



**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.

December 6, 2023 - 6:00 PM

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1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**
 4. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**
 5. **PETITIONS AND COMMUNICATIONS**
 6. **APPROVAL OF MINUTES**

6.a. Approval of the Minutes for the November 15, 2023, Special Meeting.

Recommended Action: Approve the minutes for the November 15, 2023, Special Meeting.

Attachments:

1. 2023-11-15 Draft Minutes - Special Meeting

6.b. Approval of the Minutes for the November 15, 2023, Regular Meeting.

Recommended Action: Approve the minutes for the November 15, 2023, Regular Meeting.

Attachments:

1. 2023-11-15 Draft Minutes - Regular Meeting

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. Consider Adopting a Resolution Approving an Amendment to the Memorandum of Understanding Between the City of Ukiah and Ukiah Professional Firefighters Association Approving Mandatory Employee Contributions to the "IAFF Medical Expense Reimbursement Plan" of the Washington State Council of Firefighters Employee Benefit Trust, Effective January 1, 2024.

Recommended Action: Adopt a Resolution approving an amendment to the Memorandum of Understanding between the City of Ukiah and Ukiah Professional Firefighters Association approving mandatory employee contributions to the "IAFF Medical Expense Reimbursement Plan" of the Washington State Council of Firefighters Employee Benefit Trust, effective January 1, 2024.

Attachments:

1. UPFA MOU Amendment
2. IAFF MERP Joinder Agreement
3. Resolution

- 8.b. Consideration of Approval of the First Amendment to the Central Valley Project Membership Agreement Extending the Agreement for an Additional Ten Years to December 31, 2034; and Approval of Exhibit C, a Contract for Displacement of Base Resource, Extending the Term of the Contract by Two Years to December 31, 2026; and Authorizing the City Manager to Execute Both Agreements.

Recommended Action: Approve the first amendment to the Central Valley Project Membership Agreement extending the agreement for an additional ten years to December 31, 2034; and approve Exhibit C, a Contract for Displacement of Base Resource, extending the term of the contract by two years to December 31, 2026; and authorize the City Manager to execute both agreements on the City's behalf.

Attachments:

1. CVP Mbrshp Agrmnt Original
2. CVP Prtcpt Exbt C Original
3. CVP_Corp_Amendment_to_Member_Agreement
4. CVP_Corp_Amendment_to_Exhibit_C_Contract_for_Displacement_of_Base_Resource_Ukia
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- 8.c. Request Approval to Amend the Contract with Utility Design Services, LLC to Increase Design and Engineering Contract Funding for Electric Capital Improvement Projects in the Amount of \$100,000.

Recommended Action: Authorize an increase of contract funding for Capital Improvement Projects design and engineering services by \$100,000 to Utility Design Services, LLC.

Attachments:

1. Contract 1314213
2. Utility Design Services 2024 Rate Schedule

- 8.d. Approve Completion of the Emergency Contract with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings, and Terminate the Emergency Action.

Recommended Action: Approve the completion of the emergency contract with West Coast Fire and Water for fire remediation work at the Electric Service Center, and terminate the emergency action.

Attachments:

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

- 8.e. Possible Adoption of Plans and Specifications for Tenant Improvements and Fire Damage Repair for the Electric Service Center, and Authorize Staff to Advertise for Bids.

Recommended Action: Adopt plans and specifications for the tenant improvements and fire damage repair for the Electric Service Center, and authorize staff to advertise for bids.

Attachments:

1. 2202_231117_CD100_BuildingPermit_Compiled_R2
2. 2202_231117_1350Hastings_Appendix_A_Technical Specifications
3. 2202_231117_1350 Hastings_Estimate

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. Consideration of 1) the Planning Commission's Recommendation to Adopt a Resolution to: Adopt an Addendum to the Ukiah Western Hills Open Land Acquisition and Limited Development Project Initial Study/Mitigated Negative Declaration (SCH No. 2021040428); Approve an Amendment of the Western Hills Annexation Area to Include APN 003-190-11; and Prezone Parcels to Public Facility ("PF") Zoning District and Low Density Residential-Hillside Overlay Zoning District ("R1-H"); and 2) Authorization for the City Manager to Negotiate and Execute the Property Purchase Sale Agreement and Joint Escrow Instructions between the City of Ukiah and David J. Hull.

Recommended Action: Adopt a Resolution to Adopt an Addendum to the Ukiah Western Hills Open Land Acquisition and Limited Development Project Initial Study/Mitigated Negative Declaration (SCH No. 2021040428); Approve an Amendment of the Western Hills Annexation Area to Include APN 003-190-11; and Prezone Parcels to Public Facility ("PF") Zoning District and Low Density Residential-Hillside Overlay Zoning District ("R1-H"); and Authorization for the City Manager to Negotiate and Execute the Property Purchase Sale Agreement and Joint Escrow Instructions between the City of Ukiah and David J. Hull.

Attachments:

1. PC Staff Report 11.8.23 (body)
2. Draft Findings_Amendment of Western Hills Annexation Area Amendment
3. Draft COAs_Amendment of Western Hills Annexation Area Amendment
4. Draft Resolution 11 30 23
5. Project Maps and List of Parcels
6. Western_Hills_Aquisition_Project_FAQs
7. Draft Property Purchase Agreement
8. Western Hills Revised Project ISMND Addendum_103123

- 12.b. Consideration and Possible Adoption of a Resolution Amending the Fee Schedule for the Planning and Building Divisions of the Community Development Department (*Withdrawn and Deferred to a Future Meeting Date*).
Recommended Action: N/A
Attachments: None

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. Consider Authorization for the City Manager to Execute a Three-Year Agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a Cloud-Based Human Resources and Payroll Module in the Amount of \$321,889.82, and Approve a Corresponding Budget Amendment.
Recommended Action: Authorize the City Manager to execute a three-year agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a cloud-based Human Resources and Payroll module in the amount of \$321,889.82, and approve a corresponding budget amendment.
Attachments:
 1. RFI for Timesheet Entry Software
 2. Demo Presentation Agenda Script (1)
 3. Dec 5th Council ready NEOGOV NCSA Agreement with special Term Clause for Ukiah City CA (003)
- 14.b. Review and Consider the Fiscal Year 2024-25 Budget Development Schedule.
Recommended Action: Receive and consider the City's operating and capital budget development and adoption schedule for the 2024-25 fiscal year.
Attachments:
 1. 2024-25 Budget Development Schedule
- 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), Including Consideration of a New Ad Hoc to Review the Fee Schedule for the Planning and Building Divisions.
Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s), and consider appointing two Councilmembers to serve on an ad hoc to review the fee schedule for the Planning and Building Divisions.
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. SCUK-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. SCUK-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
- 15.i. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 184-080-37; 184-080-36; 184-090-01; 184-090-07; 184-090-06; 184-100-04
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Henry's Original
Under Negotiation: Price & Terms of Payment
- 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: 12/1/23