

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

**April 20, 2016  
6:00 p.m.**

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**1. ROLL CALL**

Ukiah City Council met at a Regular Meeting on April 20, 2016, having been legally noticed on April 15, 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**

**URGENCY ITEM**

**Presenter:** Charley Stump, Planning and Community Development Director.

**Motion/Second:** Crane/Mulheren to accept urgency item due to timelines and place as item 13e. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

**3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

**a. Proclamation: Workers Memorial Day, April 28, 2016.**

**Presenter:** Mayor Stephen G. Scalmanini.

**Proclamation received** by Terry Poplawski, Mendocino County Coalition of Union Members Organizer.

**b. Proclamation: April 29, 2016: Arbor Day.**

**Presenter:** Mayor Stephen G. Scalmanini.

**Proclamation received** by Linda Sanders.

**Public Comment:** Jimi Scheid.

**c. Introduction of New Community Services Administrator Tami Bartolomei.**

**Presenter:** Maya Simerson, Community Services Supervisor.

**Staff Comment:** Tami Bartolomei, Community Services Administrator.

**d. Presentation: Airport Layout Plan with Narrative.**

**Presenter:** Greg Owen, Airport Manager.

**4. PETITIONS AND COMMUNICATIONS**

**5. APPROVAL OF MINUTES**

- a. Minutes of March 10, 2016, a Special Meeting.
- b. Minutes of April 6, 2016, a Regular Meeting.

**Motion/Second:** Mulheren/Brown to approve Minutes of March 10, 2016, a Special Meeting, and April 6, 2016, a Regular Meeting, as submitted. 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 March – *Finance*.
- b. Approve Notice of Completion for Construction of Improvements to the Oak Manor Park, Specification 15-18– *Community Services*.
- c. Authorize City Manager to Negotiate and Execute a Property Access Agreement (*COU No. 1516-189*) Between the City of Ukiah and Rural Communities Housing Development Corporation for Access to Two City-owned Parcels Along Orr Creek – *Administration*.
- d. Award Professional Services Agreement (*COU No. 1516-190*) to the Labor Compliance Managers for Labor Compliance Services for the Ukiah Valley-Redwood Valley Water Supply Reliability Intertie and Well Development Project – *Public Works*.
- e. Notification of Acquisition of Professional Services (Purchase Order No. 43964) from Alpha Laboratories in the Amount of \$16,536 for Wastewater Sampling – *Public Works*.
- f. Authorize the City Manager to Negotiate and Execute an Agreement (*COU No. 1516-191*) with the Community Development Commission of Mendocino County (CDC) for Grant Administration and Implementation in the Areas of Housing, Economic Development, and Sustainability –*Administration*.

**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**

9. **COUNCIL REPORTS**

**Presenters:** Councilmember Mulheren and Mayor Scalmanini.

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

**Presenters:** Sage Sangiacomo, City Manager; Sean White, Water and Sewer Director; and Tim Eriksen, Public Works Director/City Engineer.

11. **PUBLIC HEARINGS – 6:15 P.M.**

**a. Conduct Public Hearing on Proposed Adoption of Water Rates for the Period of June 2016 to January 2020 and Consider Adoption of Resolution Approving the Rates as Shown in the Resolution – Public Works.**

**Presenters:** Sean White, Water and Sewer Director; Jarod Thiele, Public Works Project Analyst; and Bob Reed, The Reed Group, Inc.

*PUBLIC HEARING OPENED AT 7:43 P.M.*

**Public Comment:** Annette Whedon and (unidentified male).

*PUBLIC HEARING CLOSED AT 7:58 P.M.*

**Motion/Second:** Crane/Mulheren to adopt resolution (2016-19) adopting water rates for the period of June, 2016 to January, 2020. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

*RECESS 7:59 - 8:07 P.M.*

12. **UNFINISHED BUSINESS**

**a. Review of the Draft Request for Proposals for a Feasibility Analysis for a Downtown Hotel – Administration.**

**Presenter:** Shannon Riley, Senior Management Analyst.

**Public Comment:** John Kuhry, Rick Hansen, (unidentified male), Anil Bhula, and (unidentified male).

**Motion/Second:** Brown/Crane to review the Request for Proposals for a feasibility analysis for a downtown hotel and authorize its release. Motion **carried** by the following roll call votes: AYES: Crane, Doble, and Brown. NOES: Mulheren and Scalmanini. ABSENT: None. ABSTAIN: None.

**13. NEW BUSINESS**

**c. Consideration and Possible Adoption of Resolution Adopting the Ukiah Bicycle and Pedestrian Master Plan – *Public Works*.**

**Presenters:** Tim Eriksen, Director of Public Works/City Engineer and Rick Seanor, Deputy Director of Public Works.

**Public Comment:** Neil Davis, Scott Cratty, Susan Knopf, James Roberts, Andrew Lutsky, Tom Zimlich, and Leon Springer.

**Motion/Second:** Crane/Mulheren to adopt resolution (2016-20) adopting the Ukiah Bicycle and Pedestrian Master Plan. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

**b. Receive Status Report and Approve the 2015/2016 Capital Improvement Plan for the Ukiah Municipal Golf Course Operated by Tayman Park Golf Group, Inc. – *Community Services*.**

**Presenters:** Maya Simerson, Community Services Supervisor and Frank Johnson, PGA. Golf Director.

**Motion/Second:** Doble/Mulheren to receive status report and approve the 2015/2016 Capital Improvement Plan for the Ukiah Municipal Golf Course operated and implemented by Tayman Park Golf Group, Inc. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

**12. UNFINISHED BUSINESS (continued)**

**b. Approval of Contract with Sierra West Consultants, Inc. to Provide Oversight Consulting Services for the Installation of Well #9 and the Replacement of Well #4 in the Amount not to exceed \$38,624 – *Public Works*.**

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

**Motion/Second:** Crane/Brown to approve contract (COU No. 1516-184) with Sierra West Consultants, Inc. to provide oversight consulting services for the installation of Well #9 and the replacement of Well #4. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

**c. Receive Report on the 2016 Regional Transportation Improvement Program Funding – *Public Works*.**

**Presenter:** Tim Eriksen, Public Works Director/City Engineer.

**Council Consensus** to release a Request for Proposal and bring back to Council at a future meeting.

*RECESS 10:19 – 10:27 P.M.*

**13. NEW BUSINESS (continued)**

**a. Conduct Discussion and Provide Direction Concerning the Fee Schedule for Planning and Building Services – Planning and Community Development.**

**Presenters:** Charley Stump, Community Development Director and Kevin Thompson, Principal Planner.

Report was received.

**e. Urgency Item – Planning and Community Development.**

**Presenter:** Tim Eriksen, Public Works Director/City Engineer and Sean White, Water and Sewer Director.

**Motion/Second:** Crane/Brown to authorize the Mayor to submit and sign a letter on behalf of the City of Ukiah to LAFCo to not include the parcels located within the City limits in the new Willow County Water District Sphere of Influence. Motion carried by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

*COUNCIL ADJOURNED TO CLOSED SESSION AT 11:13 P.M.*

**14. CLOSED SESSION**

**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

**d. Conference with Labor Negotiator**

(Government Code Section 54957.6)

Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

**Motion/Second:** Crane/Brown to approve and authorize the City Manager to sign an agreement between the City of Ukiah and Ukiah Valley Sanitation District resolving the District's motion for a summary judgement in the case of Ukiah Valley Sanitation District v. City of Ukiah, Sonoma County Superior Court Case No. SCV-256737. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

*COUNCIL RECONVENED AT 12:00 A.M.*

**13. NEW BUSINESS (continued)**

**d. Adoption of Resolution Approving Memoranda of Understanding for Employee Bargaining Units – Police Unit, Fire and Fire Management Unit, and Police Chief Employment Contract – Human Resources.**

**Presenter:** Melody Harris, Human Resources/Risk Management Director.

**Motion/Second:** Brown/Doble to adopt resolution (2016-21) approving 2015-2018 Memoranda of Understanding for the Police, Fire, and Fire Management Bargaining Units, and the Police Chief contract Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, Brown, and Scalmanini. NOES: None. ABSENT: None. ABSTAIN: None.

April 20, 2016

COUNCIL ADJOURNED TO SUCCESSOR AGENCY TO THE UKIAH REDEVELOPMENT AGENCY, FOLLOWED BY CONTINUED CLOSED SESSION AT 12:03 A.M.

14. **CLOSED SESSION (continued)**

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

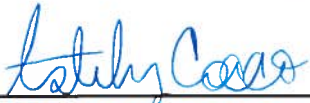
c. **Conference with Legal Counsel – Existing Litigation**

(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-11-5945

15. **ADJOURNMENT**

There being no further business, the meeting adjourned at 12:33 A.M.



Ashley Cocco, Deputy City Clerk