CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482

March 16, 2016
6:00 p.m.

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1. ROLL CALL

Ukiah City Council met at a Regular Meeting on March 16, 2016, having been legally noticed on March 11, 2016. Mayor Scalmanini called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Maureen Mulheren, Kevin Doble, Vice Mayor Jim O. Brown, and Mayor Stephen G. Scalmanini. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Ashley Cocco, Deputy City Clerk.

MAYOR SCALMANINI PRESIDING.

2. PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

a. Minutes of February 17, 2016, a Regular Meeting.
b. Minutes of February 18, 2016, a Special Meeting.
c. Minutes of March 2, 2016, a Regular Meeting.

Motion/Second: Mulheren/Brown to approve the minutes of February 17, 2016, a Regular Meeting; Minutes of February 18, 2016, a Special Meeting; and Minutes of March 2, 2016, a Regular Meeting. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

a. Report of Disbursements for the Month of February – *Finance.*

b. Notification to City Council for the Purchase of a Sullivan-Palatek Portable Air Compressor to Paco of Sacramento, California for the Water and Sewer Operations Department in the Amount of $21,582.65 as Approved in the Capital Budget – *Public Works.*

c. Approval of Purchase of a 12,000 USG Avgas Fuel System from Bryant Fuel Technologies in the Amount of $149,694 – *Airport.*

d. Report Purchase of California Conservation Corps Services in an Amount of $16,000 for Work Performed at Grace Hudson Project – *Community Services.*

e. Award of Bid for Purchase of Two Police Vehicles in the Amount of $78,319.08 from Ukiah Ford, as Approved in the Capital Budget – *Police.*

f. Award Purchase of One New 2016 Ford F-350-Xl Standard Cab with Custom Scelzi Service Body to Towne Ford Sales in Redwood City for the Water and Sewer Operations Department in the Total Amount of $45,943.17 as Approved in the Capital Budget – *Public Works.*

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

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

Comments: J.R. Rose.

9. COUNCIL REPORTS

Presenter: Mayor Scalmanini.

10. CITY MANAGER/CITY CLERK REPORTS

Presenter: Sage Sangiacomo, City Manager and Sean White, Water and Sewer Director.

11. PUBLIC HEARINGS – 6:15 P.M.

a. Consideration of Resolution Amending City of Ukiah Community Development Block Grant (CDBG) Single-Family Housing Rehabilitation Guidelines, to Update Language Regarding Mobile and Manufactured Home Repairs and Replacements – *Administration.*

Presenters: Shannon Riley, Senior Management Analyst and Craig Schlatter, Community Development Commission.

PUBLIC HEARING WAS OPENED AT 6:39 P.M.

Public Comment: *No public comment was received.*

PUBLIC HEARING WAS CLOSED AT 6:40 P.M.

Report was received.

Motion/Second: Crane/Doble to adopt a resolution *(Resolution 2016-16)* amending the City of Ukiah Community Development Block Grant (CDBG) Single-Family Housing Rehabilitation Guidelines to update language regarding mobile and manufactured home repairs and replacements and include revisions regarding conformance to applicable State building regulations. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

12. UNFINISHED BUSINESS

a. Consideration and Discussion of Interest in Developing a Local Preference Purchasing Policy and Corresponding Ad Hoc Committee if Desired – *Administration.*

Presenters: Shannon Riley, Senior Management Analyst and Mary Horger, Purchasing Supervisor.

Public Comment: Phil Baldwin.

Motion/Second: Doble/Mulheren to approve the creation of a Local Preference Policy Ad Hoc Committee and appoint Brown and Mulheren to serve on the Local Preference Policy Ad Hoc Committee. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, and

Scalmanini. NOES: Crane. ABSENT: None. ABSTAIN: None.

b. Discussion and Direction Regarding Solicitation of a Feasibility Analysis for a Downtown Hotel – *Administration.*

Presenter: Shannon Riley, Senior Management Analyst.

Public Comment: James Green, Judy Shawk, Phil Baldwin.

Motion/Second: Crane/Doble to authorize Staff to pursue the development of the Request for Bids on a downtown hotel feasibility study and bring back to Council for consideration prior to release and authorization of expense of up to $20,000 for the study. Motion **carried** by the following roll call votes: AYES: Crane, Doble, Brown, and Scalmanini. NOES: Mulheren. ABSENT: None. ABSTAIN: None.

c. Approval of Amendment #2 to the Contract with Carollo Engineers for Design of Phase 3 of the Recycled Water System, Completion of a Water Balance Analysis to Determine the Feasibility of Achieving Zero Discharge, Authorize the City Manager to Execute Amendment #2 and Approval of a Budget Amendment in the Amount of $697,629.00 from the City Sewer Capital Fund – *Public Works.*

Presenters: Sean White, Director of Water and Sewer; Jarod Thiele, Public Works Project Analyst.

Public Comment: None.

Motion/Second: Crane/Brown to approve Amendment #2 to the contract with Carollo Engineers for design of Phase 3 of the Recycled Water system, completion of a water balance analysis to determine the feasibility of achieving zero discharge, authorize the City Manager to execute Amendment #2 and approval of a budget amendment in the amount of $697,629 from the City Sewer Capital Fund. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

13. NEW BUSINESS

a. Status of Utility Billing Software Project and Approval for Plan Moving Forward, Including Authorization for the City Manager to Negotiate and Execute an Agreement with TMG Consulting in an Amount not to Exceed $15,000 – *Purchasing.*

Presenter: Mary Horger, Purchasing Supervisor.

Public Comment: None.

Motion/Second: Crane/Doble to authorize the City Manager to negotiate and execute a time and materials agreement at a not to exceed amount of $15,200 with TMG Consulting to perform an assessment of the current Utility Billing software implementation. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

b. Authorize the City Manager to Negotiate and Execute an Amendment to the Management Agreement for the Alex Rorabaugh Recreation Center with the Ukiah Valley Cultural and Recreation Center for a Month to Month Extension of the Agreement Until an Updated Management Agreement Can Be Negotiated and Brought Forward to Council – *Community Services.*

Presenters: Maya Simerson, Community Services Supervisor and Kerry Randall, Facilities Administrator.

Public Comment: None.

Motion/Second: Crane/Brown to Authorize the City Manager to negotiate and execute an Amendment to the Management Agreement for the Alex Rorabaugh Recreation Center with the Ukiah Valley Cultural Center for a month to month extension of the agreement until an updated management agreement can be negotiated and brought forward to Council for review. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

c. Award Purchase of an Electric Service Truck; 2016 Ford F-350-Xl Super Cab and Chassis Only per Specification #E32805 with Scelzi Service Body to Towne Ford Sales, Redwood City for the Electric Utility Department (EUD) in the Total Amount of $43,924.93 Including Tax and Delivery Charges and Approve Corresponding Budget Amendment in the Amount of $3,924.93 – *Electric Utility Department.*

Presenters: Mel Grandi, Electric Utility Director and Tim Santo, Interim Electric Supervisor.

Public Comment: None.

Motion/Second: Doble/Brown to award Purchase of an Electric 2016 Service Truck Per Specification #E32805 with Custom Service Body to Towne Ford Sales for the Electric Utility Department (EUD) in the Total Amount of $43,924.93 and Approve Corresponding Budget Amendment in the Amount of $3,924.93. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

d. Award Purchase of One New 2016 Ford F-450-Xl Standard Cab with Custom Scelzi Service Body to Towne Ford Sales in Redwood City for the Fleet Maintenance Department in the Total Amount of $113,974.91 and Approve Corresponding Budget Amendment in the Amount of $13,974.91 – *Public Works.*

Presenters: Jarod Thiele, Public Works Project Analyst and Dave Kirch, Senior Equipment Mechanic.

Public Comment: None.

Motion/Second: Brown/Mulheren to award purchase of one new 2016 Ford service truck with Scelzi custom service body to Towne Ford Sales for the Fleet Maintenance Department in the total amount of $113,974.91 and corresponding budget amendment in the amount of $13,974.91. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

e. Award Purchase of One New 2016 Ford F-350-Xl Standard Cab with Custom Scelzi Service Body to Towne Ford Sales in Redwood City for the Water Treatment Plant in the Total Amount of $45,943.17 and Approve Corresponding Budget Amendment in the Amount of $943.17– ***Public Works.***

Presenters: Jarod Thiele, Public Works Project Analyst and Dave Kirch, Senior Equipment Mechanic.

Public Comment: None.

Motion/Second: Crane/Doble to award purchase of one new 2016 Ford service truck with custom service body to Towne Ford Sales for the Water Treatment Plant in the total amount of $45,943.17 and corresponding budget amendment in the amount of $943.17. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS 8:39 – 8:45 P.M.

14. CLOSED SESSION

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

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*, Mendocino County Superior Court, Case No. SCUK-CVC-13-63024

c. **Conference with Legal Counsel – Existing Litigation**
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: *County of Mendocino v. Solid Waste System, Inc. et al.*, Mendocino County Superior
Court, Case No. SCUK-CVG-11-59459

d. **Conference with Labor Negotiator**
(Government Code Section 54957.6)
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units

No action was taken on Closed Session items.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 9:50 p.m.

Ashley Cocco

Ashley Cocco, Deputy City Clerk