

Agenda Item 13b (Palace Hotel) will be continued to a Special Meeting on Thursday, October 26th, at 3:30 p.m.



**City Council
Regular Meeting
AGENDA**

(to be held both at the physical and virtual locations below)

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/97199426600>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 971 9942 6600
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

October 18, 2023 - 6:00 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Proclamation Recognizing the Month of October as Domestic Violence Awareness Month in the City of Ukiah.

Recommended Action: Issue Proclamation for recognizing the month of October as Domestic Violence Awareness Month in the City of Ukiah.

Attachments:

1. Proclamation

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the September 29, 2023, Special Meeting.

Recommended Action: Approve the minutes for the September 29, 2023, special meeting.

Attachments:

1. 2023-09-29 Draft Minutes

- 6.b. Approval of the Minutes for the October 4, 2023, Regular Meeting.
Recommended Action: Approve the minutes for the October 4, 2023, regular meeting.
Attachments:
1. 2023-10-04 Draft Minutes

7. RIGHT TO APPEAL DECISION

Persons who are dissatisfied with a decision of the City Council may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the California Code of Civil Procedure, which generally limits to ninety days (90) the time within which the decision of the City Boards and Agencies may be judicially challenged.

8. CONSENT CALENDAR

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the City Council. Items may be removed from the Consent Calendar upon request of a Councilmember or a citizen in which event the item will be considered at the completion of all other items on the agenda. The motion by the City Council on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or Planning Commission recommendations.

- 8.a. Report of Disbursements for the Month of July 2023.
Recommended Action: Approve the report of disbursements for the month of July 2023.
Attachments:
1. July 2023 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. July 2023 Disbursement Detail
- 8.b. Report of Disbursements for the Month of August 2023.
Recommended Action: Approve the report of disbursements for the month of August 2023.
Attachments:
1. August 2023 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. August 2023 Disbursement Detail
- 8.c. Adoption of a Resolution Authorizing the City Manager to Execute Agreements with the California Department of Transportation for the City of Ukiah School Street Multimodal Transportation Study; and Approve Corresponding Budget Amendments that will Come into Effect when the Agreements have been Executed.
Recommended Action: Adopt the resolution authorizing the City Manager to execute project-related agreement(s) with the California Department of Transportation for the City of Ukiah School Street Multimodal Transportation Study; and approve the corresponding budget amendments that will come into effect when the agreement(s) have been executed.
Attachments:
1. Reso_School-St-Multimodal-Study
2. Grant-Application-Guide
3. Grant-Application
- 8.d. Approve Change Order #4 to Contract #2324-084 with ARB, Inc to Underground the Primary Electrical Conductor on Clay Street and Jones Street as Part of the Fire Mitigation Undergrounding Project.
Recommended Action: Approve Change Order #4 to Contract 2324-084 with ARB, Inc to underground the primary conductor on Clay Street and Jones Street as part of the Wildfire Mitigation Underground Project in the amount of \$1,568,627.45.
Attachments:
1. Contract 2324-084 - ARB Inc
2. Clay and Jones Sts Dwgs
3. ARB Clay and Jones St Bid Sheet - Signed

- 8.e. Approval of a Budget Amendment in the Amount of \$29,980 for Project Management and Inspection Services from Jankovsky Engineering Services for the Grace Hudson Museum Re-Roof Project.

Recommended Action: Approve a budget amendment in the amount of \$29,980 for project management and inspection services from Jankovsky Engineering Services for the Grace Hudson Museum Re-Roof Project, Specification 23-05.

Attachments:

1. GHM Staff Report
2. Jankovsky Engineering Services - Museum PM and Inspection - 2324-094 - Agreement - signed (1)

9. 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 that is within the subject matter jurisdiction of the City Council, 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.

10. COUNCIL REPORTS

11. CITY MANAGER/CITY CLERK REPORTS

12. PUBLIC HEARINGS (6:15 PM)

- 12.a. Appeal of the Planning Commission Decision to Approve a Major Site Development Permit to Demolish an Existing ±2,857 Sq. Ft. Car Wash Facility and Construct a New Automated ±2,433 Sq. Ft. Car Wash Facility at 162 Talmage Road, APNs 003-140-49; 003-140-05; File No. MaSDP 22-7956.

Recommended Action: 1) Conduct a public hearing to consider the appeal request in accordance with Ukiah City Code (UCC) Section 9266; and 2) Refer the revised project layout (proposed carwash structure entirely within Airport Compatibility Zone 2) to the Planning Commission for reconsideration and possible approval.

Attachments:

1. 12-15-22 Incomplete Letter
2. ALUC packet and County PBS staff determination
3. 6-28-23 Planning Commission staff report and presentation
4. Appeal Letter (Eric Crane) – Received 7-10-23
5. Maps of UKIALUCP Zones and Project Location
6. 10053 - 162 TALMAGE AVE SP1 - Revised SITE PLAN-Zone 2 Building Location
7. Applicant Site Development Permit Amendment Letter
8. Appellant Letter 10-13-23

13. UNFINISHED BUSINESS

- 13.a. Status Report of the Emergency Contract with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings.

Recommended Action: Receive a status report, and approve the continued work on the emergency contract with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings.

Attachments:

1. West Coast Fire Water - Hastings Fire Remediation Work - 2223-177

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- 13.b. Update Regarding the Condition of the Palace Hotel (272 North State Street) and Provide Direction and/or Take Any Action Deemed Necessary.
Recommended Action: Receive report on current condition of the Palace Hotel and provide direction to Staff and/or take any action deemed necessary.
Attachments: None
- 13.c. Adoption of an Ordinance Amending Various Sections of Ukiah City Code to Update the City's Existing Objective Design and Development Standards for New Multi-Family Residential Construction.
Recommended Action: Adopt an Ordinance amending various sections of Ukiah City Code to update the City's existing Objective Design and Development Standards for new multi-family residential construction.
Attachments:
1. 10-4-23 12a staff report
2. 10-4-23 12a presentation slides
3. Objective Design and Development Standards Amended Ordinance clean

14. NEW BUSINESS

- 14.a. Receive a Status Update on the Potter Valley Hydroelectric Project and IWPC's Efforts to Advance a Regional Solution for Preserving Flows and Fisheries; and Consideration and Possible Approval and Authorization for the Mayor to Sign a Letter of Support for the New Eel-Russian Facility Proposal.
Recommended Action: 1. Recieve Report; and 2. Approve and Authorize the Mayor to Sign a Letter of Support for the New Eel-Russian Facility Proposal.
Attachments:
1. Draft Letter of Support for New Eel-Russian Facility Proposal
- 14.b. Discussion and Possible Action Regarding the Drafting of a Letter to the United States Postal Service to Address Landscaping Issues at their South Orchard Avenue Branch.
Recommended Action: Discuss and possibly take action regarding the drafting of a letter to the USPS regarding landscaping issues at the South Orchard Avenue branch of the USPS; and/or consider other actions/efforts.
Attachments:
1. 671 S Orchard pics 7-13-23
2. UCC 9087 landscaping and other reqs
3. 07-19-23 Letter to USPS - City of Ukiah CDD (1)
- 14.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).
Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s).
Attachments:
1. City Council Special Assignments rev 8-4-23

15. CLOSED SESSION - CLOSED SESSION MAY BE HELD AT ANY TIME DURING THE MEETING

- 15.a. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(2))
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (1 case)

- 15.b. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(4))
Initiation of litigation (1 case)
- 15.c. **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
- 15.d. **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
- 15.e. **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
- 15.f. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9)
Name of case: Ukiah v. Questex, Mendocino County Superior Court Case No. 15-66036
- 15.g. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9)
Name of case: Jane Doe v. City of Ukiah et al., U.S.D.C. (Eureka Division) Case No. 123-cv-009808.
- 15.h. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-190-11
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Dave Hull
Under Negotiation: Price & Terms of Payment
Recommended Action:
Attachments: None
- 15.i. **Public Employee Performance Evaluation**
(Government Code Section 54956)
Title: City Manager
- 15.j. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units

16. 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. Any handouts or presentation materials from the public must be submitted to the clerk 48 hours in advance of the meeting; for handouts, please include 10 copies.

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

Kristine Lawler, CMC
Dated: 10/13/23