

**CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue, Ukiah, CA 95482
Virtual Meeting Link: <https://us06web.zoom.us/j/97199426600>
Ukiah, CA 95482
October 18, 2023
6:00 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on October 18, 2023, having been legally noticed on October 13, 2023. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/97199426600>. Mayor Rodin called the meeting to order at 6:03 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Susan Sher, Douglas, F. Crane, Josefina Dueñas, and Mari Rodin. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR RODIN PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Rodin.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

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

Presenter: Vice Mayor Duenas.

Proclamation was received by Jamie Pitman, Project Sanctuary Prevention Educator.

5. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that all communications had been distributed.

6. APPROVAL OF MINUTES

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

b. Approval of the Minutes for the October 4, 2023, Regular Meeting.

Motion/Second: Crane/Sher to approve Minutes of September 29, 2023, a special meeting; and October 4, 2023, a regular meeting; as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

7. RIGHT TO APPEAL DECISION

8. CONSENT CALENDAR

a. Report of Disbursements for the Month of July 2023 - Finance.

b. Report of Disbursements for the Month of August 2023 - Finance.

- c. Adoption of a Resolution (2023-34) 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 – *Public Works*.
- d. Approve Change Order #4 (2324-084-CO4) 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 – *Electric Utility*.
- 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 – *Community Services*.

Motion/Second: Crane/Duenas to approve Consent Calendar Items 8a-8e, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

9. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comments were received.

10. COUNCIL REPORTS

Presenters: Councilmember Orozco and Vice Mayor Duenas.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters:

- **Construction Update** – Jason Benson, Senior Civil Engineer.
- **Possible Meeting Cancellations** – Sage Sangiacomo

12. PUBLIC HEARINGS (6:15 PM)

- 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.**

Presenter: Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 6:31 P.M.

Public Comment: John (*surname inaudible*) and Gregory Andronaco.

PUBLIC HEARING CLOSED AT 6:34 P.M.

Motion/Second: Orozco/Sher to refer the revised project layout (*proposed carwash structure entirely within Airport Compatibility Zone 2*) to the Planning Commission for reconsideration and possible approval. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

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

Presenter: Cindy Sauers, Electric Utility Director.

Motion/Second: Crane/Orozco to approve the continued work on the emergency contract (2223-177) with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

b. Update Regarding the Condition of the Palace Hotel (272 North State Street) and Provide Direction and/or Take Any Action Deemed Necessary.

Presenter: Sage Sangiacomo, City Manager.

Council Consensus to continue this item to a special meeting to be held in the near future.

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.

Presenters: Mayor Rodin, Sage Sangiacomo, City Manager, and Darcy Vaughn, Assistant City Attorney.

Motion/Second: Sher/Orozco to 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. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

ORDINANCE NO. 1234

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING VARIOUS SECTIONS OF THE UKIAH CITY CODE THAT WOULD MAKE MINOR MODIFICATIONS TO DIVISION 9, CHAPTER 2, ARTICLE 5.2, SECTIONS 9055 - 9055.2 (OBJECTIVE DESIGN & DEVELOPMENT STANDARDS) TO INCORPORATE GENERAL PLAN OBJECTIVES, CLARIFY EXISTING REGULATIONS, AND ALLOW FOR LIMITED EXCEPTIONS, AS NECESSITATED BY SITE OR BUILDING CONSTRAINTS

RECESS: 6:44 – 6: 50 P.M.

14. NEW BUSINESS

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.

Presenter: Sean White, Water Resources Director.

Motion/Second: Crane/Orozco to approve and authorize the Mayor to sign a Letter of Support for the New Eel-Russian Facility Proposal. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

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.

Presenters: Mayor Rodin and Craig Schlatter, Community Development Director.

Motion/Second: Crane/Sher to authorize the Mayor to work with Staff to draft a letter to the USPS regarding landscaping issues at the South Orchard Avenue branch of the USPS. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. 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).

Presenters: Sage Sangiacomo, City Manager and Councilmember Sher.

Council Consensus to direct Staff to send a request to MTA to present the Council with a status update regarding their transit center feasibility study.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 7:15 P.M.

15. CLOSED SESSION

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)

b. Conference with Legal Counsel – Anticipated Litigation

(Government Code Section 54956.9(d)(4))

Initiation of litigation (1 case)

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

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

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

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

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.

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

i. **Public Employee Performance Evaluation**

(Government Code Section 54956)

Title: City Manager

j. **Conference with Labor Negotiator (54957.6)**

Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

No action reported; direction provided to Staff.

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:50 p.m.



Kristine Lawler, CMC

