

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS

Virtual Meeting Link: <https://attendee.gotowebinar.com/rt/7607882002839353870>

Ukiah, CA 95482
November 18, 2020
6:00 p.m.

1. **ROLL CALL**

Ukiah City Council met at a Regular Meeting on January 15, 2020, having been legally noticed on January 10, 2020. The meeting was held virtually at the following meeting link: <https://attendee.gotowebinar.com/rt/7607882002839353870>. Mayor Crane called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Maureen Mulheren, Jim O. Brown, Stephen G. Scalmanini, Juan V. Orozco, and Douglas F. Crane. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR CRANE PRESIDING.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Mayor Orozco.

URGENCY ITEM

URGENCY ITEM - Update on Emergency Repair of the Yosemite Drive Water Main and Determine that Emergency Conditions Continue to Require the Emergency Repair.

Presenter: Sage Sangiacomo, City Manager.

Motion/Second: Mulheren/Brown to accept Urgency Item and place as Agenda Item 13c. Motion **carried** by the all votes: AYES: Mulheren, Brown, Scalmanini, Orozco, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

4. **PETITIONS AND COMMUNICATIONS**

5. **APPROVAL OF MINUTES**

- a. Approval of the Minutes for the November 4, 2020, Special Meeting.
- b. Approval of the Minutes for the November 4, 2020, Regular Meeting.

Motion/Second: Mulheren/Brown to approve Special and Regular Minutes of November 4, 2020, as submitted. Motion **carried** by the following roll call votes: AYES: Mulheren, Brown, Scalmanini, Orozco, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

6. **RIGHT TO APPEAL DECISION**

7. **CONSENT CALENDAR**

- a. Report of Disbursements for the Month of October 2020 – *Finance*.

- b. Consideration of Adoption of the State of California Governor's Designation of Applicant's Agent Resolution (*non-City resolution*) Allowing the City Manager to Apply for Public Assistance and Recovery Funding – *Office of Emergency Services*.
- c. Consideration of Adoption of a Resolution (2020-64) Terminating the Proclamation of a Local Emergency Due to Extreme Heat Emergency – *Office of Emergency Services*.
- d. Approval of Notice of Completion for the 2020 Slurry Seal of Local Streets Project, Specification No. 20-01 and Approval of Corresponding Budget Amendment – *Public Works*.
- e. Approval of Notice of Completion for the Gobbi Street Underground District No. 3, Specification No. 19-03, and Approve the Final Payment of the 5% Retention to St. Francis Electric, LLC – *Electric Utility*.
- f. Approve Professional Services Contract Amendment No. 1 (*COU No. 1617-091-A1*) with L.S. Mitchell Architect, Inc. to Increase Contract Funding for Engineering and Construction Services for the 1350 Hastings Road Property in an Amount Not to Exceed \$45,000 – *Electric Utility*.
- g. Consideration of City of Ukiah's Community Green Lighting Program to Enhance and Promote Energy Conservation, and Approval of LED Lighting Rebate – *Electric Utility*.

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

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

Public Comment: Larry Olsen – tobacco product concerns.

9. COUNCIL REPORTS

Presenter: Councilmember Mulheren.

10. CITY MANAGER/CITY CLERK REPORTS

Presenter: Sage Sangiacomo, City Manager.

11. PUBLIC HEARINGS (6:15 PM)

12. UNFINISHED BUSINESS

- a. Receive Status Report and Consider Any Action or Direction Related to the Novel Coronavirus (COVID-19) Emergency Including Operational Preparedness and Response; Continuity of City Operations and Services; Community and Business Impacts; and Any Other Related Matters.

Presenters: Tami Bartolomei, Office of Emergency Management Coordinator and Lucy Kramer, North Coast Opportunities.

Reports were received.

- b. Consideration and Possible Approval of Option #2 in the October 20, 2020, Mead & Hunt Technical Memorandum (Attachment 1) to Protect for a Future 5,000-Foot Runway for CalFire and Other Operations; and Direction to Staff to Communicate Council's Recommendation to the Mendocino County Airport Land Use Commission.

Presenters: Craig Schlatter, Community Development Director and Greg Owen, Airport Manager.

Motion by Councilmember Scalmanini to approve Option #2 with the added obligation to include in the study how far south the runway can go.

After further consideration Councilmember Scalmanini modified his motion as follows:

Motion by Councilmember Scalmanini to approve Option #2 with the added obligation to include in the study how far south the runway can go, and to extend the grey line *[on the runway diagram presented to Council]* to include an additional 100 feet.

After additional discussion the motion was modified as follows:

Motion/Second: Scalmanini/Orozco to approve Option #2* in the October 20, 2020, Mead & Hunt Technical Memorandum within Attachment 1 (*attached to minutes for reference*) to protect for a future 5,000-foot runway for CalFire and other operations; and direct staff to communicate Council's direction to the Mendocino County Airport Land Use Commission, adding the modification that within Option #2 that the technical memorandum refer to the City's GIS map on file to ensure that the map aligns with the map presented to council. Motion **carried** by the following roll call votes: AYES: Mulheren, Brown, Scalmanini, Orozco, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

**Option #2: Immediately modify the draft ALUCP to include compatibility zone boundaries and/or criteria that would better preserve the potential for a longer runway. Any such modifications will need to be based upon features depicted in the 2019 ALP, specifically the current and proposed aviation easements. This can most readily be achieved by creating a Compatibility Zone 1*. This concept is supported by the existence of the A* Zone in the 1996 ACLUP.*

Further, to reflect the fact that the affected area is mostly private property, the criteria should be less restrictive than for Zone 1 but more restrictive than the Zone 2 criteria. For example, future uses could be limited to very-low-intensity activities (30 people per acre maximum) such as storage or light industrial with uses such as retail, offices, and residential prohibited. Limits on the size of buildings also could be set.

13. **NEW BUSINESS**

a. Consideration of Adoption of a Resolution Adopting the 2020 Multi-Jurisdictional Hazard Mitigation Plan for Mendocino County.

Presenters: Tami Bartolomei, Office of Emergency Management Coordinator and Torie Jarvis, Dynamic Planning – Planning Manager.

Motion/Second: Brown/Orozco to adopt the Resolution (2020-65) adopting the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan required by Federal Emergency Management Agency (FEMA) to apply for funding under FEMA's Hazard Mitigation Assistance Program. Motion **carried** by the following roll call votes: AYES: Mulheren, Brown, Scalmanini, Orozco, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

b. Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).

Presenter: Sage Sangiacomo, City Manager.

Report was received.

c. Update on Emergency Repair of the Yosemite Drive Water Main and Determine that Emergency Conditions Continue to Require the Emergency Repair.

Presenter: Tim Eriksen, Public Works Director; City Engineer.

Motion/Second: Brown/Mulheren to determine that emergency conditions continue to require the repair of the Yosemite Drive Water Main without competitive bidding.

14. CLOSED SESSION

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)"

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)"

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

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

e. Conference with Labor Negotiator (54957.6)

Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

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

No Closed Session was held.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 8:14 p.m.



Kristine Lawler, City Clerk