

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue
Ukiah, CA 95482
September 2, 2015
6:00 p.m.

1. **ROLL CALL**

Ukiah City Council met at a Regular Meeting on September 2, 2015, having been legally noticed on August 28, 2015. Mayor Crane called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Maureen Mulheren, Kevin Doble, Jim O. Brown, Vice Mayor Scalmanini and Mayor Crane. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR CRANE PRESIDING.

2. **PLEDGE OF ALLEGIANCE**

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

4. **PETITIONS AND COMMUNICATIONS**

5. **APPROVAL OF MINUTES**

a. Minutes of August 19, 2015, a Regular Meeting.

Motion/Second: Brown/Doble to approve the minutes of August 19, 2015, a Regular Meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

6. **RIGHT TO APPEAL DECISION**

7. **CONSENT CALENDAR**

- a. Report of Acquisition of Professional Services from Alpha Analytical Laboratories, Inc. (PO No. 43887) for Quarterly Water Sampling and Completion of Chemical Examination Reports for the Ukiah Landfill – *Public Works*.
- b. Authorize the City Manager to Negotiate and Execute a Lease Agreement (COU No. 1516-116) with the Alliance for Rural Community Health for a Portion of the Ukiah Railroad Depot Located at 309 E. Perkins and Authorize the City Manager to Negotiate and Execute other Leases Administered by the Ukiah Valley Conference Center – *Community Services*.
- c. ~~Adoption of Resolution Removing 40 Lineal Feet of On-Street Parking at the Northwest Corner of North Pine Street and Gibson Street – *Public Works*. Pulled by Department and placed as Agenda Item 13g.~~
- d. Adoption of Resolution (2015-36) Setting the Limitation on City Expenditures (Gann Limit) For Fiscal Year 2015-2016 – *Finance*.
- e. Notification of Publishing Services By *Ukiah Daily Journal* for Fiscal Year 2015/2016 (COU No. 1516-117), in the Amount of \$6.25 per Column Inch for the First Insertion and \$4.26 per Column Inch for Each Subsequent Insertion of the Same Advertisement – *City Clerk*.

- f. Approval of Notice of Completion for ADA Curb Ramps Phase 6b, Specification No. 14-13 – *Public Works*.
- g. Adoption of Resolution (2015-37) Removing the Existing No Parking Zone on the East Side of Waugh Lane From 751 Waugh Lane to Cooper Lane – *Public Works*.
- h. Approve Funding Request by Leadership Mendocino for Class 2015-16 – *Administration*.

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

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

9. **COUNCIL REPORTS**

Presenters: Councilmembers Doble and Brown.

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

Presenters: Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Tim Eriksen, Public Works Director.

11. **PUBLIC HEARINGS – 6:15 P.M.**

a. Consider Approving a Mitigated Negative Declaration, Adopting a Resolution and Introducing an Ordinance for the Mountanos Residential Planned Development Project Located At 334 North Main Street – *Planning and Community Development*.

Presenter: Charley Stump, Planning and Community Development Director.

PUBLIC HEARING OPENED AT 6:26 P.M.

No public comment received.

PUBLIC HEARING CLOSED AT 6:32 P.M.

Motion/Second: Doble/Brown to approve the mitigated negative declaration. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Doble/Brown to adopt the Resolution (2015-38) amending the General Plan. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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

City Clerk, Kristine Lawler read the Ordinance title.

Motion/Second: Doble/Brown to Introduce the Ordinance rezoning the property to Planned Development and approving the Precise Development Plan. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

b. Consider Adopting a Negative Declaration and Introducing an Ordinance Amending the Official Zoning Map and Ukiah Zoning Code to Establish a Homeless Shelter Overlay Zone and Amending Resolution 2001-15 (Homeless Shelter Facility Use and Development Guidelines) – Planning and Community Development.

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

PUBLIC HEARING OPENED AT 6:45 P.M.

No public comment received.

PUBLIC HEARING CLOSED AT 6:45 P.M.

Motion/Second: Mulheren/Brown to adopt the negative declaration. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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

City Clerk, Kristine Lawler read the Ordinance title.

Motion/Second: Mulheren/Brown to introduce the Ordinance amending the official zoning map and Ukiah zoning code to establish a homeless shelter overlay zone. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Doble/Brown to adopt the Resolution (2015-39) as amended by staff, amending Resolution 2001-15. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

12. UNFINISHED BUSINESS

a. Introduction of Ordinance by Title Only to Give Citation Authority to Community Services Officers and Other City Employees Designated by the City Manager or City Council Resolution to Enforce Specified City Ordinances or State Laws and Approve Corresponding Budget Amendment – Police.

Presenter: Trent Taylor, Police Captain.

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

City Clerk, Kristine Lawler read the Ordinance title.

Motion/Second: Doble/Brown to introduce the ordinance adding section 6323 to division 7, chapter 4, article 3 of the Ukiah City Code, entitled "Citation Procedure for Violation of City Ordinances," and approve corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

13. NEW BUSINESS**a. Introduce an Ordinance by Title Only Adding Section 3020 to the Ukiah City Code Relating to Expedited Permitting Procedures for Small Residential Rooftop Solar Systems – Planning and Community Development.**

Presenters: David Willoughby, Building Official and Charley Stump, Planning and Community Development Director.

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

City Clerk, Kristine Lawler read the Ordinance title.

Motion/Second: Brown/Scalmanini to introduce the Ordinance adding section 3020 to the Ukiah City Code relating to expedited permitting procedures for small residential rooftop solar systems. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

b. Adoption of Resolution Approving the Disaster Mitigation Act 2000 (DMA 2000) Mendocino County Multi-Hazard Mitigation Plan including Appendix J for the City of Ukiah – Fire.

Presenter: Kevin Jennings, Fire Division Chief – Operations.

Motion/Second: Brown/Doble to adopt Resolution (2015-40) adopting the Mendocino County Hazard Mitigation Plan including Appendix J for the City of Ukiah. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

c. Approve and Authorize the City Manager to Enter into a New Electric Interconnection Agreement with P.G. & E. – Electric Utility.

Presenter: Mel Grandi, Electric Utility Director.

Motion/Second: Scalmanini/Mulheren to approve and authorize the City Manager to enter into a New Electric Interconnection Agreement with P.G. & E and corresponding Resolution (2015-41). Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

d. Adoption of Resolution Urging the State to Provide New Sustainable Funding for State and Local Transportation Infrastructure – Public Works.

Presenter: Tim Eriksen, Public Works Director.

Motion/Second: Doble/Scalmanini to adopt Resolution (2015-42) urging the State to provide new sustainable funding for state and local transportation infrastructure. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

e. Presentation of Report of Services and Annual Report from the Economic Development Financing Corporation (EDFC) and Consideration of an Adjustment to Account 10017100.52100 to Read "Economic Development Services Provided By Outside Agencies" – Administration.

Presenters: Shannon Riley, Senior Management Analyst and John Kuhry, Economic Development Financing Corporation Director.

Motion/Second: Scalmanini/Doble to recommend renewal of \$10,000 for FY 15/16, and authorize the staff to negotiate and authorize a membership-type agreement (*COU No. 1516-132*), with an annual report to come back to Council at the end of the fiscal year. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, Scalmanini, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

f. Discussion and Direction Regarding the Further Exploration of Participation in a Property Assessed Clean Energy (PACE) Program – Administration.

Presenter: Shannon Riley, Senior Management Analyst.

Public Comment: Keith Rutledge, Representing Ygrene Works.

Council Consensus directs staff to conduct further analysis and bring back a report to Council in January 2016.

g. Adoption of Resolution Removing 40 Lineal Feet of On-Street Parking at the Northwest Corner of North Pine Street and Gibson Street – Public Works – From Consent Calendar Agenda Item 7c.

Presenter: Tim Eriksen, Public Works Director.

Motion/Second: Mulheren/Brown to adopt Resolution (2015-43) removing 40 lineal feet of on-street parking at the northwest corner of North Pine Street and Gibson Street. Motion **carried** by the following roll call votes: AYES: Mulheren, Doble, Brown, and Crane. NOES: Scalmanini. ABSENT: None. ABSTAIN: None.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:28 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 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 9:35 p.m.



Kristine Lawler, City Clerk