

ERNIE WIPF
CHAIR

JULIE BAWCOM
VICE-CHAIR

THERESA MCNERLIN
DIRECTOR

DARWIN DICK
DIRECTOR

CANDACE HORSLEY
DIRECTOR

UKIAH VALLEY SANITATION DISTRICT REGULAR MEETING

WEDNESDAY October 13, 2021 AT 6:00PM

LOCATION: TELECONFERENCE VIA ZOOM

Call in number: 1-669-900-6833

Meeting ID: 826-7081-5254

Zoom Link: <https://us02web.zoom.us/j/82670815254>

*The Ukiah Valley Sanitation District Board meeting will be conducted pursuant to AB 361. The Board welcomes participation in the Board meetings. If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3 minutes. If you choose not to observe the meeting via Zoom and wish to make a comment on a specific agenda item, please submit your comment via email to the Board Secretary at aa@uvsd.org at least one hour before the meeting. All public comments submitted to the Board Secretary will be read verbatim for up to 3 minutes.*

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need disability-related modifications or accommodation to participate in this meeting, then please contact Chelsea Teague, Board Secretary at 707-462-4429. Requests must be made as early as possible, and at least one-full business day before the start of the meeting. The times indicated for agenda items are estimated and the Board reserves the right to address items either earlier or later than scheduled.

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC EXPRESSION OF NON-AGENDIZED ITEMS**
- 4. APPROVAL OF BOARD MEETING MINUTES**
 - September 8, 2021 Regular Meeting
- 5. CONSENT CALENDAR**
 - Check Register for September 2021
 - LAIF Statement - September 2021
 - Unaudited Monthly Financial Statements

ERNIE WIPF
CHAIR

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VICE-CHAIR

THERESA MCNERLIN
DIRECTOR

DARWIN DICK
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CANDACE HORSLEY
DIRECTOR

6. OLD BUSINESS

- A. DISCUSSION AND POSSIBLE ACTION RE: Adoption of Ordinance No. 41 Repealing Ordinance No. 31 Relating to Board Member Compensation for Meeting Attendance

Recommended Action: Approve Ordinance No. 41 Repealing Ordinance No. 31 Relating to Board Member Compensation for Meeting Attendance

7. NEW BUSINESS

- A. DISCUSSION AND POSSIBLE ACTION RE: Resolution Making Findings and Determinations Under AB 361 for Continued Virtual Meetings

Recommended Action: Adopt the attached Resolution making the findings and determinations under AB 361 for Continued Virtual Meetings

- B. DISCUSSION AND POSSIBLE ACTION RE: Funding of the Sewer Lateral Replacement/Repair Grant Program for Fiscal Year 2021-22 in a Not-to-Exceed Amount of \$20,000

Recommended Action: Authorize Funding of the Sewer Lateral Replacement/Repair Grant Program for Fiscal Year 2021-22 in a Not-to-Exceed Amount of \$20,000

8. ANNOUNCEMENTS/OTHER BUSINESS/MATTERS FROM STAFF

- a) General Manager Report of Ongoing District Activities
- b) Staff Report
- c) Report on JPA
- d) Directors' Reports
- e) Letters Received or Sent
- f) Announce the Next Regular Meeting - November 10, 2021

9. ADJOURNMENT



UVSD Regular Board Meeting September 08, 2021, via teleconference

1. CALL TO ORDER by Chair Wipf at 6:05pm. Roll call by Chelsea Teague – Director Horsley and Director McNerlin absent.

2. APPROVAL OF THE AGENDA

Motion to approve the agenda with the removal of item 7A by Vice-Chair Bawcom, seconded by Director Dick. Roll call vote: Ayes – 3 Nays – 0. Motion carries.

3. PUBLIC EXPRESSION OF NON-AGENDIZED ITEMS

No public comment.

4. APPROVAL OF BOARD MEETING MINUTES

No public comment. Motion to approve Board Meeting Minutes by Director Dick, seconded by Vice-Chair Bawcom. Roll call vote: Ayes – 3 Nays – 0. Motion carries.

5. CONSENT CALENDAR

Board discussion. No public comment. Motion to accept the consent calendar by Vice-Chair Bawcom, seconded by Director Dick. Roll call vote: Ayes – 3 Nays – 0. Motion carries.

6. OLD BUSINESS

A. DISCUSSION AND POSSIBLE ACTION RE: ADOPTION OF ORDINANCE REPEALING AND RECASTING ORDINANCE NO. 13 ALLOWING THE DISTRICT TO ADOPT SEWER CHARGES BY RESOLUTION AND REQUIRING THE PLACEMENT OF DELINQUENT SEWER CHARGES ON THE PROPERTY TAX ROLLS

Recommended Action: Approve Ordinance repealing and recasting Ordinance No. 13 allowing the District to adopt sewer charges by resolution and requiring the placement of delinquent sewer charges on the property tax rolls

Board discussion. No public comment. Motion to approve Ordinance repealing and recasting Ordinance No. 13 allowing the District to adopt sewer charges by resolution and requiring the placement of delinquent sewer charges on the property tax rolls by Director Dick, seconded by Vice-Chair Bawcom. Roll call vote: Ayes – 3 Nays – 0. Motion carries.

7. NEW BUSINESS

A. DISCUSSION AND POSSIBLE ACTION RE: 1) CONSIDERATION OF RESOLUTION 2021-2 ACCEPTING THE GRANT OF SEWER EASEMENT FOR 2399 NORTH STATE STREET, UKIAH, CA 95482; AND 2) CONSIDERATION TO AUTHORIZE THE CITY OF UKIAH TO PROCEED WITH THE BIDDING PROCESS FOR THE CONSTRUCTION OF A SEWER LINE FOR SAID PROPERTY

Recommended Action: 1) Adopt Resolution 2021-2 Accepting the Grant of Sewer Easement for 2399 North State Street, Ukiah, CA 95482; and 2) Authorize the City of Ukiah to Proceed with the Bidding Process for the Construction of a Sewer Line for Said Property

Item removed from the agenda.

B. DISCUSSION AND POSSIBLE ACTION RE: INTRODUCTION AND FIRST READING OF ORDINANCE NO. 41 REPEALING ORDINANCE NO. 31 RELATING TO BOARD MEMBER COMPENSATION FOR MEETING ATTENDANCE

Recommended Action: Waive first reading and read by title only Ordinance No. 41 Repealing Ordinance No. 31 Relating to Board Member Compensation for Meeting Attendance

Board discussion. Motion to waive first reading and read by title only Ordinance No. 41 repealing Ordinance No. 31 relating to board member compensation for meeting attendance by Vice-Chair Bawcom, seconded by Director Dick. Roll call vote: Ayes – 3 Nays – 0. Motion carries.

8. ANNOUNCEMENTS/OTHER BUSINESS/MATTERS FROM STAFF

- a) Wing-See Fox gave a report regarding the O&M allocation with the City of Ukiah, the Audit for FY 2020-21, LAFCo and the District's SOI, and an update on Ad Hoc Committee meetings.
- b) Joanna Gin gave an update to the Board re: the Brown Act and meeting via teleconference – there should be an update soon.
- c) Jared Walker gave a report on URRWA's September Board Meeting and consolidation efforts.
- d) Chair Wipf made some comments regarding a grant program for sewer lateral replacements.
- e) None attached.
- f) Next Regular Meeting – October 13, 2021

9. ADJOURNMENT - Meeting adjourned at 6:41p.m.

**Ukiah Valley Sanitation District
Check Detail
September 2021**

	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt -Check	1461	09/01/2021	City of Ukiah	1001 - UVSD Checking		-215,958.00
	Bill	092021	09/01/2021		6300 - Operating Expense Allocation	-215,958.00	215,958.00
TOTAL						-215,958.00	215,958.00
	Bill Pmt -Check	1462	09/14/2021	Best Best & Krieger LLP	1001 - UVSD Checking		-5,344.50
	Bill	913031	07/31/2021		5601 - General Counsel	-5,344.50	5,344.50
TOTAL						-5,344.50	5,344.50
	Bill Pmt -Check	1463	09/14/2021	Creative Technologies	1001 - UVSD Checking		-300.00
	Bill	6487	08/01/2021		643 - Professional Fees	-300.00	300.00
TOTAL						-300.00	300.00
	Bill Pmt -Check	1464	09/14/2021	Hildebrand Consulting, LLC	1001 - UVSD Checking		-1,207.50
	Bill	352	08/31/2021		5305 - Financial & Managerial Support	-1,207.50	1,207.50
TOTAL						-1,207.50	1,207.50
	Bill Pmt -Check	1465	09/14/2021	Mark DeMeulenaere	1001 - UVSD Checking		-900.00
	Bill	082021	08/31/2021		5305 - Financial & Managerial Support	-900.00	900.00
TOTAL						-900.00	900.00
	Bill Pmt -Check	1466	09/14/2021	RespecTech, Inc.	1001 - UVSD Checking		-206.25
	Bill	43330	08/31/2021		5206 - Supplies	-206.25	206.25
TOTAL						-206.25	206.25
	Bill Pmt -Check	1467	09/14/2021	Ron W. Franz	1001 - UVSD Checking		-1,330.00
	Bill	07312021	07/31/2021		550A - Engineering	-1,330.00	1,330.00
TOTAL						-1,330.00	1,330.00
	Bill Pmt -Check	1468	09/14/2021	The Ukiah Daily Journal	1001 - UVSD Checking		-74.17
	Bill	0001308602	08/31/2021		5500 - Publications & Legal Notices	-74.17	74.17
TOTAL						-74.17	74.17
	Bill Pmt -Check	1469	09/14/2021	Tri-Cities	1001 - UVSD Checking		-115.85
	Bill	210800577101	08/31/2021		5201 - Telephone & DSL	-115.85	115.85
TOTAL						-115.85	115.85
	Bill Pmt -Check	1470	09/14/2021	Urban Futures, Inc.	1001 - UVSD Checking		-3,562.50
	Bill	0821-0013	08/31/2021		5101 - Management - UFI	-3,562.50	3,562.50
TOTAL						-3,562.50	3,562.50
	Bill Pmt -Check	1471	09/14/2021	Willow Water District	1001 - UVSD Checking		-12,099.75
	Bill	125	08/31/2021		5102 - MSA - Willow	-11,346.00	11,346.00
	Bill	509	09/01/2021		5209 - Information Technology-All	-199.95	199.95
					5203 - Office Rent	-425.00	425.00
					5204 - Office Utilities	-128.80	128.80
TOTAL						-12,099.75	12,099.75

Savings Bank of Mendocino County
Beginning Balance as of 09/01/2021 \$617,246.17
Ending Balance as of 09/30/2021 \$927,722.69

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

October 01, 2021

[LAIF Home](#)
[PMIA Average Monthly Yields](#)

UKIAH VALLEY SANITATION DISTRICT

GENERAL MANAGER
151 LAWS AVENUE, SUITE B
UKIAH, CA 95482

[Tran Type Definitions](#)

Account Number: 70-23-001

September 2021 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	7,351,060.09
Total Withdrawal:	0.00	Ending Balance:	7,351,060.09

UKIAH VALLEY SANITATION DISTRICT

**FINANCIAL STATEMENTS
MONTH ENDED AND FISCAL YEAR TO DATE
AUGUST 31, 2021**

Working Draft For
Discussion Purposes
Only

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Working Draft For
Discussion Purposes
Only

**UKIAH VALLEY SANITATION DISTRICT
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MONTH ENDED AND FISCAL YEAR TO DATE AUGUST 31, 2021**

Basic Financial Statements

Fund Financial Statements

Statement of Net Position	1
Statement of Revenues, Expenses, and Changes in Fund Net Position	2
Selected Notes To The Financial Statements	3

Working Draft For
Discussion Purposes
Only

These accrual basis financial statements have not been subjected to an audit, review, or compilation engagement, and no opinion nor assurance is provided hereon. Substantially all disclosures and RSI required by US generally accepted accounting principles have been omitted. See Selected Information.

**UKIAH VALLEY SANITATION DISTRICT
STATEMENT OF NET POSITION
AUGUST 31, 2021**

ASSETS

Current Assets:

Cash and Investments	\$ 8,176,641
Accounts Receivable	910,060
Interest Receivable	55,000
Restricted Cash	1,502,823
Due from City of Ukiah	1,000,000
Prepaid Expenses	1,698
Total Current Assets	11,646,222

Noncurrent Assets:

Due from City of Ukiah	1,000,000
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Capital Assets:

Depreciable, Net	28,859,984
Total Noncurrent Assets	29,859,984
Total Assets	41,506,206

LIABILITIES

Current Liabilities:

Accounts Payable	45,295
Accrued Interest	285,863
Customer Deposits Payable	22,200
Bonds Payable - Due in One Year	1,430,000
Total Current Liabilities	1,783,358

Long-Term Liabilities:

Bonds Payable - Due in More Than One Year	22,195,000
Total Long-Term Liabilities	22,195,000
Total Liabilities	23,978,358

NET POSITION

Net Investment in Capital Assets	5,234,984
Unrestricted	12,292,864
Total Net Position	\$ 17,527,848

These accrual basis financial statements have not been subjected to an audit, review, or compilation engagement, and no opinion nor assurance is provided hereon. Substantially all disclosures and RSI required by US generally accepted accounting principles have been omitted. See Selected Information.

**UKIAH VALLEY SANITATION DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
MONTH ENDED AND FISCAL YEAR TO DATE AUGUST 31, 2021**

	Month Ended August 31, 2021	Fiscal Year to Date August 31, 2021
OPERATING REVENUES		
Charges for Services	\$ 434,559	\$ 896,688
Connection Fees	4,857	4,857
Total Operating Revenues	<u>439,416</u>	<u>901,545</u>
OPERATING EXPENSES		
Services and Supplies	28,699	74,370
Operating Expense Allocation - City of Ukiah	215,958	431,916
Legal Expense	8,843	8,843
Depreciation and Amortization	65,619	131,217
Total Operating Expenses	<u>319,119</u>	<u>646,346</u>
OPERATING INCOME (LOSS)	120,297	255,199
NONOPERATING REVENUE (EXPENSES)		
Taxes and Assessments	3,239	3,239
Interest Income	5,003	10,005
Other Revenue (Expenses)	-	-
Interest and Bond Expense	(47,644)	(95,288)
Total Nonoperating Revenue (Expenses)	<u>(39,402)</u>	<u>(82,044)</u>
CHANGE IN NET POSITION	80,895	173,155
Net Position - July 31, 2021 and June 30, 2021	<u>17,446,953</u>	<u>17,354,693</u>
NET POSITION - END OF PERIOD	<u>\$ 17,527,848</u>	<u>\$ 17,527,848</u>

These accrual basis financial statements have not been subjected to an audit, review, or compilation engagement, and no opinion nor assurance is provided hereon. Substantially all disclosures and RSI required by US generally accepted accounting principles have been omitted. See Selected Information.

**UKIAH VALLEY SANITATION DISTRICT
SELECTED NOTES TO THE FINANCIAL STATEMENTS
FISCAL YEAR TO DATE AUGUST 31, 2021**

Ukiah Valley Sanitation District

Selected Information

For the month ended and fiscal year to date August 31, 2021

The accompanying financial statements include the following departures from accounting principles generally accepted in the United States of America:

The financial statements omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America.

The financial statements omit all required supplementary information, such as management discussion and analysis as required by accounting principles generally accepted in the United States of America.

The effects of these departures have not been determined.

These accrual basis financial statements have not been subjected to an audit, review, or compilation engagement, and no opinion nor assurance is provided hereon. Substantially all disclosures and RSI required by US generally accepted accounting principles have been omitted. See Selected Information.

Ukiah Valley Sanitation District
151 Laws Avenue
Ukiah, CA 95482

STAFF REPORT
October 13, 2021

To: Board of Directors
From: Wing-See Fox
Meeting Date: October 13, 2021

Item #6A: Adoption of Ordinance No. 41 Repealing Ordinance No. 31
Relating to Board Member Compensation for Meeting Attendance

Overview

On August 19, 2021, the Ukiah Valley Sanitation District Board of Directors (Board), amended Policy 4020 to provide that each Board member shall receive a \$25 meeting stipend for each Board meeting attended, up to a total of \$600 per Board member per year. Accordingly, Ordinance No. 31, also relating to meeting stipends is obsolete and should be repealed.

Background

On April 23, 2008, the Board adopted Ordinance No. 31 establishing a stipend for Board members at \$25 per meeting attended or for each day's service at the Board's request, up to six days in a calendar month. Ordinance No. 31 also specified that all expenses shall be reimbursed in accordance with the District Expense Reimbursement Policy. The former Policy 4030 also specified that Directors receive a meeting stipend for every Board meeting attended, with the amount to be annually set by the Board at its December meeting. Meeting stipends were suspended in Fiscal Year 2019-20.

The Board has since revised meeting stipends. The District budgeted \$2,500 for meeting stipends for Fiscal Year 2021-22. At its August 19, 2021 meeting, the Board amended Policy 4020 to specify that Directors shall receive a \$25 meeting stipend for each Board meeting attended, up to a total of \$600 per Director per year. The Board also repealed Policy 4030 and amended Policy 4090 relating to the reimbursement of expenses for Directors who attend training, education and conferences. Given that Policy 4020 addresses the Board's current policy on meeting stipends and the Board has updated its reimbursement policy, staff recommends the Board repeal Ordinance No. 31, which is now obsolete.

Recommended Actions

1. Adopt Ordinance No. 41 Repealing Ordinance No. 31 Relating to Board Member Compensation for Meeting Attendance

Respectfully submitted,



WING-SEE FOX
Interim District Manager

ORDINANCE NO. 41

**AN ORDINANCE OF THE UKIAH VALLEY SANITATION DISTRICT
REPEALING ORDINANCE NO. 31 RELATING TO BOARD MEMBER
COMPENSATION FOR MEETING ATTENDANCE**

WHEREAS, on April 23, 2008, the Board of Directors had adopted Ordinance No. 31 establishing the compensation for Board members at \$25 per meeting attended or for each day's service at the Board's request, not to exceed a total of six days in a calendar month, and specifying that all expenses shall be reimbursed in accordance with the District Expense Reimbursement Policy; and

WHEREAS, at its August 19, 2021 Board meeting, the Board amended Policy 4020 to provide that each Board member shall receive a \$25 meeting stipend for each Board meeting attended, up to \$600 per member per year, and repealed Policy 4030 relating to remuneration and reimbursement; and

WHEREAS, the Board desires to repeal Ordinance No. 31, which has been superseded by Policy 4020 and is obsolete.

NOW, THEREFORE, the Board of Directors of the Ukiah Valley Sanitation District hereby ordains as follows:

1. The above recitals are true and correct and are incorporated herein by this reference.
2. Ordinance No. 31, adopted April 23, 2008, is hereby repealed.
3. This Ordinance shall take effect and be in full force and effect thirty (30) days from and after the date of its final passage and adoption. The Board Secretary shall certify to the adoption of this Ordinance and cause the same to be published as required by law.

This Ordinance was introduced on September 8, 2021 and adopted on October 13, 2021, by the Board of Directors of the Ukiah Valley Sanitation District, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ernie Wipf, Board Chair

ATTEST:

Chelsea Teague
Board Secretary

Ukiah Valley Sanitation District
151 Laws Avenue
Ukiah, CA 95482

STAFF REPORT
October 13, 2021

To: Board of Directors
From: Wing-See Fox
Meeting Date: October 13, 2021

Item #7A: Resolution 2021-02 Making Findings and Determinations Under AB 361 for Continued Virtual Meetings

Background:

On March 17, 2020, the Governor issued Executive Order (EO) N-29-20, which suspended certain provisions of the Brown Act in order to allow public meetings to be conducted virtually via remote platforms without meeting certain Brown Act requirements. Specifically, EO N-29-20 waived the requirements to post agendas at, identify, and make publicly accessible, each teleconference location. EO N-29-20 also waived the requirements to have a quorum of the legislative body be physically present within the Ukiah Valley Sanitation District (District) during the meeting. Since March 24, 2020, the District Board of Directors has conducted remote meetings by Zoom pursuant to EO N-29-20. EO N-29-20 expired on September 30, 2021.

AB 361, which was signed into law on September 16, 2021 and took effect on October 1, 2021, allows for local legislative bodies to continue to hold virtual meetings if certain procedures are followed.

Discussion:

Under current law, the Board may choose to meet in-person or by teleconference. Teleconference meetings are optional. If the Board decides to hold virtual meetings for the foreseeable future, the Board must comply with AB 361.

AB 361 permits many of the meeting adaptations allowed under the earlier Executive Order (which acted as a temporary waiver of the Brown Act's in-person attendance requirements), while also adding new requirements to the management of remote and teleconference public meetings.

AB 361 allows virtual public meetings to continue through January 1, 2024 during a proclaimed state of emergency, and when either:

1. State or local officials have imposed or recommended measures to promote social distancing; or
2. The Council, by majority vote, determines that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

AB 361 imposes new requirements for virtual public meetings:

1. The public meetings must allow real-time public comments during the teleconference meeting and must allow a reasonable amount of time per agenda item to comment or be recognized for the purpose of making public comment.
2. If a technical issue within the Board's control prevents members of the public from either viewing the Board meeting or prevents members of the public from offering public comment, the Board must cease all action on the meeting agenda until the disruption ends and the broadcast is restored. Action taken during an agency-caused disruption may be challenged as a violation of the Brown Act.

In order to continue to hold virtual meetings, the Board would need to make findings that (a) state or local officials continue to recommend measures to promote social distancing; or that (b) an in-person meeting would constitute an imminent risk to the safety of attendees. The attached resolution accomplishes this for the Board and its committee meetings.

These findings would then need to be renewed every 30 days for remote meetings to continue. As the Board meets on the second Wednesday of every month, it is possible that more than 30 days may elapse between consecutive meetings. AB 361 is silent as to whether special meetings are required on a more frequent basis to keep up with the 30-day renewal of findings requirement, although scheduling such meetings would ensure strict compliance. Alternatively, if the Board does not meet within thirty days after its prior meeting, the Board should make its renewed findings at the beginning of its next meeting prior to any other action or discussion.

Recommended Action:

1. Adopt the attached Resolution 2021-02 making the findings and determinations under AB 361 for Continued Virtual Meetings

Attachments:

1. Resolution 2021-02
2. Mendocino County Health Recommendation Regarding Continued Remote Public Meetings of Governmental Bodies Issued September 29, 2021

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE UKIAH VALLEY SANITATION DISTRICT MAKING FINDINGS AND DETERMINATIONS UNDER AB 361 FOR CONTINUED VIRTUAL MEETINGS

WHEREAS, the Board of Directors of the Ukiah Valley Sanitation District (the “Board”) is committed to preserving and nurturing public access to and participation in meetings of the Board; and

WHEREAS, the Ralph M. Brown Act (Gov. Code § 54950 *et seq.*) generally requires local agencies meeting via teleconference, including through other virtual or electronic means, to provide public access at each location in which members of the legislative body are teleconferencing; and

WHEREAS, the Legislature recently enacted Assembly Bill 361, Chapter 165, Statutes of 2021 (“AB 361”), which amended Government Code section 54953 to allow local agencies to meet fully virtually during a proclaimed state of emergency if state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, the Governor issued a proclamation declaring a state of emergency on March 4, 2020 due to the COVID-19 pandemic, pursuant to section 8625 of the California Emergency Services Act, and this proclaimed state of emergency currently remains in effect; and

WHEREAS, starting in March 2020, in response to the spread of COVID-19 in the State of California, the Governor issued a number of executive orders aimed at containing the COVID-19 virus; and

WHEREAS, among other things, these orders waived certain requirements of the Brown Act to allow legislative bodies to meet virtually; and

WHEREAS, pursuant to the Governor’s executive orders, the Board has been holding virtual meetings during the pandemic in the interest of protecting the health and safety of the public, staff, and Board members; and

WHEREAS, the Governor’s Executive Order N-29-20 related to the suspension of certain provisions of the Brown Act expired on September 30, 2021; and

WHEREAS, AB 361, effective as of October 1, 2021 allows legislative bodies to meet virtually provided there is a state of emergency, and either (1) state or local officials have imposed or recommended measures to promote social distancing; or (2)

the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Board has considered the circumstances of the state of emergency; and

WHEREAS, state or local officials continue to recommend measures to promote social distancing; and

WHEREAS, on September 29, 2021, the Mendocino County Health Officer issued a Health Recommendation urging public bodies in Mendocino County to continue meeting remotely through online meetings to lower the risk of COVID-19 transmission; and

WHEREAS, the continuation of virtual meetings will allow for full participation by members of the public until the present state of emergency has ended; and

WHEREAS, the Board desires to continue to hold virtual meetings pursuant to AB 361 and Government Code section 54953(e).

NOW THEREFORE, the Board of Directors of the Ukiah Valley Sanitation District, County of Mendocino, State of California does hereby resolve as follows:

1. The above recitals are true and correct.
2. Consistent with the provisions of Government Code Section 54953(e), the Board finds and determines that (1) a state of emergency related to COVID-19 is currently in effect; and (2) state and local officials have recommended measures to promote social distancing in connection with COVID-19. Based on such facts, findings and determinations, the Board authorizes staff to conduct remote teleconference meetings of the Board under the provisions of Government Code Section 54953(e).
3. This Resolution shall take effect immediately.

PASSED AND ADOPTED by the Board of Directors of the Ukiah Valley Sanitation District, County of Mendocino, State of California, this 13th day of October, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ernie Wipf, Board Chair

ATTEST:

Chelsea Teague
Board Secretary

APPROVED AS TO FORM:

Joanna Gin
General Counsel



**Public Health Department
of Mendocino County**

Healthy People, Healthy Communities

Andy Coren, MD, County Health Officer



Recommendation Regarding Continued Remote Public Meetings of Governmental Bodies

September 29, 2021

In light of the continued state of emergency related to COVID-19, as the County Health Officer, I recommend that public bodies continue to meet remotely to the extent possible.

This recommendation is made due to the continued threat of COVID-19 to this community with the ongoing surge in cases and deaths experienced since the Labor Day holiday, the current county vaccination rate, and a concern for continued risk during the upcoming holidays. Additionally, I make this recommendation based on the unique characteristics of public governmental meetings (such as the increased mixing associated with bringing people together from across the community, the need to enable those who are immunocompromised or unvaccinated to be able to safely continue to fully participate in such governmental meetings, and the challenges with fully ascertaining and ensuring compliance with vaccination and other safety recommendations at such meetings), and the continued increased safety protection that physical/social distancing provides as one means by which to reduce the risk of COVID-19 transmission.

Therefore, I strongly recommend teleconferencing through online meetings as this type of meeting presents the lowest risk of transmission of SARS-CoV-2, and allows for the participation of the community, local agency staff, presenters, and local agency governing bodies in a safe environment, with no risk of contagion.

I will continue to evaluate this recommendation on an ongoing basis, paying particular attention to the pandemic stage of our community. I will communicate when there is no longer such a recommendation with respect to meetings for public bodies.

A handwritten signature in blue ink, appearing to read "Howard A. Coren, M.D.", written over a horizontal line.

Dr. Howard A. Coren, M.D.,
Mendocino County Health Officer

Dated: September 29, 2021

Ukiah Valley Sanitation District
151 Laws Avenue
Ukiah, CA 95482

STAFF REPORT
October 13, 2021

To: Board of Directors
From: Wing-See Fox
Meeting Date: October 13, 2021

Item #7B: Funding of the Sewer Lateral Replacement/Repair Grant Program for Fiscal Year 2021-22 in a Not-to-Exceed Amount of \$20,000

Background:

On February 28, 2008, the Ukiah Valley Sanitation District Board of Directors adopted Resolution No. 08-02 adopting the Sewer Lateral Replacement/Repair Grant Program and Grant Program Guidelines, which established a Maximum Grant Amount of \$2,000 per eligible applicant.

Discussion:

The Sewer Lateral Replacement/Repair Grant Program is offered to eligible owners of property located within the Ukiah Valley Sanitation District to help defray the cost of replacing or repairing a qualified defective sewer lateral. Replacing or repairing defective sewer laterals reduces infiltration and inflow into the wastewater collection system. The attached Resolution No. 08-02 describes the reasons for establishing this Grant Program and includes as Exhibit A the Grant Program Guidelines.

At this time, staff is seeking Board authorization to fund this Grant Program for Fiscal Year 2021-22 in a Not-to-Exceed Amount of \$20,000.

Recommended Action:

1. Authorize Funding of the Sewer Lateral Replacement/Repair Grant Program for Fiscal Year 2021-22 in a Not-to-Exceed Amount of \$20,000

Attachment:

1. Resolution No. 08-02

Respectfully submitted,



WING-SEE FOX
Interim District Manager

RESOLUTION NO. 08-02

RESOLUTION OF THE UKIAH VALLEY SANITATION DISTRICT BOARD OF DIRECTORS, MENDOCINO COUNTY ADOPTING THE SEWER LATERAL REPLACEMENT/REPAIR GRANT PROGRAM AND THE GRANT PROGRAM GUIDELINES ATTACHED HERETO AS EXHIBIT "A" AND ESTABLISHING THE MAXIMUM GRANT AMOUNT

WHEREAS:

1. The Ukiah Valley Sanitation District (District) owns a wastewater collection system within its district limits; and
2. The City of Ukiah (City) contracts with the District to operate and maintain District's wastewater collection system and to treat the District's wastewater at the City's treatment plant; and
3. In 2006 the City issued revenue bonds to finance the upgrade and expansion of the wastewater treatment plant to serve the City and the District; and
4. In November 2005 the City and the District jointly conducted a rate hearing in accordance with Cal Constitution, Article XIII.D.6 through which they revised and raised their monthly rates for sewer service to, among other things, finance the upgrade portion of the wastewater treatment plant project and to set aside funds in the sewer system budget to reduce infiltration and inflow into the combined wastewater collection system serving the District and the City; and
5. The City is required to operate and maintain District's sewer collection system in a manner that will reasonably eliminate preventable sanitary sewer overflows (SSOs) as mandated by the State Water Resources Control Board with the issuance of Order No. 2006-0003-DWQ; and
6. Infiltration of groundwater and the inflow of surface storm water (I/I) into the sewer collection system can surcharge the collection system and thereby cause SSOs; and
7. The District has entered into a Consent Decree with Northern California River Watch requiring the District to implement a Sewer Lateral Testing, Inspection, and Repair Program (the Program) whereby sewer laterals are inspected and tested and, if necessary, repaired or replaced to reduce infiltration of groundwater; and
8. The District has implemented a Sewer Lateral Testing, Inspection, and Repair Program meeting the requirements set forth in the Stipulation and Order Modifying Consent Decree approved by the United States District Court, Northern District of California, on December 19, 2007; and
9. The District and City have received the Kennedy Engineer's Report amended May 1978 which reported that rehabilitation of public sewers did not result in a substantial reduction of infiltration unless a program for sewer lateral rehabilitation was implemented in conjunction with the sewer main rehabilitation program because sewer rehabilitation work increases the groundwater table in the vicinity of the rehabilitated sewer mains thereby causing increased infiltration into the sewer laterals; and

10. The District has determined that the reduction of I/I into the sewer lateral which extends from the building served by the sewer lateral to the public sewer main directly contributes to the reduction of I/I within the District's public sewer collection system; and
11. The District Board has determined that a successful implementation of the Program will be substantially aided by using a portion of the funds set aside during the November 2005 rate hearing and or any other funds that have been identified to be an acceptable use for the Grant program to fund a portion of the repair or replacement of sewer laterals as well as the rehabilitation of sewer mains in order to reduce the financial burden on private owners and to increase compliance with the Program.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the District Board of Directors does adopt the Sewer Lateral Replacement/Repair Grant Program as the program is described in the Guidelines attached hereto as Exhibit "A" and does establish a "Maximum Grant Amount" of \$2,000.00.

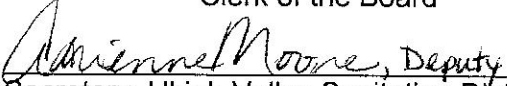
The foregoing Resolution introduced by Director Crane, seconded by Director Delbar, and carried this 28th day of February 2008, by the following vote:

AYES: Directors Delbar, Crane, and Wattenburger
NOES: None
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.


JIM R. WATTENBURGER, Chair
Ukiah Valley Sanitation District


ATTEST: KRISTI FURMAN
Clerk of the Board


Adrienne Moore, Deputy
Secretary, Ukiah Valley Sanitation District

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

KRISTI FURMAN
Clerk of the Board

APPROVED AS TO FORM:
JEANINE B. NADEL, County Counsel


Jeanine B. Nadel

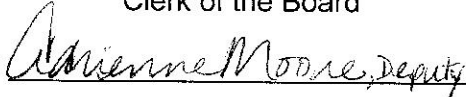
By: 
Adrienne Moore, Deputy

EXHIBIT A
CITY OF UKIAH
AND
UKIAH VALLEY SANITATION DISTRICT

SEWER LATERAL REPLACEMENT/REPAIR GRANT PROGRAM GUIDELINES

This Sewer Lateral Replacement/Repair Grant Program (Grant Program) is offered to eligible owners of property located within the City of Ukiah (City) or the Ukiah Valley Sanitation District (District) to help defray the cost of replacing or repairing a qualified defective sewer lateral. Sewer lateral repairs must meet the standards established for a 25 year Sewer Lateral Certificate of Compliance to be eligible for a grant. The City and the District reserve the right to suspend or terminate the Grant Program at any time for any reason and they will suspend or terminate the program if program funds are exhausted. The City and District reserve the right to substitute the Grant Program with a Public Work Project for street lateral rehabilitation consisting of the relining of the street lateral or utilizing other approved trenchless technology and construction of a two way sewer lateral cleanout within the public right of way or any other Cost Participating Project related to the repair or replacement of the sewer lateral in whole or in part. A determination to substitute the Grant Program with a Public Work Project or Cost Participation Project will be made on a project by project basis associated with the rehabilitation of the sewer main and such decision will be made by the governing body of the City or District.

DEFINITIONS

As used in this Grant Program, the following words and phrases shall have the following definitions, which need not be capitalized, when used in these Guidelines:

- A. "Application" shall mean and refer to a form and process that an eligible property owner must complete and follow in order to qualify for a grant under the Grant Program. All applications will be prioritized by the City or District and reviewed for approval.
- B. "Building Drain" shall mean and refer to that part of the lowest piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building or structure and conveys it to the building sewer which begins two feet outside the exterior building wall.
- C. "Building Sewer" shall mean and refer to that portion of the sewer lateral which extends from two feet from outside the exterior building wall to the property line.
- D. "Building Wall" shall mean and refer to a component part of a structure built, erected, framed and designed for the housing, shelter, enclosure or support of persons, animals, or property of any kind.
- E. "Closed Circuit TV Inspection" or "CCTV Inspection" shall mean and refer to a process whereby a camera is placed into and run through the inside of a sewer lateral or public sewer main for the purpose of visually detecting leaks or other defects and the inspection is recorded on DVD or videotape or other approved recording medium all in accordance with the standards and specifications adopted by the City and District.

F. "Defective Sewer Lateral, Defective Building Lateral or Defective Street Lateral" shall mean and refer to any sewer lateral, building lateral, or street lateral that fails the exfiltration test or that at the sole discretion of the City or District unacceptable pipe defects are noted as a result of the CCTV Inspection.

G. "Eligible Costs" shall mean and refer to qualified expenditures made by the property owner as a result of replacing or repairing a qualified defective sewer lateral that can be reimbursed to the property owner under the Grant Program up to the maximum reimbursement amount allowed.

H. "Eligible Property Owner" shall mean and refer to any Property Owner legally connected to the City or District public sewer main by a defective sewer lateral and who is not discharging prohibited liquids and substances into the sewer lateral and illegal connections to the sewer lateral do not exist.

I. "Exfiltration Test" shall mean and refer to the static water test that is to be performed on a sewer lateral in accordance with the procedures and standards established by the City and District to determine if the lateral is defective.

J. "Grant" shall mean and refer to an amount of money that may be reimbursed by the City or District to an Eligible property Owner or his/her agent or designee and is less than or equal to 50% (fifty percent) of the Eligible Costs. The Grant amount shall not exceed the Maximum Grant Amount.

K. "Maximum Grant Amount" shall mean and refer to the maximum reimbursement that will be made by the City or District for each qualifying defective sewer lateral and this maximum reimbursement shall be set by Resolution of the Governing Body.

L. "Grant Funds" shall mean and refer to a portion of those funds designated for Inflow/Infiltration reduction within Budget Account 614.3510.810.004 for the City and, for the District, Budget Account 614.3510.811.004 and/or any other funds that have been identified to be of acceptable use for the Grant Program. The amount of Grant Funds shall be determined by the City or District on an annual basis.

M. "Public Sewer Main" shall mean and refer to the sewers owned or maintained by the City or District lying within the limits of public streets, roads, easements, reserves, non-exclusive easements or other rights of way serving or intended to serve two or more separate properties or parcels. The street lateral is not a Public Sewer Main, however, the street lateral wye connection to the sewer main shall be considered as a component of the Public Sewer Main. Any sewer lateral connection that is made to sewer main without the use of a fitting such as a wye or saddle is not a component of the Public Sewer Main.

N. "Qualified Defective Sewer Lateral" shall mean and refer to a sewer lateral that has been inspected and tested as a result of the occurrence of an event or trigger that requires the inspection and testing of the sewer lateral pursuant to the Sewer Lateral Inspection and Testing Ordinances adopted by the City or District and the sewer lateral has failed the exfiltration test or the City or District has determined as a result of the CCTV Inspection that the condition of the sewer lateral is not acceptable. A Qualified Defective Sewer lateral does not include a sewer lateral which has been tested and inspected at the discretion of the property owner or his/her agent or designee.

O. "Qualified Expenditure" or "Qualified Expense" shall mean and refer to a monetary expense for labor, materials, and equipment incurred by the property owner as a result of making permitted repairs or replacements to a qualified defective sewer lateral subsequent to receiving an approved permit to perform a sewer lateral inspection and test. A qualified expense includes the expenditures for the necessary excavation and backfill or the operations necessary for a trenchless technology related to the repair or replacement of a qualified defective sewer lateral including the reasonable restoration of improvements and landscape to a condition that existed just prior to the performance of the excavation work. A Qualified Expenditure does not include costs incurred by the property owner for permit and inspection fees and for services related to the inspection and testing of the sewer lateral. If the repair or replacement of the building sewer lateral is made by the property owner, as opposed to the employees or contractors of the property owner, a labor cost allowance will not be considered as a Qualified Expenditure.

P. "Reasonable Replacement" shall mean and refer to the in-kind replacement of overlying improvements and landscaping directly above the repaired or replaced qualified defective sewer lateral and it shall exclude any upgrade in any replaced improvement or landscape or the replacement of improvements and landscaping that were removed at the discretion of the property owner or their agent.

Q. "Sewer Lateral Repair(s)" shall mean and refer to repair methods made to the sewer lateral that meet the standards established by the City or District for obtaining a 25 year Sewer Lateral Certificate of Compliance.

R. "Street Lateral" shall mean and refer to that portion of the sewer lateral which extends from the property line to the Public Sewer Main.

GUIDELINES FOR GRANTS TO ELIGIBLE PROPERTY OWNERS

1. The Grant Program is available only to Eligible Property Owners who are required to repair or replace a qualified defective sewer lateral because of the occurrence of an event or trigger which requires the inspection and testing of the sewer lateral in accordance with the City's or District's Sewer Lateral Inspection and Testing Ordinance including those property owners who were required to test and inspect their sewer lateral pursuant to the provisions of Ordinance No. 1091 during the suspension period from June 6, 2007 to March 6, 2008 and who have not repaired or replaced their sewer lateral as of March 6, 2008." The maximum Grant Amount for the repair or replacement of each qualified defective sewer lateral shall be set by Resolution. Because Grant Funds are limited, the Grant Program is not available to Property Owners who repair or replace their sewer lateral at their own discretion or to Property Owners who construct new structures on vacant parcels or who redevelop previously developed parcels and utilize the existing sewer lateral(s).

2. To become eligible to receive a Grant, an Eligible Property Owner must first submit a completed Grant Application along with evidence that the sewer lateral is a qualified defective sewer lateral. The Grant Application may either be submitted prior to the start or after the

completion of the sewer lateral repair or replacement work. In either case, the sewer lateral repair or replacement work must be performed under a permit issued by the City or the District.

- a. If the Grant Application is submitted prior to the start of the repair or replacement of a qualified defective sewer lateral, the Eligible Property Owner shall obtain at least one bid or cost quotation for the repair or replacement work. All bids or cost quotations shall be obtained from contractors licensed with the State of California to perform work on private sewer laterals. In the case of repairs to the sewer lateral, the scope of work contained in the bid or quote shall be sufficient to ensure that the repair work, once completed and tested, will meet the standards established for a 25 year Sewer Lateral Certificate of Compliance. All bids shall be submitted with the Grant Application to the City or District for review and confirmation of Eligible Costs. After the Grant Application has been approved by the City or the District and the sewer lateral repair or replacement work is completed within 60 days from the approval date of the Grant Application and the repaired or replaced sewer lateral passes the Exfiltration Test, payment of the approved eligible costs up to the maximum amount allowed for the grant is guaranteed. Payment of the Grant amount will be made to the Eligible Property Owner after the permit is finalized and within the City's and District's normal time frame for processing warrants. Should the sewer lateral repair or replacement work not be completed within the time frame stipulated on the approved Grant Application, the application will be processed as if the sewer lateral repair or replacement work had been completed prior to receiving an approved Grant Application.
- b. If the Grant Application is submitted subsequent to the completion of the sewer lateral repair or replacement work, the Eligible Property Owner shall submit with the Grant Application copies of all invoices from the licensed contractor who performed the work or, if the work was self performed by the Eligible Property Owner, copies of the material and equipment payment receipts. After receipt of a complete Grant Application, the City or District will determine which costs are Eligible Costs and any cost(s) which appear to be unreasonable for the type of work performed will be subject to revision to be considered Eligible Costs. If sufficient funds are available within the Grant Fund and the repaired or replaced sewer lateral has passed the Exfiltration Test and the Permit finalized, the Grant Application will be approved. Payment of the Grant amount will be made to the Eligible Property Owner within the City's and District's normal time frame for processing warrants. The submittal date of a complete Grant Application will determine its order to be considered for any available grant funding.
- c. If an Eligible Property owner elects to self perform the repair or replacement of a qualified defective sewer lateral, the Grant Application process must follow the process described in sub-paragraph b, above. Unless the Eligible Property Owner is a licensed Contractor with the State of California and is qualified to perform work on a private sewer lateral, the Eligible Property Owner cannot self perform work on the street lateral.
- d. Grant funds not exceeding the maximum Grant Amounts shall be set aside by the City or District and reserved for Property Owners who become Eligible as a result of the rehabilitation or replacement of the sewer main for one year commencing with the date of the Notice of Completion of the sewer main work. After the one year period, the approval of the Grant Application will be subject to available funds and processed as indicated in either sub-paragraphs a or b, above.

3. Only the following shall constitute evidence that a sewer lateral is a qualified defective sewer lateral:

- a. A CCTV inspection and an Exfiltration Test were performed as required by the City's or District's Sewer Lateral Inspection and Testing Ordinance, and
- b. The CCTV inspection indicates that the sewer lateral is a defective sewer lateral. The following shall constitute a defective sewer lateral.
 - i. Either any one of the following three conditions of the sewer lateral:
 - a) The pipe section has been altered as a result of a partial or complete pipe collapse and flow blockages have or can occur as a result of the altered pipe section;
 - b) A severe belly or sump within the sewer lateral causes the settlement of solids thereby increasing the risk of flow blockages;
 - c) An offset in a pipe joint which can restrict the flow of solids and cause flow blockages; or
 - ii. The sewer lateral fails the Exfiltration Test.

4. Subsequent to the finalization of the Permit for sewer lateral repair or replacement, a Sewer Lateral Certificate of Compliance shall be issued by the City or District in accordance with the City's or District's Sewer Lateral Inspection and Testing Ordinances. A sewer lateral will not be eligible for another Grant until the Certificate of Compliance for that lateral has expired.

5. Prior to performing any work within the public right of way, an encroachment permit must be obtained from the agency having jurisdiction.

6. The following types of repair or replacements are reimbursable under the Grant Program:

- a. Open trench repair of the sewer lateral.
- b. Either partial or complete open trench replacement of the sewer lateral.
- c. Trenchless technologies such as pipe bursting and pipe relining. Pipe relining may be partial or for the entire length of the sewer lateral.
- d. Other method which is approved by the City or District prior to implementation.

7. The expenditures for the following type of work items related to the repair or replacement of the sewer lateral are to be considered qualifying expenditures:

- a. Contractor's mobilization and demobilization.
- b. Sawcutting of asphalt and Portland cement concrete and other hard surfaces to be removed to gain access to the sewer lateral.
- c. Traffic control related to the repair or replacement of the street lateral.
- d. Removal and replacement of public improvements over the street lateral.
- e. Reasonable removal and replacement of private improvements such as landscape, concrete, brick, or stone walkways and landscape irrigation.
- f. Removing and resetting portable landscape features such as small fountains and statues.
- g. Removing and resetting brick or concrete block planters and walls directly over the sewer lateral.

- h. Sewer lateral pipe materials including fittings and gaskets or glue.
 - i. Excavation and backfill for open trench repair or replacement or for access pits needed for pipe bursting.
 - j. All equipment used to excavate, backfill, pipe burst or reline the sewer lateral.
 - k. Cleanup, hauling, and disposal of excavated materials including landfill or transfer station disposal fees.
8. The expenditures for the following type of items related to the repair or replacement of the sewer lateral are not to be considered qualifying expenditures:
- a. CCTV inspections and Exfiltration Tests.
 - b. Fees for permits and inspections.
 - c. Installation of a sewer lateral cleanout needed to perform the CCTV inspection or to comply with the Plumbing Code.
 - d. Tree and/or stump removal.
 - e. Removal, replacement, or repair of in ground ponds or pools.
 - f. Obtaining estimates, bids, or quotes.
 - g. Acquisition of tools to perform the work.
 - h. Labor allowances and vehicle fuel, depreciation, mileage allowance, maintenance and all other vehicle expenses incurred in the course of material, equipment, and tool acquisitions and debris hauling and disposal when the work is self performed by the Eligible Property Owner.
9. In the event that there is an unresolved dispute between City or District Staff and the Grant Applicant regarding a determination made by staff, the following dispute resolution procedure shall be followed:
- a. In the City, the Grant Applicant must first file a written request for resolution of the dispute to the Public Utilities Director. If a satisfactory resolution is not achieved within 15 calendar days, the Grant Applicant may file a claim with the City Clerk and the claim will be submitted to the City Council for resolution at the next regular City Council meeting occurring not less than 10 days following the filing of the claim with the City Clerk. The City Council shall provide an opportunity at the meeting for the Grant Applicant to make a presentation in support of his or her claim. It shall allow an opportunity for staff to present its position and shall hear from any other interested parties. The City Council shall have the final decision in the resolution of the dispute.
 - b. In the District, the Grant Applicant must first file a written request for resolution of the dispute to the District Manager or to the CEO or his designee if a District Manager has not been appointed. If a satisfactory resolution is not achieved within 15 calendar days, the Grant Applicant may submit a request to the CEO or his designee that the written dispute be placed on the agenda for the next District Board meeting. The District Board shall provide an opportunity at the meeting for the Grant Applicant to make a presentation in support of his or her claim. It shall allow an opportunity for staff to present its position and shall hear from any other interested parties. The District Board shall have the final decision in the resolution of the dispute.

Adopted by the Ukiah City Council on Feb. 6, 2008

Amended by the Ukiah City Council on Feb 20, 2008 (Paragraph 1 amended)

Adopted as amended by the UVSD Board of Directors on Feb. 28, 2008 (Paragraph L amended)



Date: September 22, 2021
To: Affected Agencies, City of Ukiah
Mendocino County Board of Supervisors
From: Chamise Cubbison, Acting Auditor-Controller
Re: LAFCo File A-2021-01 City of Ukiah Annexation of City of Ukiah owned properties

Per Revenue and Taxation Code 99(b)(3) the Auditor shall notify the governing body of each local agency whose service area or service responsibility will be altered by the jurisdictional change of the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to paragraph (2) that is subject to negotiated exchange.

The estimated amount of property tax revenue generated in the Tax Rate Areas associated with the identified parcels, based on the 2020-21 assessed values is \$62,966.

The estimated revenue impact affects all agencies in the related Tax Rate Areas as the likelihood that the parcels will become exempt or zero tax is high. The estimated remaining revenue would come from unsecured assessed property and the value of that estimated tax revenue is \$11,356. Please see page 2 for breakdown of impact to affected entities.

There may be possible additional revenue due to possessory interests, roughly estimated to be \$7,343. The possessory related revenue is not included in the above remaining revenue estimate as that is dependent on long term leases.

It should be noted that this is an estimate and that there may be additional factors to consider should tax sharing negotiation take place.

Per Revenue & Taxation Code 99(b)(4) Upon receipt of the estimates pursuant to paragraph (3), the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between and among the local agencies. Except as otherwise provided, this negotiation period shall not exceed 60 days. If a local agency involved in these negotiations notifies the other local agencies, the county auditor, and the local agency formation commission in writing of its desire to extend the negotiating period, the negotiating period shall be 90 days.

If you have any questions regarding this process, please refer to Revenue & Taxation Code, Section 99 for procedures.

Cc: Mendocino County Counsel
Mendocino LAFCo

Auditor's Estimate of Property Tax Revenue

LAFCo File A-2021-01 Annexation of City of Ukiah

Tax Authority	Total Estimated Tax Revenue	Estimated Unsecured Portion	Estimated Difference	Overall Factor All TRAs
County	19,460	3,505	(18,514)	0.30904865
Russian River Cemetery	507	91	(415)	0.008044144
Ukiah Valley Fire	1,361	250	(1,111)	0.021614578
Mendocino County FC & WC Improvement District	82	15	(67)	0.001297519
Mendocino County RRFC & WCID	96	18	(78)	0.001525737
Ukiah Valley Sanitation	238	53	(185)	0.003783452
ERAF-Education Revenue Augmentation Fund	10,686	1,925	(8,761)	0.169704588
Mendocino County Office of Education	2,810	506	(2,304)	0.044631811
Mendocino Community College District	4,379	789	(3,590)	0.069542597
Ukiah Unified School District	23,348	4,205	(19,143)	0.370806924
Total Tax Revenue from PINs	62,966	11,356	(54,169)	1.00