

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

Virtual Meeting Link: <https://attendee.gotowebinar.com/rt/3862698010362077965>

Ukiah, CA 95482

March 17, 2021

6:00 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council met at a Regular Meeting on March 17, 2021, having been legally noticed on March 12, 2021. The meeting was held virtually at the following meeting link: <https://attendee.gotowebinar.com/rt/3862698010362077965>. Mayor Orozco called the meeting to order at 6:06 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.

The Pledge of Allegiance was led by Councilmember Crane.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. **Proclamation of Earth Day 2021 and the Mayor's Monarch Pledge supporting the National Wildlife Federation's efforts to save the endangered Monarch Butterfly.**

Presenter: Mayor Orozco.

Proclamation was received by Cathy Monroe, California Native Plant Society, Sanhedrin Chapter.

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

- a. **Approval of the Minutes for the March 3, 2021, Special Meeting.**
- b. **Approval of the Minutes for the March 3, 2021, Regular Meeting.**
- c. **Approval of the Minutes for the March 8, 2021, Special Meeting.**

Motion/Second: Brown/Crane to approve Minutes of March 3, 2021, special and regular meetings; and the Minutes of March 8, 2021, a special meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Duenas, and Orozco. NOES: None. ABSENT: None. ABSTAIN: Brown.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

- a. Report of Disbursements for the Month of February 2021 – *Finance*.
- b. Request Approval of an Equity Adjustment for all Information Technology Classifications and the Addition of a Senior IT Network Specialist Classification, and Approve Corresponding Budget Amendment – *Human Resources*.

- c. Notification of Expenditure (PO No. 47059) for One Hogg & Davis 66-inch-diameter Rope Reel and Rope from Nesco Specialty Rentals for the Electric Utility Department, in the Amount of \$27,476.54 – *Electric Utility*.
- d. Notification of Purchase Order #47065 Issued to Pan Pacific Supply for the Teardown, Inspection and Repair of Pumps in the Amount of \$15,879.24 for the Wastewater Treatment Plant, and Authorize Additional Change Orders As Needed – *Water Resources*.
- e. Consideration and Possible Action to Enter into a Professional Services Agreement (COU No. 2021-181) Dr. Brandon Begley, MD, to Provide Medical Direction Oversight to the Ukiah Valley Fire Authority (UVFA) for Paramedic Services – *Fire*.
- f. Approve a Five-Year Professional Services Agreement (COU No. 2021-182) with Interwest Consulting Group in the Amount ~~Not to Exceed~~ \$18,000 to Provide Fire/Life Safety Plan Review Services – *Fire*.
- g. Notification of Change Order #13 (COU No. 1920-217-CO13) to Wahlund Construction in the Amount of \$274,479.62 for Sewer Main, Manhole, and Lateral Replacement on W. Clay Street; and Extend the Downtown Utility Upgrade and Electrical Underground Project, Specification #19-17 for a Total Revised Contract Amount of \$4,441,952.95, and Approval of Corresponding Budget Amendment – *Public Works*.
- h. Adoption of Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street; APNs 003-040-77, 78 & 79; and Adding Section 5.1 and 5.2 to the Ukiah City Zoning Code – *Community Development*.

ORDINANCE NO. 1212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF UKIAH TO ESTABLISH THE EAST GOBBI HOUSING OVERLAY ZONE "HOZ" AND ADDING ARTICLES 5.1 AND 5.2 TO THE UKIAH CITY ZONING CODE

- i. Notification of Purchase Order #47048 to Arrow Fencing for a Security Fence Installation in the Amount of \$28,016.33 at Well #7 – *Water Resources*.
- j. Approve Contract Amendment (COU No. 1819-215-A3) with Thomas Hise, Architect, for Architectural Services for the Grace Hudson Museum in the Amount of \$8,600; Approve Budget Amendment; and Approval to Move Approved Appropriations from Fund 100 to Fund 208 for the Museum Replacement Project – *Community Services*.

Motion/Second: Crane/Rodin to approve Consent Calendar Items 7a-7j, with the recommended changes to agenda item 7f. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Duenas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 6:24 – 6:34 P.M. (for technical issues)

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

No public comments were given.

9. **COUNCIL REPORTS**

No Council reports were received.

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

Presenters: Kristine Lawler, City Clerk.

11. PUBLIC HEARINGS (6:15 PM)

a. Consideration and Possible Introduction by Title Only of Proposed Ordinance Amending a Land Use Designation of the Airport Industrial Park Planned Development for LACO Associates, on behalf of Fowler Auto Center, at 1117 Commerce Drive; APN 180-070-03; File No. 20-5874.

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

PUBLIC HEARING OPENED AT 6:54 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:54 P.M.

Motion/Second: Brown/Duenas that the project is exempt from the California Environmental Quality Act by reason of sections 15332, Class 2 exemption – infill development, and 15304 minor alterations to land based on reasons listed in the staff report. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Duenas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Brown/Rodin to approve the introduction of the Ordinance amending the Airport Industrial Park Planned Development in Title Only. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Duenas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

City Clerk, Kristine Lawler, read the following title into the record:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE AIRPORT INDUSTRIAL PARK PLANNED DEVELOPMENT

Motion/Second: Brown/Rodin to advance the ordinance to the City Council meeting on April 7, 2021, for possible adoption. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Duenas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

Note: *In adopting this motion the City Council intended to and did by this single motion approve introduction of the ordinance after its title was read by the City Clerk.*

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.

Report was received.

b. Receive Annual Progress Reports on the 2019-2027 Housing Element and 1995 (Current) Ukiah Valley General Plan; and Provide Direction as Necessary.

Presenters: Craig Schlatter, Community Development Director and Jesse Davis, Planning 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: 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, Duenas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

d. Approval of Change Order #05 to Ghilotti Construction in the Amount of \$757,481.63 for Paving and ADA Curb Ramps to Extend the Downtown Streetscape and Road Diet Project, Specification #19-18 for a Total Revised Contract Amount of \$7,545,694.22, and Approval of Corresponding Budget Amendment.

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

Motion/Second: Crane/Brown to approve Change Order #05 (COU No. 1920-216-CO5) to Ghilotti Construction in the amount of \$757,481.63 for paving and ADA curb ramps to extend the Downtown Streetscape and Road Diet Project, Specification #19-18 for a total revised contract amount of \$7,545,694.22, and approve corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Duenas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

13. NEW BUSINESS

a. Approval of Plans and Specifications for the Pedestrian Access Improvements Project at the Crosswalk Across South Dora Street and Luce Avenue, Specification No. 20-16, and Direct Staff to Advertise for Bids.

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

Motion/Second: Crane/Rodin to approve the Plans and Specifications for the Pedestrian Access Improvements Project, Specification No. 20-16 at the Crosswalk Across South Dora Street and Luce Avenue, and Direct Staff to Advertise for Bids. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Duenas, Brown, and Orozco. 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).

Presenters: Mayor Orozco, Councilmember Rodin, City Manager Sangiacomo, Councilmember Duenas.

Councilmember Direction to schedule an update on the drought and water conditions.

COUNCIL ADJOURNED TO CLOSED SESSION AT 7:50 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. 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

Direction was given to staff.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 8:48 p.m.

A handwritten signature in blue ink, appearing to read "Kristine Lawler", is written over a horizontal line.

Kristine Lawler, City Clerk