



## Special Meeting **AGENDA**

**Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482**  
**Register for Ukiah City Council Regular Meeting at:**

**<https://attendee.gotowebinar.com/register/250874880106893069>**

**After registering, you will receive a confirmation email containing information about joining the webinar. Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at [www.cityofukiah.com/meetings](http://www.cityofukiah.com/meetings).**

**December 9, 2020 - 3:30 PM**

---

**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

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

The City Council welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Council when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

**3. NEW BUSINESS**

- 3.a. Authorize the City Manager to Negotiate and Execute a Final Agreement for the Donation of Open Space in the Western Hills; Authorize the City Manager to Execute Any Other Documents Necessary to Close Escrow; Approve Community Development Director Determination that the Proposed Donation Qualifies for a CEQA Exemption; and Approve Corresponding Budget Amendment.

***Recommended Action: Authorize the City Manager to negotiate and execute a final agreement for the donation of open space in the Western Hills; authorize the City Manager to execute any other documents necessary to close escrow; approve Community Development Director determination that the proposed donation qualifies for a CEQA Exemption; and approve corresponding budget amendment.***

Attachments: None

**4. CLOSED SESSION**

- 4.a. **Conference with Legal Counsel—Anticipated Litigation**  
(Government Code Section 54956.9(d)(2))  
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)(Number of potential cases: 3)  
**Recommended Action: Confer in Closed Session**  
Attachments: None
- 4.b. **Conference with Legal Counsel—Anticipated Litigation**  
(Government Code Section 54956.9(d)(4))  
Deciding whether to initiate litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9 (Potential Cases: 1)  
**Recommended Action: Confer in Closed Session**  
Attachments: None
- 4.c. **Conference with Legal Counsel – Existing Litigation**  
(Government Code Section 54956.9(d)(1))  
Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-2018-70200  
**Recommended Action: Confer in Closed Session**  
Attachments: None
- 4.d. **Conference with Legal Counsel – Existing Litigation**  
(Cal. Gov't Code Section 54956.9(d)(1))  
Name of case: City of Ukiah v. Questex, LTD, et al, Mendocino County Superior Court, Case No. SCUK- CVPT-15-66036  
**Recommended Action: Confer in Closed Session**  
Attachments: None
- 4.e. **Conference with Labor Negotiator (54957.6)**  
Agency Representative: Sage Sangiacomo, City Manager  
Employee Organizations: All Bargaining Units  
**Recommended Action: Confer in Closed Session**  
Attachments: None
- 4.f. **Conference with Real Property Negotiators**  
(Cal. Gov't Code Section 54956.8)  
Property: APN Nos: 157-050-03, 157-060-02, 157-050-04, 157-050-03, 157-030-02, 157-050-01, 157-050-02, 157-050-10, 157-050-09, 157-070-01, 157-070-02, 003-190-01  
Negotiator: Sage Sangiacomo, City Manager;  
Negotiating Parties: Dave Hull and Ric Piffero  
Under Negotiation: Price & Terms of Payment  
**Recommended Action: Confer in Closed Session**  
Attachments: None

## **5. ADJOURNMENT**

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. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

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 24 hours prior to the meeting set forth on this agenda.

Kristine Lawler, City Clerk  
Dated: 12/8/2020