



City Council Regular Meeting
AGENDA

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
December 20, 2017 - 6:00 PM

1 ROLL CALL

2 PLEDGE OF ALLEGIANCE

3 PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 3.a. [Oath of Office Ceremony and Introduction of new Police employees: Officer Daniel Pardini, Officer Bryson Walker, Dispatcher Brianne Nelson, and Sergeant Andy Phillips](#)
Recommended Action: Receive oath of office presentation and introduction of new employees
[None](#)
- 3.b. [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](#)
[Attachment 2 - UVSD Litigation Update Box File #26](#)

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 - Minutes of December 6, 2017](#)

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. [Report of Disbursements for the Month of November 2017](#)

Recommended Action: Approve the Report of Disbursements for the month of November 2017.

[Attachment 1 - November 2017 Summary of Disbursements](#)

[Attachment 2 - Account Codes for reference](#)

[Attachment 3 - Object Codes for reference](#)

[Attachment 4 - November 2017 Disbursement Detail](#)

7.b. [Possible Adoption of the Proposed Cannabis Cultivation Ordinance](#)

Recommended Action: Staff requests that the Council adopt the proposed Cannabis Cultivation Ordinance.

[Attachment 1 - Cannabis Cultivation Ord INTRODUCED](#)

7.c. [Report and Possible Adoption of An Updated Resolution Regarding Annual Mobilehome Park Rent Stabilization Administration Fees](#)

Recommended Action: Adopt the Resolution to amend and update the arbitration and administrative costs; and direct staff to charge the mobilehome park stabilization account annually to cover arbitration and administrative costs, and only invoice the mobilehome park owners/residents when the balance in the account falls below the estimated costs for arbitration and administrative activities.

[Attachment 1 - Ordinance 1126](#)

[Attachment 2 - Resolution 2012-17](#)

[Attachment 3 - Revenue-Expenditure History](#)

[Attachment 4 - MHP Cost Assessment](#)

[Attachment 5 - Civil Code Section 798-17](#)

[Attachment 6 - Draft Resolution \(redline and clean\)](#)

7.d. [Review of 2018 Legislative Platform for Local, State and Federal Legislative Matters and Adoption of Resolution Adopting New Guidelines for 2018 Calendar Year](#)

Recommended Action: Receive report and adopt the proposed Resolution that includes the 2018 Legislative Platform providing overall guidance that allows the Mayor and/or the City Manager, or their designee, to send letters of support or opposition to the League and the legislature to protect or advocate for legislation to better our community.

[Attachment 1 - ASR Legislative Platform 2017/2018](#)

[Attachment 2 - Legislative Platform - Resolution for 2018](#)

[Attachment 3 - Legislation Platform, Exhibit A](#)

7.e. [Award Professional Services Agreement in the Amount of \\$268,338 to GHD Inc. to Prepare Bid Documents for the Northwestern Pacific Rail Trail Project Phase 2, Specification No. 17-12 and Approve Budget Amendment](#)

Recommended Action: Award professional services agreement to GHD in the amount of \$268,338 to prepare the bid documents for the Northwestern Pacific Rail Trail Phase 2 project

and approve budget amendment
Attachment 1 - GHD Proposal

- 7.f. Approve Partial Retention Release for Contract 1516187 with Siri Grading & Paving for Specification 15-17 Grace Hudson Museum Landscape Improvements Project

Recommended Action: Approve partial retention release for Contract 1516187 with Siri Grading & Paving for Specification 15-17 Grace Hudson Museum Landscape Improvements Project.
None

- 7.g. Approve Contract Amendment with Ukiah Waste Solutions for Biosolids Removal at the Waste Water Treatment Plant

Recommended Action: Approve contract amendment with Ukiah Waste Solutions for Biosolids Removal at the Waste Water Treatment Plant.
Attachment 1 - Contract 1516143 - Biosolid Removal
Attachment 2 - Draft Amendment 1

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. Continuation of Consideration of Proposal to Adjust Solid Waste Rates; Continue the Public Hearing on the Proposed Adjusted Rates; Adoption of Resolutions Establishing Adjusted Rates; Approval of Corresponding Amendments to the Agreements for Curbside Collection and Ukiah Transfer Station Operations; and Authorize the Implementation of an Income Qualified Senior Assistance Program for Curbside Service.

Recommended Action: Consideration of proposal to adjust solid waste rates, continuation of a public hearing on the proposed adjusted rates, adoption of resolutions establishing adjusted rates, approve the corresponding amendments to the agreements for Curbside Collection and Ukiah Transfer Station Operations and authorize the implementation of an income qualified senior assistance program for curbside service.

Attachment 1 - Resolution Adopting Transfer Station Tipping Fees

Attachment 2 - Resolution Adopting Solid Waste Collection Rates

Attachment 3 - Income Statement Analysis 12-20-17

Attachment 4a - Collection Agreement 121417 - CLEAN

Attachment 4b - Exhibit B to_UWS_Waste_Collection Contract.121317.v2.clean 002

Attachment 4c - Exhibit C UWS 2018 Final Exhibit C Dec 14, 2017

Attachment 4d - Wood Green Exhibit D

Attachment 4e - Exhibit E - UWS Rate Schedule 2018

Attachment 5 - Addendum Two to TSA

Attachment 6 - Red line copies of Collection Agreement and Exhibit B

11.b. [Discussion and Possible Introduction of the Cannabis Related Business Ordinance](#)

Recommended Action: Staff and the Cannabis Ad Hoc ask that the City Council 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 Comparison Table.pdf](#)

11.c. [Public Hearing to Consider Adoption of a Resolution Adopting Fees for Newly Established Planning Permits and Services and an Increased Minimum Fee for Building Permits](#)

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 Dept. New and Amended Fees](#)

[Attachment 2 - Community Development Dept. Fee Resolution and Schedule](#)

[Attachment 3 - Community Development Dept. Fees Analysis](#)

12 UNFINISHED BUSINESS

12.a. [Presentation on the Potential Refunding of the 2006 Wastewater Revenue Bonds and Consideration of a Corresponding Ad Hoc Committee](#)

Recommended Action: Receive presentation and information on refunding the City's 2006 wastewater revenue bonds and appoint an ad hoc committee to work with City staff and the Ukiah Valley Sanitation District on details of the issue.

[Attachment 1 - Ukiah 2018 WW Refunding - Presentation to Council and District 171212 Final](#)

[Attachment 2 - Ukiah Letter Re Litigation Impact Weist 12-11-17](#)

[Attachment 3 - Moody's Credit Opinon 1-17-17](#)

[Attachment 4 - Moody's Credit Rating Scale](#)

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. Receive Presentation on OpenGov Performance Measures and Stories and Efforts to Enhance Community Engagement in City's Finances; and Authorize the City Manager to Negotiate and Execute an Amended Agreement with OpenGov and Approve the Corresponding Budget Amendment.

Recommended Action: Council to receive a presentation and authorize the City Manager to negotiate and execute an amended agreement with OpenGov and approve the corresponding budget amendment.

Attachment 1 - City of Ukiah Agreement

- 13.d. Discussion and Appointments Regarding 2018 Council Assignments, and Consideration of Disbandment and Modification to City Council Committees and Ad Hoc

Recommended Action: 1) Discuss Mayor's recommended assignments, making any possible appointments or re-assignments; 2) Consider the possible continuation, disbandment, and addition of City Council ad hoc committees; and 3) Direct the City Clerk to finalize and attach the 2018 Council Assignments and Ad Hoc Committee List to the December 20, 2017 Minutes.

Attachment 1 - 2018 Council Assignments List - DRAFT

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

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.

December 15, 2017

Kristine Lawler, City Clerk