

**CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
300 Seminary Ave, Ukiah, CA 95482
Virtual Meeting Link: <https://zoom.us/j/97199426600>
May 4, 2022
6:00 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on May 4, 2022, having been legally noticed on April 30, 2022. The meeting was held in person and virtually at the following link: <https://zoom.us/j/97199426600>. Mayor Brown called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Douglas, F. Crane, Mari Rodin, Josefina Dueñas, and Jim O. Brown. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR BROWN PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kevin Jennings, Retired Fire Marshal.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Proclamation: Recognizing Older Americans' Month in the City of Ukiah.
Presenter: Mayor Brown

Proclamation was received by Corinne Jones, Community Care Multi-purpose Program Director.

b. Proclamation: Recognizing Asian American Pacific Islander Heritage Month in the City of Ukiah.
Presenter: Councilmember Orozco

Proclamation was issued.

c. Proclamation: Recognizing May 15th - 21st as Police Week in the City of Ukiah.
Presenter: Mayor Brown

Proclamation was received by Noble Waidelich, Police Chief.

d. Proclamation: Recognizing May 15th - 21st as National Emergency Medical Services (EMS) Week in the City of Ukiah.
Presenter: Councilmember Rodin

Proclamation was received by Doug Hutchison, Fire Chief

e. Presentation from Manzanita Services Regarding Recent Community Meetings and their Upcoming Event.

Presenters: Raven Price and Kate Gaston, Manzanita Services.

Presentation was received.

RECESS: 6:28 – 6:35 P.M. for technical difficulties.

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

a. Approval of the Minutes for the April 20, 2022, Special Meeting.

b. Approval of the Minutes for the April 20, 2022, Regular Meeting.

Motion/Second: Crane/Rodin to approve Minutes of the Special and Regular Meetings of April 20, 2022, as submitted. Motion **carried** by the following roll call votes: **AYES:** Orozco, Crane, Rodin, Dueñas, and Brown. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

- a. Authorize the City Manager to Negotiate and Execute a Contract (COU No. 2122-228) Between the City of Ukiah and the County of Mendocino to Receive PG&E Disaster Settlement Funds for the Acquisition of a Fire Training Tower; Approve Corresponding Budget Amendments; and Approve the Purchase of the Fire Training Tower Recommended by the Mendocino County Fire Chief's Association - *Fire*.
- b. Report to Council the Contract (COU No. 2122-123) Expenditure with Solar Otter Inc. for Consulting, Design, and Engineering Services for Solar Projects, not to Exceed \$20,000 – *Electric Utility*.
- c. Approval of Notice of Completion for Team Ghilotti for the 2020 East Gobbi Street Traffic Signal Improvement Project, Specification 20-11, and Direct the City Clerk to File the Notice of Completion with the County Recorder – *Public Works*.
- d. Report of a Contract Amendment (COU No. 2122-188) for Additional Right of Way Survey Work for the Talmage Road Rehabilitation Project, and Approval of Corresponding Budget Amendment Using 2022 Lease Revenue Bonds in the Amount of \$14,000 – *Public Works*.
- e. Approval of Purchase (PO No. 47914) of a Suspended Air Floatation System in the Amount of \$298,920, plus Tax and Shipping, from Heron Innovators, as Approved in the Fiscal Year 2021-2022 Capital Budget, and Approval of Corresponding Budget Amendment Using Wastewater Reserve Funds – *Water Resources*.
- f. Consideration of Accepting \$143,128.93 from the County of Mendocino in One Time Pacific Gas and Electric Disaster Settlement Funds to Reimburse the Ukiah Valley Fire Authority for the Purchase of Emergency Medical Transport Equipment, and Receive Report on those Purchases; Authorized the City Manager to Execute Corresponding Agreement (COU No. 2122-229) with the County; and Approval of Corresponding Budget Amendments - *Fire*.

- g. Authorize the Acceptance of \$90,909.10 from the County of Mendocino's One Time Pacific Gas and Electric (PG&E) Disaster Settlement Funds for the Ukiah Valley Fire Authority to Fund Radio and Safety Gear; Authorize the City Manager to Execute Corresponding Agreement (COU No. 2122-230) with the County of Mendocino; and Approval of Corresponding Budget Amendments - *Fire*.
- h. Request for Authorization of a New Contract (COU No. 2122-231) with Redwood Empire Officials Association for Sports Officiating – *Community Services*.
- i. Consideration to Award Contract (COU No. 2122-232) for the Gobbi Street Underground Communications Rework Project, Specification Number 22-03, to Diamond D Construction, in the Amount of \$116,649.00, and Approve Budget Amendment in the Amount of \$50,000 – *Electric Utility*.
- j. Discussion and Possible Action to Adopt Resolution (2022-27) Waiving 60-Day Notice Requirement Under Government Code Section 25351 Notifying the City of its Intent to Lease Real Property in the City Limits at 1101 South Dora Street - *Administration*.
- k. Approval of a Budget Amendment to Advance 2022-23 CIP Funds to be Used Immediately to 1) Allow Contracting (PO No. 47912) with Comfort Air/Heating Cooling this Fiscal Year in the Amount of \$19,500 to Replace the Heating and Cooling System in the Grace Hudson Sunhouse, and 2) Provide Approximately \$4000 to Install an Upgraded Electrical Panel to Support the New System – *Community Services*.

Sean White, Water Resources Director presented agenda item 7e at Councilmember Crane's request.

Tim Eriksen, Public Works Director/City Engineer addressed questions for agenda item 7c at Councilmember Rodin's request.

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

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received.

9. COUNCIL REPORTS

Presenters: Councilmember Orozco, Vice Mayor Duenas,

10. CITY MANAGER/CITY CLERK REPORTS

No City Manager or City Clerk reports were received.

11. PUBLIC HEARINGS (6:15 PM)

- a. **Consideration of 1) Adoption of an Initial Study and Mitigated Negative Declaration; and 2) Authorization to Issue the Demolition Permit for Two Structures Over the Age of 50 Years Old at 101 and 105 South Main Street, as Recommended by the Demolition Review Committee; File No. 21-6155 and 21-6623.**

Presenters: Craig Schlatter, Community Development Director and Michelle Irace, Planning Manager.

PUBLIC HEARING OPENED AT 7:32 P.M.

Public Comment: Todd Schapmire Jr., owner and Pinky Kushner.

PUBLIC HEARING CLOSED AT 7:47 P.M.

Motion by Councilmember Crane, Seconded by Councilmember Rodin to disapprove of the idea of demolishing the building.

The maker amended the motion to declare that the southern building is not significant and is acceptable to demolish.

Motion withdrawn by the maker and the second.

Motion by Councilmember Crane, Seconded by Councilmember Rodin to support demolition for 105 South Main Street, and finds that it does not qualify for special consideration [regarding historical value].

The maker and the second amended the motion to read:

Motion/Second: Crane/Rodin that the City Council finds that the building at 105 South Main Street has no historic architectural significance under the standards in Ukiah City Code (UCC) Section 3016. Motion carried by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Rodin/Crane to deem 101 South Main Street 'historic' because it meets two of the three criteria in 3016(e)[of the Ukiah City Code], by having a special or particular quality such as oldest, best example, largest, or last surviving example of its kind – in this case the metal clad; and 2) it exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, or architectural history because it is the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce. Motion carried by the following roll call votes: AYES: Crane, Rodin, and Dueñas. NOES: Brown. ABSENT: None. ABSTAIN: Orozco.

RECESS: 8:23 – 8:30 p.m. to consult with City Attorney and Staff.

Motion/Second: Crane/Rodin to continue this item to the May 18, 2022, City Council meeting at 6:15 p.m. Motion carried by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

12. UNFINISHED BUSINESS

a. Consideration of Authorization of City Manager to Execute a Grant Agreement with the Federal Aviation Administration, and Award of Bid for Spec. 21-06 Runway 15-33 Pavement Rehabilitation Phase 2, Contingent on Grant Offer to Complete the Runway 15-33 Width Reduction from 150 Feet to 75 Feet; and Install New Lighting (Construction); and Approval of Corresponding Budget Amendment.

Presenter: Greg Owen, Airport Manager.

Motion/Second: Crane/Rodin to authorize City Manager to execute Grant Agreement (COU No. 2122-234) with the Federal Aviation Administration and award of bid (COU No. 2122-235) for Spec. 21-06 Runway 15-33 Pavement Rehabilitation Phase 2, contingent on Grant Offer to complete the Runway 15-33 width reduction from 150 feet to 75 feet; and install new lighting (Construction); and approve corresponding budget amendment. Motion carried by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

13. NEW BUSINESS

a. Receive and File Third Quarter 2021-22 Financial Report.

Presenter: Dan Buffalo, Finance Director.

Receive and File Third Quarter 2021-22 Financial Report

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: Councilmember Rodin and Sage Sangiacomo, City Manager.

Motion/Second: Crane/Orozco to appoint Councilmember Crane and Mayor Brown to serve on a Corp Yard ad hoc. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:50 P.M.

14. CLOSED SESSION

a. Conference with Legal Counsel—Anticipated Litigation

(Government Code Section 54956.9(d)(2 & 3))

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)(Number of potential cases: 1)

b. Conference with Legal Counsel – Existing Litigation

(Government Code Section 54956.9(d)(1))

Name of case: Roofing & Solar Construction, Inc. v. City of Ukiah et al., Mendocino County Superior Court Case No. 22CV00048

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. SCU-K-CVPT-2018-70200

d. Conference with Legal Counsel – Existing Litigation

(Government Code Section 54956.9(d)(1))

Name of case: Russian River Keepers et al. v. City of Ukiah, Case No. SCU-K-CVPT-20-74612

e. Conference with Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: Siderakis v. Ukiah, et al, Mendocino County Superior Court, Case No. 21CV00603

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

g. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: 1850 Talmage Road, Ukiah, CA 95482

Negotiator: Sage Sangiacomo, City Manager, or his Designee

Negotiating Parties: City of Ukiah and Rogina Water Company

Under Negotiation: Price & Terms of Payment

h. Conference with Labor Negotiator (54957.6)

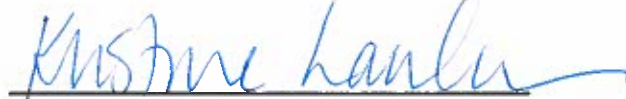
Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

No action reported; direction provided to staff.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 9:20 p.m.



Kristine Lawler, City Clerk