

**CITY OF UKIAH  
PARKS, RECREATION AND GOLF COMMISSION AGENDA  
Regular Meeting  
CONFERENCE ROOM 5  
411 West Clay Street  
Ukiah, CA 95482  
September 20, 2016  
5:30 p.m.**

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1. **CALL TO ORDER/ROLL CALL**
2. **INTRODUCTIONS**
  - a. Commissioners, Presenters, Guests and Staff
3. **PETITIONS AND COMMUNICATIONS**
4. **APPROVAL OF MINUTES**
5. **AUDIENCE COMMENTS AND NON-AGENDA ITEMS**
6. **COMMISSIONER REPORTS**
7. **OLD BUSINESS**
  - a. Staff Reports
    - i. Budget Update: f/y 16/17
    - ii. Program Development: Update on Community Services Programs
  - b. Golf Course Irrigation Project
8. **NEW BUSINESS**
  - a. Parks: Interpretive signage at Riverside Park
  - b. Verizon Cell Towers
  - c. Action Minutes for City Commissions and Committees
9. **CLOSED SESSION**
10. **ADJOURNMENT**

*The next regularly scheduled meeting of the Parks, Recreation and Golf Commission:*

**October 11, 2016 at 5:30 PM  
Ukiah Civic Center Annex  
CONFERENCE ROOM 5  
411 West Clay Street Ukiah, CA 95482**

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.

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.

Dated this 20<sup>th</sup> day of September, 2016  
Olivia Zotter, Recorder

**CITY OF UKIAH  
PARKS, RECREATION AND GOLF COMMISSION MINUTES  
Regular Meeting  
CONFERENCE ROOM 5  
411 West Clay Street  
Ukiah, CA 95482  
August 16, 2016  
5:30 p.m.**

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**I. CALL TO ORDER/ROLL CALL**

The Park, Recreation and Golf Commission met at a Regular Meeting on August 16, 2016, having been legally noticed on August 12, 2016. Chair Heft called the meeting to order at 5:35 p.m. Roll was taken with the following **Commissioners Present:** Faye Hefte, Henry Sadowski, Susan Knopf, Vick Bitonti-Brown, Alan Nicholson **Staff Present:** Tami Bartolomei, Community Services Administrator; Maya Simerson, Community Services Supervisor; Frank Johnson, Tayman Park; Martin Bradley, Recorder; and Olivia Zotter, Recorder.

**II. INTRODUCTIONS**

**A. Commissioners, Presenters, Guests and Staff.**

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Staff Comment:** Olivia Zotter, Recorder.

**III. APPROVAL/CORRECTION OF MINUTES**

**A. Approval/Corrections of the July 19, 2016, Meeting.**

**Motion/Second:** Sadowski/Nicholson to approve the Minutes of July 19, 2016, as submitted. Motion carried by the following roll call votes: **AYES:** Hefte, Sadowki, Knopf, Bitonti-Brown, Nicholson. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

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

**V. CORRESPONDENCE**

**VI. OLD BUSINESS**

**A. Staff Reports**

1. **Recreation:** Updates were given about the successful summer season.

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Public Comment:** none.

2. **Budget Update:** Budget goes before council August 17, 2016

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Public Comment:** none.

3. **Program Development** Two groups have agreed to adopt parks: City of 10,000 Buddhas with Observatory Park, and the Native Plant Society with Riverside Park.

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Public Comment:** none.

**VII. NEW BUSINESS**

- A. **Golf Course Irrigation Project** an update was given on the City of Ukiah's ongoing partnership with Tayman Park.

**Presenter:** Maya Simerson, Community Services Supervisor; Frank Johnson, Tayman Park

**Public Comment:** none.

- B. **Partnership with Ukiah Valley Medical Center (UVMC)** the commission was informed of a potential partnership with UVMC in regards to their 60<sup>th</sup> anniversary.

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Public Comment:** none.

- C. **New Light Pole Banners** The City of Ukiah and Ukiah Main Street Program are working to expand pole banner along Perkins Street and Airport Boulevard.

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Public Comment:** none.

**VIII. COMMISSIONER REPORTS**

**IX. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:09 p.m.

**Motion/Second:** Nicholson/Bitonti-Brown to approve adjournment at 7:09 p.m. as submitted. Motion carried by the following roll call votes: AYES: Hefte, Sadowki, Knopf, Bitonti-Brown, Nicholson. NOES: None. ABSENT: None. ABSTAIN: None.

*The next regularly scheduled meeting of the Parks, Recreation and Golf Commission is September 20, 2016 at 5:30 pm  
Civic Center Annex Conference Room #5*

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Olivia Zotter, Receptionist/Clerk

Item 7-B  
PRGG

**Olivia Zotter**

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**To:** Maya Simerson  
**Subject:** RE: Tayman Park Lease Amendment

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**From:** Maya Simerson  
**Sent:** Friday, September 16, 2016 11:22 AM  
**To:** Tami Bartolomei <tbartolomei@cityofukiah.com>; Olivia Zotter <ozotter@cityofukiah.onmicrosoft.com>  
**Subject:** RE: Tayman Park Lease Amendment

Attached for your review is the staff report that will be presented to City Council next Wednesday, along with the drafted amendment.

Staff introduced this topic at your last meeting and this is the result of the recent work we have done on the item.

Below is a summary of points for your review, I encourage you to please contact me with any comments or questions.

Tayman has approached the City and demonstrated the need for cost relief for the short term so they may direct resources straight to the Course operation. This is due to the following:

- Over the past two years staff and Tayman have worked to identify a water source at the Course and it was recently determined by LACO that was not feasible
- Tayman, since taking over operation has done a commendable job of controlling operational expenses, unfortunately the conditions as a result of the drought, and coming directly after an economic downturn, have severely impacted revenues
- The antiquated irrigation system is inefficient and failing
- Water- both its availability and cost, are the largest variable in the operation of the Course
- Plans and specifications for a new irrigation system have begun development, however existing circumstances call for immediate improvement of conditions to turn around revenue loss

The interim solution that has been developed would reduce the rent payment from Tayman to the City to an amount that will cover all 'hard' costs in the golf fund. The fund will not incur any debt from this modification, however the repayment to the internal loan held by the City for past operation debt and the Back 9 loan will be suspended this year. Additionally Tayman will hold their contribution to the Capital Improvement Fund for this year and use that amount, along with the savings from the rent payment to improve the operation of the Course. The total cost relief to Tayman will be \$68,100 in funds that can be used directly for operational costs, including water.

Again please contact me with any feedback and thank you for your time on this matter.

Sincerely,  
Maya

Maya Simerson  
Project & Grant Administrator  
City of Ukiah  
411 W. Clay Street  
Ukiah, CA 95482  
c: (707)367-0699



ITEM NO.: 13a

MEETING DATE: September 21, 2016

## AGENDA SUMMARY REPORT

**SUBJECT: UPDATE ON THE UKIAH VALLEY GOLF COURSE AND REQUEST FOR APPROVAL FOR THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN INTERIM AMENDMENT TO THE LEASE AGREEMENT CONTINGENT UPON CONSENT OF THE UKIAH MEN'S AND WOMEN'S GOLF CLUBS.**

**Summary:** Update on the operations of the Ukiah Valley Golf Course and discussion of an interim adjustment to the partnership with the operators, Tayman Park Golf Group, to ensure the ongoing short and long term success of the Ukiah Valley Golf Course.

**Background:** The public/private partnership between the City and Tayman Park Golf Group (Tayman) has evolved from an agreement for the operation of the Pro Shop in 2006, to in June of 2012, Council approving the transfer of the operations and maintenance of the Course to the full responsibility of Tayman. The goal for this full transfer of operations was that Tayman could better mitigate the rising operational costs. The Course also continues to benefit from active community partnerships with the Ukiah Men's and Women's Golf Clubs.

**Discussion:** Keeping the Course in good condition and available for the community has many benefits including its use by local schools and for community fundraisers. The most obvious benefit of the Course is that it offers recreation to people of all ages and outdoor enjoyment. In addition, the presence of the Course increases property values and the aesthetics of the surrounding area, as well as creating jobs and economic growth. The Course also creates and preserves greenspace on land that might otherwise be developed.

After it was determined recently by LACO Engineering that no on-site water source was feasible and with water being the greatest variable in terms of availability and cost, Tayman approached the City with concerns about the operation of the Course and demonstrated that cost relief is necessary for maintaining operations on the Course. It should be noted that Tayman has done an exceptional job in achieving cost savings from labor and other management areas but the rising costs of water, declining revenue caused by significant impacts from the recent drought and economic downturn have been difficult to mitigate.

Continued on Page 2

**RECOMMENDED ACTION(S):** Receive update on the Ukiah Golf Course and authorize the City Manager to negotiate and execute an interim amendment to the lease with Tayman Park Golf Group, contingent upon the consent of the Ukiah Men's and Women's Golf Clubs, with additional review by Council to be put on the agenda planning calendar for one year.

**ALTERNATIVES:** Remand to staff with direction.

Citizens advised: Ukiah Men's Club President; Frank Johnson & Jimmy Stewart, Tayman Park Golf Group, Inc., and the City's Parks, Recreation and Golf Commission  
Requested by: n/a  
Prepared by: Maya Simerson, Program Administrator  
Coordinated with: Sage Sangiacomo, City Manager and David Rapport, City Attorney  
Presenter: Maya Simerson, Program Administrator  
Attachment: Amendment #1

**COUNCIL ACTION DATE:** \_\_\_\_\_:  Approved  Continued to \_\_\_\_\_  Other \_\_\_\_\_

**RECORDS APPROVED:**  Agreement: \_\_\_\_\_  Resolution: \_\_\_\_\_  Ordinance: \_\_\_\_\_

*Note: Please write Agreement No. in upper right corner of agreement when drafted.*

Approved: \_\_\_\_\_  
Sage Sangiacomo, City Manager

Page 2 of 4

The proposed amendment to the agreement modifies, for the short term, the amount of rent payment to the City and suspends the contribution by Tayman to the Capital Improvement Project Fund. These adjustments will remain in effect through this fiscal year. This modification will allow Tayman to shift approximately \$68,100 towards daily operations. By improving conditions on the Course we hope the rounds played will increase in direct correlation. Tayman will also be looking for new ways to increase revenue and plans on implementing added value to the Course with the addition of expanded food and beverage service.

For the long term, without an on-site water source option, as recently determined by LACO Engineering, the development and implementation of a plan to address water (cost and availability) must be a top priority. Per recent Council action, staff is beginning work on irrigation system plans and specifications for the Course that will allow for use of recycled water if it should become available or simply be used to conserve potable water.

The proposed Amendment #1 to the Lease Agreement with Tayman Park Golf Group is included as Attachment #1. The existing budgeted expenditures in the Golf Enterprise Fund will be covered by the remaining rent payment. Dan Buffalo, Finance Director, has meet with Tayman Park to perform a review of their financial procedures and is comfortable with their accounting practices and the rent payment process. Staff and Tayman consider this amendment a short term option and are requesting the review of this item by Council be scheduled before the conclusion of this fiscal year. This will allow time for staff and Tayman to prepare additional analysis and consider alternatives to bring forward.

Staff has engaged in outreach and discussion with the golfing community. The proposal has thus far received support from representatives of the Ukiah Men's and Women's Golf Club's and the City's Parks, Recreation and Golf Commission. The item will be presented to the Park's, Recreation and Golf Commission on September 20, their next scheduled meeting. Both the Ukiah Men's and Women's Golf Clubs will review the item and contact staff with their recommendations at their earliest convenience. Staff is available for comments or to answer any questions, please contact Maya Simerson, Project Administrator at 367-0699 or [msimerson@cityofukiah.com](mailto:msimerson@cityofukiah.com).

For the benefit of our community and for the success of our partnership with Tayman staff is recommending that Council authorize the City Manager to negotiate and execute this interim amendment.

<b>FISCAL IMPACT:</b>				
<b>Budgeted Amount in 15-16 FY</b>	<b>New Appropriation Source of Funds (Title &amp; No.)</b>	<b>Account Number</b>	<b>Budget Amendment Required</b>	<b>Previous Contract Purchase No. or Order</b>
N/A	N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	COU 070112

**ADDENDUM NO. 1 TO LEASE AGREEMENT  
CITY OF UKIAH  
AND  
TAYMAN PARK GOLF CROUP, INC.**

This Addendum No. 1 ("Addendum") to the Lease Agreement ("Agreement") between the City of Ukiah ("Lessor" or "City") and Tayman Park Golf Group, Inc. ("Lessee"), dated July 1, 2012, is entered into in Ukiah, California by City and Lessee, effective \_\_\_\_\_, 2016 ("Effective Date").

1. Section 4.1 of the Agreement incorporating the calculation of rent under the heading: Formula for Rent Payment in Exhibit G to the Agreement is hereby amended by substituting for the Formula for Rent Payment the payment of a fixed rent of \$39,900 for the 2016 to 2017 Fiscal Year (July 1-June 30).

2. Section 4.2 of the Agreement incorporating Exhibit H to the Agreement is amended by suspending all payments for FY 2016/17 that the Lessee is obligation to contribute to a Capital Improvement Program.

3. The term of this Addendum is one year, commencing on July 1, 2016, and terminating on June 30, 2017, unless the Agreement is extended or amended in writing by the parties prior to its expiration. Upon expiration of the term of this Addendum, the Agreement, as it read prior to the Effective Date, shall continue in full force and effect. During the term of this Addendum all provisions of the Agreement not amended by this Addendum remain in full force and effect.

WHEREFORE, this Addendum is entered on the Effective Date.

City of Ukiah

By: \_\_\_\_\_  
Sage Sangiacomo, City Manager

ATTEST:

\_\_\_\_\_  
Kristine Lawler, City Clerk

Approved as to form:

\_\_\_\_\_  
David J. Rapport, City Attorney

Tayman Park Golf Group, Inc.

By: \_\_\_\_\_  
James Stewart, President  
Title:

CITY OF UKIAH  
CITY COUNCIL MINUTES  
Regular Meeting  
CIVIC CENTER COUNCIL CHAMBERS  
300 Seminary Avenue  
Ukiah, CA 95482  
April 4, 2007  
6:00 p.m.

Item 8c  
PRGC  
(see Item 5g,  
page 5)

1. **ROLL CALL**

The Ukiah City Council met at a Regular Meeting on April 4, 2007, the notice for which being legally noticed on, March 30, 2007. Preceding the regular meeting was a Special Meeting of the Ukiah Redevelopment Agency, scheduled to begin at 5:15 PM. Mayor Rodin called the meeting to order at 6:00:55 PM. Roll was taken with the following **Councilmembers present:** Thomas, Crane, McCowen, Baldwin, and Mayor Rodin. **Absent:** None. **Staff present:** City Manager Horsley, City Attorney Rapport, Community Services Director Sangiacomo, Finance Director Smith, Planning and Building Director Stump, and Deputy City Clerk Brown.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

a. **Presentation: The PlaceMeant Project—"Stories of Why Where Matters"**

Kate Magruder presented the second in a series of multimedia presentations to the City Council.

Mayor Rodin brought an urgency item to the City Council for consideration to add to the agenda: 6:07:46 PM It is a request for a letter of support for a bill by Senator Pat Wiggins to make available \$5.5 million dollars for NCRA. The bill would release the money to be used to maintain the railroad tracks.

M/S McCowen/Crane to add the item to the agenda based on the fact that the information came forward after the agenda was prepared, and there is a need to take action before the next City Council meeting because there will be a hearing of the Bill on April 10. **Motion carried** by the following roll call vote: **AYES:** Councilmember Thomas, Crane, McCowen, Baldwin, and Mayor Rodin; **NOES:** None; **ABSENT:** None; **ABSTAIN:** None.

The urgency item will be heard as item 11h.

b. **Proclamation – Recognizing Ukiah Main Street Program's Service to the Residents of Ukiah By Celebrating its 20<sup>th</sup> Anniversary**

Mayor Rodin read and presented a proclamation to Executive Director Joy Beeler, and President Tom Liden, recognizing the 20<sup>th</sup> Anniversary of the Ukiah Main Street Program.

4. **PETITIONS AND COMMUNICATIONS**

There were none.

5. **APPROVAL OF MINUTES**

a. **Regular Meeting Minutes of February 7, 2007**

Councilmember Crane submitted a correction concerning page 3, item 10, the reference to Oak Park should read Oak Manor, and the comment by Steve McKenzie, he believed was not about chlorination but a loss of area in the park as it related to a chlorination tank.

M/S Baldwin/Thomas to approve the Minutes as corrected. **Motion carried** by an all AYES voice

vote.

b. **Special Meeting Minutes of March 20, 2007**

Councilmember McCowen submitted a correction of the spelling of Gary Weatherford's name under "Consultants" on p. 1.

M/S McCowen/Baldwin to approve the Minutes as corrected. Motion carried by an all AYES voice vote.

6. **RIGHT TO APPEAL DECISION**

Mayor Rodin read the right to appeal policy.

7. **CONSENT CALENDAR**

Councilmember Thomas requested to pull item 7d., Status of Hydro Plant, to become New Business item 11i.

M/S Baldwin/Crane to approve the Consent Calendar items 7a through 7c, and 7e through 7f, and to pull item 7d to New Business item 11i.

- a. Accept Report of Audited Financial Statements and Report of Independent Accountants for Fiscal Year 2005-2006
- b. Report to City Council Regarding the Purchase of a Comprehensive Irrigation Evaluation from David Bigler Associates for the Ukiah Municipal Golf Course in the Amount Not To Exceed \$6,000.00.
- c. This is to Notify the City Council of the Purchase of One Paperless Chart Recorder from MANCO in the Amount of \$5,905.44
- d. ~~Status of Lake Mendocino Hydroelectric Power Plant Equipment Refurbishment Emergency (pulled to New Business, item 11i).~~
- e. Award of Bid for 6,000 Ft. of 750 MCM Aluminum, 600v, Single Conductor Cable to American Wire Group in the Amount of \$13,007.58
- f. Adoption of Resolution of the City Council of the City of Ukiah Approving the Issuance of Tax Allocation Refunding Bonds by the Ukiah Redevelopment Agency to Refund a 1994 Loan Agreement

Motion carried by an all AYES voice vote, with item 7d pulled out for discussion to item 11i.

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

Dotty Coplen stated her concerns regarding Form Based Zoning.

John Graff stated that the City's budget and spending practices are a concern to him.

9. **PUBLIC HEARINGS (6:15 PM) 6:23:02 PM**

a. **Adoption of Resolution Adjusting Fees for the Ukiah Municipal Golf Course**

Director Sangiacomo brought a proposal from the Parks, Recreation and Golf Commission to adjust the golf fees. Recommended Action: Adopt a resolution adjusting fees for the Ukiah Municipal Golf Course.

Public hearing opened: 6:27:46 PM

Public speaking to the topic were: Lois Erickson, and Faye Hefty.

Public hearing closed: 6:34:12 PM

M/S McCowen/Thomas to approve the recommended action with the addition of an unlimited senior rate at \$1300; and \$1800 for a couple. Motion carried by the following roll call vote: AYES: Councilmembers Thomas, Crane, McCowen, Baldwin, and Mayor Rodin; NOES: None. ABSTAIN: None. ABSENT: None.

10. **UNFINISHED BUSINESS**

**a. Status Report on the Anton Stadium Renovation Project; Request for Determination of the Historical and Cultural Significance of the Grandstand Structure; Authorize Preparation of a CEQA Categorical Exemption and Issuance of a Demolition Permit**

Director Sangiacomo reported on elements about the Demolition Permit Review Process, and CEQA steps for the review process. **Recommended Action:** Determine that the demolition of the grandstand structure behind home plate would not result in a substantial adverse impact on the historically/culturally significant Anton Stadium Complex, and direct staff to prepare an Initial Environmental Study.

**Public Comment Opened: 6:46:54 PM**  
Public that spoke to the item: Judy Pruden

**Public Comment Closed:**

**Councilmember McCowen moved to approve** the recommended action, which died for lack of a second. Councilmember Crane stated he felt the City Council should be able to approve the details of the demolition solution.

City Attorney Rapport advised the City Council that they could approve and make a finding that allows the project to go forward, but simply include in the motion a direction to staff to come back to the City Council with its detailed plan for conducting the demolition before it finalizes issuance of the permit. **6:58:50 PM**

**M/S McCowen/Crane to determine** that the demolition of the grand stand structure behind home plate will not result in a substantial adverse impact on the historically and culturally significant Anton Stadium Complex, direct staff to prepare a CEQA categorical exemption, and to return to City Council with the details of the demolition plan prior to issuing the demolition permit. **Motion carried by the following roll call vote: AYES: Councilmembers Thomas, Crane, McCowen, Baldwin, and Mayor Rodin; NOES: None. ABSTAIN: None. ABSENT: None.**

**b. Adoption of Resolution Adopting Ahwahnee Water Principles 6:57:58 PM**

**Recommended Action:** Adopt resolution adopting Ahwahnee Water Principles.

**M/S McCowen/Crane to approve** the recommended action;

**Public Comment Opened: 6:59:42 PM**  
Public speaking to the item: Linda Sanders.

**Public Comment Closed: 7:01:36 PM**

**Motion carried by the following roll call vote: AYES: Councilmembers Thomas, Crane, McCowen, Baldwin, and Mayor Rodin; NOES: None. ABSTAIN: None. ABSENT: None.**

**c. Discussion and Possible Action on Acquisition of the Mattern Parcel by City/District Sewer Operations Fund 7:02:54 PM**

Director Smith and City Attorney Rapport presented the item. **Recommended Action:** 1) Approve the purchase of the Mattern parcel from the City/District Sewer Fund #612 and a budget amendment for the amount of the purchase ; 2) Direct staff to make a request to the UVSD board for approval of the purchase from the City/District Sewer Operations Fund ; 3) Authorize the ~~chairperson~~ Mayor to sign an agreement with Ukiah Valley Sanitation District agreeing to the purchase of the Mattern parcel by the City/District Sewer Fund #612.

**M/S Crane/Baldwin to approve** the recommended action with the exception that the word "chairperson" in 3) be replaced by the word "Mayor";

**Public Comment Opened: 7:11:33 PM**  
No public comment was given.

**Public Comment Closed:**

Motion carried by the following roll call vote: AYES: Councilmembers Thomas, Crane, McCowen, Baldwin, and Mayor Rodin; NOES: None. ABSTAIN: None. ABSENT: None.

**11. NEW BUSINESS**

a. **Discuss and Determine Council's Willingness to Partner with the County of Mendocino Using City or Redevelopment Funds and/or Other In-Kind Resources in Support of a Downtown Location for the New Criminal Justice Center/Courthouse**

Mayor Rodin reported she and Councilmember McCowen have been attending meetings about where the Courthouse should be sited, and County staff and members of the Board of Supervisors have asked if the City would be willing to provide assistance if the facilities were sited downtown. **Recommended Action:** Discuss and determine if the City Council supports utilizing redevelopment funds, in-kind resources, or other incentives to assist in siting some or all of the new criminal justice facilities in the downtown area.

**Public Comment Opened:** 7:19:47 PM

Public speaking to the item: Judy Pruden, and Scott Cratty.

**Closed Public Comment:** 7:23:22 PM

By Consensus the Mayor was authorized to write a letter to communicate to the County that there is support from the City Council to be a partner in this process in the very broad terms that are laid out in the recommended action, but taking out the words "some or all of the."

b. **Report to City Council Requesting Authorization for the City Manager to Negotiate and Execute a Contract for Recreation Software from Gov Partner for the Community Services Department, and Authorization for a Budget Adjustment in the Amount of \$15,150.00.** 7:40:23 PM

Director Sangiacomo and Supervisor Simerson pointed to the benefits of this software as: online registration, detailed tracking and reporting of revenue and expenses, instructor access to class rosters, major reduction in staff time, and useful for creating a detailed customer base. **Recommended Action:** Approve the request for authorization for the City Manager to negotiate and execute a contract for recreation software from GOV Partner for the Community Services Department, and authorization for a budget adjustment in the amount of \$15,150.00.

M/S McCowen/Baldwin to approve the recommended action;

**Public Comment Opened:** 7:44:00 PM

There was none given.

**Public Comment Closed.**

Motion carried by the following roll call vote: AYES: Councilmembers Thomas, Crane, McCowen, Baldwin, and Mayor Rodin; NOES: None. ABSTAIN: None. ABSENT: None.

**Recess:** 7:46:33 PM

**Reconvene:** 7:53:18 PM

c. **Review and Provide Direction Regarding Ukiah Campaign Reform Act**

City Attorney Rapport presented the item summarizing that under Section Two of the ordinance adopting the Ukiah Campaign Reform Act (Ukiah City Code ("UCC") § 2075-2087), the Act is subject to review by the City Council within six months after the November 2006 election to determine whether any changes should be made. The issues discussed included: 1) Section 2082 regarding the filing of a third pre-election Campaign Disclosure Statement (Form 460) which created a hardship on the City Clerk's office; 2) Section 2081.D.3 regarding voluntary spending

limits, and 3) Section 2081.D.7 regarding posting of candidate's statements on the City's website. **Recommended Action:** Review application of the Ukiah Campaign Reform Act during November 2006 election and give direction to staff on proposed changes to the Act.

**Public Comment Opened:** 8:11:34 PM

Public speaking to the item: Scott Cratty, Jim Mulheren, Pinky Kushner, and Steve Scalmanini.

**Public Comment Closed:** 8:21:47 PM

**By Consensus** the City Council formed an ad hoc committee of Councilmember McCowen and Baldwin to review the Act and bring it back for recommended changes, subject to the approval of the City Council.

**d. Discussion and Direction Regarding Planning Commission Appointment Process—**  
**Mayor Rodin 8:27:05 PM**

Mayor Rodin raised this item for discussion.

**Public Comment Opened:** 8:34:21 PM

Public speaking to the item: Jim Mulheren, and Steve Scalmanini.

**Public Comment Closed:** 8:42:02 PM

**By Consensus** the City Council determined that staff should bring back a proposed ordinance that would give greater stability by providing 4-year terms of appointment by City Council, regardless of whether or not a City Councilmember may leave office early.

**e. Report on Ukiah Valley Area Plan (UVAP) Community Meeting and Request for**  
**Authorization to Submit Comments to Mendocino County Board of Supervisors on**  
**Economic Report Prepared by Economic & Planning Systems, Inc. (EPS)**

Mayor Rodin asked to table the item for this meeting as there is a new economic report about to become public.

**Public Comment Opened:** 8:44:27 PM

Public speaking to the item: Pinky Kushner.

**Public Comment Closed:** 8:47:10 PM .

Continued to the next meeting.

**f. Set Dates for Fiscal Year 2007-08 Budget Hearings**

City Manager Horsley asked the City Council to set aside two dates in June for budget hearings, proposing June 25 and 26, 2007. **Recommended Action:** Set June 25 and June 26, 2007 as dates for the Fiscal Year 2007-08 Budget Hearings and authorize the City Clerk to notice Public Hearing prior to hearings.

**By Consensus** the City Council approved the recommended dates.

**g. Discussion and Possible Action on "Style" of City Council Meeting Minutes**

Councilmember McCowen and Mayor Rodin requested a discussion about style of City Council Minutes. **Recommended Action:** Direct the staff to begin keeping "Action Minutes" for the City Council and for all City Commissions and Committees. 8:49:45 PM

M/S Crane/Baldwin to approve the recommended action;

City Attorney Rapport stated that an exception should be made for land use decisions by the Planning Commission, such as zoning changes, use permits, and subdivision approvals, which are being considered by the Planning Commission or Zoning Permit Administrator. Having minutes

that summarize who the witnesses were and what they said has some value for creating an administrative record on use permits, variances, specific entitlements, etc., for uses that can be appealed to the City Council 8:52:37 PM.

**Councilmember Crane amended the motion to reflect the City Attorney's exception, and Councilmember Baldwin accepted the amendment;**

Councilmember McCowen recommended further that conditions of approval be included in the minutes so that if changes are made during the meeting, they can be reflected in the minutes with strikeout and bold underline, so that changes are clearly shown. **Councilmember Crane modified the motion to include that aspect to apply to the Planning Commission and Zoning Administrator; Councilmember Baldwin accepted the second amendment.**

**Public Comment Opened: 8:58:04 PM**  
Public speaking to the item: Jim Mulheren

**Public Comment Closed.**

**M/S Crane/Baldwin to approve the recommended action of keeping "Action Minutes", except for land use decisions such as zoning changes, use permits, and subdivision approvals, which are being considered by the Planning Commission or Zoning Permit Administrator; and that "conditions of approval" be included in the minutes so that changes made during a meeting can be clearly shown in the minutes, with, strikeout and bold underline. Motion carried by an all AYES voice vote.**

**The City Council also made the determination to have future Planning Commission meetings televised.**

**h. Urgency Item: Letter of support for a Bill by Senator Pat Wiggins to make available \$5.5 million dollars for NCRA 9:04:29 PM.**

The Bill, if passed, would allow the North Coast Rail Authority (NCRA) to use those funds to complete environmental cleanup and for other purposes, by freeing up what is currently set aside to repay a loan that has been forgiven.

**M/S McCowen/Crane to approve the recommended action. Motion carried by an all AYES voice vote.**

**i. Status of Lake Mendocino Hydroelectric Power Plant Equipment Refurbishment Emergency**

This item was Consent Calendar item 7d. City Attorney Rapport stated the item would continue to be considered an emergency until the contract is performed. City Manager Horsley stated this report should be the last one, and invitations have been extended to the interested agencies to tour the plant. **Recommended Action:** The Council continue to declare by a 4/5 vote that the Lake Mendocino Hydroelectric Power Plant equipment refurbishment project is a continuing emergency and to support the refurbishment contract as performed by Source California Energy Services, Inc. until such time that the contract is complete and an emergency no longer exists.

**M/S Thomas/Crane to approve the recommended action. Motion carried by an all AYES voice vote.**

## **12. COUNCIL REPORTS**

**Councilmember Crane reported on the Sanitation District discussion of sewer lateral issues, and the operations contract between the District and the City.**

**Councilmember Thomas reported on the Russian River Flood Control District meeting, and current Lake Mendocino water storage levels. He would like the City Council to agendize conservation measures. He also volunteered to attend Russian River Flood Control District meetings.**

**Councilmember McCowen** attended a Local Area Formation Commission (LAFCO) meeting, and the main issue was the first reading of their budget. He also attended a MCOG meeting and one topic was the Willits bypass, but no action was taken pending a meeting held today in Willits between Willits community members, the California Transportation Commission, and Caltrans. **Councilmember Baldwin** seconded Councilmember Thomas' recommendation that the City have a presence at the Flood Control District and maybe it should become a liaison position, formally appointed.

**Mayor Rodin** is excited by the Form Based Zoning effort. She recently spoke to the NORBAR reators group about the planning processes that are taking place in the Valley; the UVAP and Form Based Zoning, and on the sewer lateral ordinance.

**13. CITY MANAGER/CITY CLERK REPORTS**

City Manager Horsley received City Council Consensus for April 30 and May 4 for City Strategic Plan Workshop sessions. The Council also approved by consensus hosting a Reception for all of our Commissioners.

Adjourned to Closed Session: 9:14:58 PM

**14. CLOSED SESSION**

a. **Conference with Real Property Negotiators (\$ 54956.8):**

Property: APN 001-020-09

Negotiator: Candace Horsley, City Manager

Negotiating Parties: City of Ukiah/County of Mendocino

Under Negotiation: Price and terms

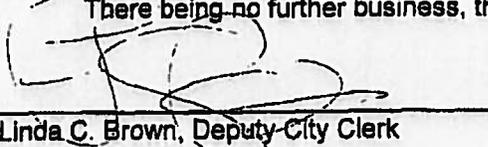
b. **Employee negotiations: Department Directors Bargaining Unit (\$ 54957.6)**

Negotiator: Candace Horsley, City Manager

Reconvened: 10:53 PM. **M/S Crane/McCowan** to continue the closed session to April 9, 2007 at 2:45 PM. Motion carried by an all AYES voice vote.

**15. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:53 PM.

  
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Linda C. Brown, Deputy City Clerk