



City Council Regular Meeting
AGENDA

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
December 6, 2017 - 6:00 PM

1 ROLL CALL

2 PLEDGE OF ALLEGIANCE

3 PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

3.a. [Appointment of New Mayor and Vice Mayor, and Council Reorganization](#)

Recommended Action: Nominate and appoint the positions of Mayor and Vice Mayor for 2018 for immediate seating and Council reorganization.

[Attachment 1 - Reso 2011-44 Council Rotation Guidelines](#)

3.b. [Presentation of Employee Recognition Awards](#)

Recommended Action: Receive presentation.

[None](#)

3.c. [Introduction of New Employee - Tyler Anliker, Buyer, Finance Department - Purchasing Division](#)

Recommended Action: The City Council will welcome new team member Tyler Anliker to the City of Ukiah.

[None](#)

3.d. [Presentation of 2017 City of Ukiah Leadership Academy Graduates](#)

Recommended Action: Receive presentation and award certificates to Leadership Academy graduates.

[None](#)

3.e. [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](#)

Recommended Action: Receive status report. If desired, discuss and provide direction to Staff and/or consider any action(s) related to the matter.

[Attachment 1 - UVSD Litigation Update Box Files location](#)

4 PETITIONS AND COMMUNICATIONS

5 APPROVAL OF MINUTES

5.a. [Approval of the November 15, 2017, Regular Meeting Minutes](#)

Recommended Action: Approve the Minutes of November 15, 2017, a Regular Meeting, as submitted.

[Attachment 1 - November 15, 2017, 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. [Notification of Purchase of Professional Services from Crawford & Associates for On-Call Planning Services in the Amount of Up To \\$20,000](#)

Recommended Action: Receive Report for the Purchase of Professional Services from Crawford & Associates for On-Call Planning Services in the Amount of Up To \$20,000.

[Attachment 1 - C#1718128 - Crawford - Planning Services](#)

7.b. [Report of Acquisition of Professional Services from Alpha Analytical Laboratories, Inc. in the Amount of \\$34,887.80, for Quarterly Water Sampling and Completion of Chemical Examination Reports for the Ukiah Landfill](#)

Recommended Action: Receive Report of Acquisition of Professional Services from Alpha Analytical Laboratories, Inc. in the amount of \$34,887.80.

[Attachment 1 - Alpha Analytical invoices](#)

7.c. [Award the Purchase of a New 2018 Altec Model AT40-G Telescopic Articulating Aerial Device with an Insulated Boom Truck to Altec Industries, Inc., Dixon, California in the Amount of \\$168,965.00 \(EUD\)](#)

Recommended Action: Award Purchase of a new 2018 Altec Model AT40-G Telescopic Articulating Aerial Device with an insulated boom in the amount of \$168,965.

[Attachment 1 - Bucket Truck - NJPA Contract - Altec Quote 388002-1](#)

[Attachment 2 - Bucket Truck Vehicle Replacement Justification](#)

7.d. [Approve the Purchase of a New Cat 242D Skid Steer Loader from Peterson CAT in the Amount of \\$62,269.96](#)

Recommended Action: Approve the purchase a new Caterpillar Model 242D Skid Steer in the amount of \$62,269.96.

[Attachment 1 - Vehicle Replacement Justification CAT](#)

Attachment 2 - Peterson Quote

- 7.e. Notification of Contract with NHA Advisors, LLC for Financial Advisory Services in the Amount of \$19,500
Recommended Action: Receive report.
Attachment 1 - COU No. 1617-119 - NHA Advisors, LLC
Attachment 2 - Amendment 1 - COU No. 1617-119-A1 - NHA Advisors, LLC
- 7.f. Consideration of the Viability of Energy Storage for the Electric Utility and Target Setting for Electric Energy Storage Systems as per AB2514, and Adopt Corresponding Resolution (EUD)
Recommended Action: Adopt a Resolution regarding the viability of energy storage for the City of Ukiah.
Attachment 1 - Energy Storage Cost Effectiveness Methodologies Report
Attachment 2 - Energy Storage Fact Sheets, etc.
Attachment 3 - Energy Storage Data Sheets
Attachment 4 - Resolution - Energy Storage
- 7.g. City Council to Consider Authorizing the City Manager to Sign Applicant's Agent Resolution for Non-State Agencies with the Governor's Office of Emergency Services
Recommended Action: Authorize the City Manager to sign Applicant's Agent Resolution.
Attachment 1 - Cal OES 130
- 7.h. Approve the Purchase of a New Toro Groundsmaster 4010-D Wide Area Mower from Turf Star, Inc. in the Amount of \$84,902.50, and Approve Corresponding Budget Amendment
Recommended Action: Approve the purchase of a new Toro Groundsmaster 4010-D Wide Area Mower from Turf Star, Inc. in the amount of \$84,902.50 and approve corresponding budget amendment.
Attachment 1 - Vehicle Replacement Justification TORO
Attachment 2 - Toro Quote

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. Consideration of Proposal to Adjust Solid Waste Rates, Hold a Public Hearing on the Proposed Adjusted Rates, and Adoption of Resolutions Establishing Adjusted Rates
Recommended Action: Consideration of Proposal to Adjust Solid Waste Rates, Hold a Public Hearing on the Proposed Adjusted Rates, and Adoption of Resolutions Establishing Adjusted Rates

Attachment 1 - Resolution Adopting Transfer Station Tipping Fees

Attachment 2 - Resolution Adopting Solid Waste Collection Rates

- 11.b. Continued Public Hearing and Possible Adoption of a Resolution to Establish the Gobbi Street Underground District No. 3. Gobbi Street from Orchard Avenue to State Street Including Sections of Main Street, Marshall Street and Leslie Street, Its Boundaries and Proposed Schedule (EUD)

Recommended Action: Adopt Resolution establishing Gobbi Street Underground District No. 3, and approve boundaries and proposed timeline.

Attachment 1 - Gobbi Boundary Map - State Street to Orchard Avenue, Including Marshall

Attachment 2 - Gobbi Street Boundary Discription

Attachment 3 - Gobbi Street Timeline

Attachment 4 - Resolution - Gobbi Street Underground District No. 3

- 11.c. Public Hearing to Consider Adoption of a Resolution Amending the Fee Schedule for the Planning and Building Divisions of the Community Development Department, Including Renewal of Cannabis Related Business Use Permits, Recorded Subdivision Map Modifications, and a Minimum Building Permit Fee

Recommended Action: Staff recommends adoption of a Resolution establishing new Community Development Department fees associated with Cannabis Related Business Use Permit Renewals and Recorded Subdivision Map Modifications and increasing the minimum fee for a building permit.

Attachment 1 - Community Development Department Fee Resolution and Schedule

Attachment 2 - Community Development Department Fees Analysis 11-29-17

- 11.d. Consideration and Possible Introduction for Cannabis Related Business Zoning Ordinance

Recommended Action: Conduct a public hearing and consider introducing the Cannabis Related Business Ordinance by title only.

Attachment 1 - Cannabis Business Ordinance Version 1 CLEAN

Attachment 2 - Cannabis Business Ordinance Version 1 REDLINE

Attachment 3 - Cannabis Business Ordinance Version 2 CLEAN

Attachment 4 - Cannabis Business Ordinance Version 2 REDLINE

Attachment 5 - Cannabis Business Ordinance Version 3 CLEAN

Attachment 6 - Cannabis Business Ordinance Version 3 REDLINE

Attachment 7 - Comparison Table

12 UNFINISHED BUSINESS

- 12.a. Discussion and Possible Introduction of the Proposed Cannabis Cultivation Ordinance

Recommended Action: Staff requests that the Council introduce either Version 1 or Version 2, by title only, of the Cannabis Cultivation Ordinance as presented or, alternatively, provide direction to staff and continue this item to a date certain.

Attachment 1 - Cannabis Cultivation Ordinance Version 1 CLEAN

Attachment 2 - Cannabis Cultivation Ordinance Version 1 REDLINE

Attachment 3 - Cannabis Cultivation Ordinance Version 2 CLEAN

Attachment 4 - Cannabis Cultivation Ordinance Version 2 REDLINE

- 12.b. [Receive Presentation and Provide Direction Regarding the City of Ukiah's Sewer Lateral Policy](#)
Recommended Action: Receive presentation and provide direction to staff regarding the City's current Sewer Lateral Policy and the potential need to update the policy.
[Attachment 1 - Sewer Lateral Diagram](#)

13 **NEW BUSINESS**

- 13.a. [Consideration of a Restructuring Proposal for the Community Development Department and Corresponding Budget Amendment](#)
Recommended Action: Approve Community Development Department Restructuring Proposal and Corresponding Budget Amendment.
[Attachment 1 - Associate Planner- Housing Job Description](#)
[Attachment 2 - Building Inspector Job Description](#)
[Attachment 3 - Community Development Technician Job Description](#)
- 13.b. [Presentation of the City of Ukiah Budget Story](#)
Recommended Action: Receive Presentation
[Attachment 1 - City of Ukiah Budget Story 2018](#)
- 13.c. [Approval of Agreement for Bond and Disclosure Counsel Services and Corresponding Budget Amendment](#)
Recommended Action: Approve and authorize the City Manager to negotiate and execute an agreement with The Weist Law Firm for bond and disclosure counsel services related to the refunding of the City-issued 2006 wastewater revenue bond issue.
[Attachment 1 - Weist Law Ukiah Proposal for Bond Counsel Services](#)

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

- 14.a. [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 \(Palace Hotel\)](#)

Recommended Action: Confer in Closed Session
None
- 14.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 \(UVSD\)](#)

Recommended Action: Confer in Closed Session
None
- 14.c. [Conference with Real Property Negotiators](#)

(Cal. Gov't Code Section 54956.8)
Property: 429 South Dora St. Ukiah, CA 95482
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: City of Ukiah and Ukiah Unified School District;
Under Negotiation: Price & Terms of Payment

Recommended Action: Confer in Closed Session
None

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.

December 1, 2017
Kristine Lawler, City Clerk