possible Introduction by Title Only of an Ordinance Adding Various Sections to the Ukiah City Code to Regulate Shopping Cart Containment and Retrieval**

Presenters: Sage Sangiacomo, City Manager; Darcy Vaughn, Assistant City Attorney; and Shannon Riley, Deputy City Manager

Public Comment: Mark Wedegaertner, David Eyster, Jamie Hageman, and John McCowen

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

Deputy City Clerk, Ashley Cocco read the title into the record:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING ARTICLE 8 TO CHAPTER 2, DIVISION 2 AND ARTICLE 11 TO CHAPTER 1, DIVISION 7 OF THE UKIAH CITY CODE TO REGULATE SHOPPING CART CONTAINMENT AND RETRIEVAL

13. **NEW BUSINESS**

- a. **Receive Presentation and Provide Direction to Staff Regarding the Award of Funding through the City of Ukiah Housing Trust Fund**

Presenter: Craig Schlatter, Community Development Director

Public Comment: Mike Pallesen and Ryan Larue

Motion/Second: Crane/Brown to:

1. Direct staff to negotiate agreement for award of \$500,000 in UHTF Low and Moderate Income Housing Asset Funding (LMIHAF) to DANCO; and
2. Direct staff to negotiate agreement for award of \$500,000 in UHTF LMIHAF to RCHDC; and
3. Support the submittal of a City HOME application to the CA Dept of Housing and Community Development (HCD) in the amount of up to at least \$4.5 million for AMG & Associates.

Motion **carried** by the following roll call votes: AYES: Brown, Scalmanini, Crane, Mulheren, and Doble. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS 7:45 P.M. – 7:49 P.M.

b. Presentation of OpenGov Performance Measures and Stories; Authorize the City Manager to Negotiate and Execute an Amended Agreement with OpenGov and Approve the Corresponding Budget Amendment

Presenter: Daphne Harris, Finance Management Analyst

Motion/Second: Scalmanini/Brown to authorize the City Manager to negotiate and execute an amended agreement with OpenGov (COU No. 1718-201) and approve the corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Brown, Scalmanini, Crane, Mulheren, and Doble. NOES: None. ABSENT: None. ABSTAIN: None.

NOTE: The Procurement Manager has clarified that the agreement is replacing, not amending, the previous agreement.

c. Approval of Plans and Specifications for the 2018 Street Rehabilitation Project and Authorize Staff to Issue Bids for Specification No. 18-01

Presenter: Tim Eriksen, Public Works Director / City Engineer

Motion/Second: Crane/Brown to approve Plans and Specifications for the 2018 Street Rehabilitation. Motion **carried** by the following roll call votes: AYES: Brown, Scalmanini, Crane, Mulheren, and Doble. NOES: None. ABSENT: None. ABSTAIN: None.

d. Approval of the Agreement for the Acquisition of Approximately 45.1 Acres of Property Located at 250 and 341 Norgard Lane (APN #184-080-01, 10 (partial), 11, 27 (partial), 28; 184-120-04; 184-090-01,07; 184-100-04) for the Water Resources Department in an Amount Not to Exceed \$1,450,000 Plus Closing Costs; Approval of Funding in the Amount Not to Exceed \$75,000 for Environmental, Appraisal, Alta Survey, Boundary Line Adjustment(s) and Other Related Studies Assessing the Property and in Support of the Acquisition; and Approval of Corresponding Budget Amendment in the Amount of \$1,550,000

Presenters: Sean White, Water Resources Director and Jarod Thiele, Public Works Management Analyst

Councilmember Crane recused himself due to conflict of interest.

Motion/Second: Scalmanini/Brown to:

1. Approve the agreement (COU No. 1718-202) for the acquisition of approximately 45.1 acres of property located at 250 and 341 Norgard Lane (APN #184-080-01, 10 (partial), 11, 27 (partial), 28; 180-120-04 as amended; 184-090-01,07; 184-100-04) for the Water Resources Department in an amount not to exceed \$1,450,000 plus closing costs; and

2. Approve funding in the amount not to exceed \$75,000 for Environmental, Appraisal, Alta Survey, Boundary Line Adjustment(s) and other related studies assessing the property and in support of the acquisition; and
3. Approve corresponding budget amendment in the amount of \$1,550,000; and
4. Authorize for the City Manager to negotiate and execute any addendums and/or other agreements necessary to perfect the contingencies, removal, and the close of this item.

Motion **carried** by the following roll call votes: AYES: Brown, Scalmanini, Mulheren, and Doble. NOES: None. ABSENT: None. ABSTAIN: Crane.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:27 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 Legal Counsel – Existing Litigation

(Government Code Section 54956.9(d)(1))

Name of case: *Ukiah Valley Sanitation District v. City of Ukiah*, Sonoma County Superior Court, Case No. SCV 256737 (UVSD)

c. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: 341 Norgard Lane, Ukiah, CA 95482 (APN's 184-080-01, 10, 11, 27, 28; 184-120-04; 184-090-01, 07; 184-100-04)

Negotiators: Sage Sangiacomo, City Manager; Sean White, Water Resources Director;

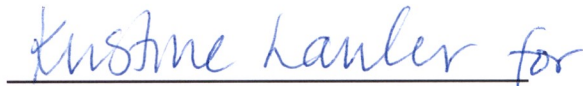
Negotiating Parties: City of Ukiah and Tim Norgard;

Under Negotiation: Price & Terms of Payment

No report out of Closed Session.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 9:53 p.m.



Ashley Cocco, Deputy City Clerk