

**CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting**

Virtual Meeting Link: <https://attendee.gotowebinar.com/rt/9199312935703156493>

Ukiah, CA 95482

March 3, 2021

6:00 p.m.

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on March 3, 2021, having been legally noticed on February 26, 2021. The meeting was held virtually at the following link: <https://attendee.gotowebinar.com/rt/9199312935703156493>. Mayor Orozco called the meeting to order at 6:03 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Josefina Dueñas, Jim O. Brown, and Juan V. Orozco. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR OROZCO PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kristine Lawler, City Clerk.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Proclamation of the Ukiah City Council Recognizing March as Women's History Month.
Presenter: Councilmember Rodin.

Proclamation was received by Helen Sizemore.

b. Update on Water Supply Conditions and City Water Supply.
Presenter: Sean White, Water Resources Director.

Presentation was received.

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

- a. Approval of the Minutes for the February 17, 2021, Special Meeting.**
- b. Approval of the Minutes for the February 17, 2021, Regular Meeting.**

Motion/Second: Brown/Crane to approve the Minutes of February 17, 2020, special and regular meetings, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

- a. Approve Contract Amendment (COU No. 1516-143-A4) with Ukiah Waste Solutions for Biosolids Removal at the Wastewater Treatment Plant – Water Resources.**
- b. Adopt a Resolution (2021-09) to Approve Joining the Employment Risk Management Authority (ERMA) Joint Powers Authority (JPA) (COU No. 2021-177) for Employment Practices Liability Coverage – Human Resources/Risk Management.**

- c. Approval of Budget Amendment in the Amount of \$20,000 for the Fleet and Plant Maintenance Division of the Public Works Department – *Public Works*.
- d. Consideration of Adoption of Resolution (2021-10) Nominating and Appointing a Member to the Equity and Diversity Standing Committee – *Administration*.
- e. Approval of Contract (COU No. 2021-178) with Industrial Tests, Inc. in the Amount of \$36,650, Plus Taxes and Shipping for Electrical Maintenance and Testing of the Main Plant Breakers at the Wastewater Treatment Plant – *Water Resources*.
- f. Consider Approval of a Purchase of the Cardiac Arrest System Assessment from Resuscitation Quality Improvement (RQI) and Corresponding Budget Amendment - *Fire*.

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

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

No public comment was received.

9. **COUNCIL REPORTS**

Presenter: Mayor Orozco.

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

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Planning Commission Applications** – Kristine Lawler, City Clerk.

11. **PUBLIC HEARINGS (6:15 PM)**

a. **Consideration of Appeal of the Hearing Officer's Approval of Livestock Permit to Keep Two Male Goats at 1070 North Oak Street; Appellant is Ruth Van Antwerp.**

Presenters: Craig Schlatter, Community Development Director and Mireya Turner, Planning Manager.

RECESS: for technical issues. 6:35 – 6:38 P.M.

PUBLIC HEARING OPENED AT 6:47 P.M.

Appellant Comment: Ruth Van Antwerp.

Applicant Comment: Angel Schramer.

No other public comment was received.

PUBLIC HEARING CLOSED AT 7:01 P.M.

Motion/Second: Brown/Rodin to deny the appeal and uphold the Hearing Officer's decision based upon the findings of fact in the record. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

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.**

Presenter: Tami Bartolomei, Office of Emergency Services Coordinator.

Public Comment: Lucy Kramer and Veronica Perry (*question read by clerk*).

Report was received.

b. Discussion and Possible Approval of a Vision Statement for the 2040 General Plan.

Presenter: Craig Schlatter, Community Development Director.

Motion/Second: Crane/Brown to approve the modified Vision Statement #4 (shown below) as the City's Vision Statement for the 2040 General Plan. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

Modified Vision Statement #4:

The City of Ukiah is a diverse, family-oriented, and friendly community connected to the beautiful, surrounding natural open space areas that give the community its unique sense of place. Ukiah is a safe and resilient community that is fiscally responsible, environmentally conscious, and inclusive. The city offers a great place for people of all ages, incomes, and ethnicities to live, work, and visit.

c. Council Update on the Status and History of the Proposed Roundabout at the Intersection of Low Gap Road and Bush Street and then to Consider Directing City Staff to Proceed with Application to the California Transportation Commission (CTC) for Funding Phase Changes.

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

Public Comment: Veronica Perry (*question read by clerk*).

Motion/Second: Crane/Dueñas to authorize Staff to submit an application to the CTC for modification of funding related to the proposed project. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

d. 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: Crane/Brown to determine that emergency conditions continue to require the repair of the Yosemite Drive Water Main without competitive bidding. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

13. NEW BUSINESS

a. Award Professional Services Agreement to GHD Inc. In the Amount of \$416,856.69 to Prepare the Plans, Specifications, and Estimate for Phase 2 of the Downtown Streetscape, Road Diet, and Utilities Project, and Approve Corresponding Budget Amendments

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

Motion/Second: Crane/Brown to award professional services agreement (*COU No. 2021-179*) to GHD Inc. in the amount of \$416,856.69 to prepare the plans, specifications, and estimate for Phase 2 of the Downtown Streetscape, Road Diet, and Utilities Project, and approve corresponding budget amendments. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

b. Authorize the City Manager to Negotiate and Execute a Disposition Agreement with Danco Communities, a California Corporation, for a Mixed-Use Project to Include Commercial and Affordable Housing Units on Three City-Owned Parcels on 210 East Gobbi Street.

Presenter: Shannon Riley, Deputy City Manager.

Public Comment: Lucy Kramer, Miles Gordon, and Sarah Marshall.

Motion/Second: Rodin/Crane to authorize the City Manager to negotiate and execute a Disposition Agreement (*COU No. 2021-180*) with Danco Communities, a California corporation, for a mixed-use project to include commercial and affordable housing units on three City-owned parcels at 210 East Gobbi Street. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

c. 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: Mayor Orozco.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 9:15 P.M.

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. SCUК-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. SCUК- 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

Direction was given to Staff.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 10:08 p.m.



Kristine Lawler, City Clerk