



**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/82205587854>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 822 0558 7854
- 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.

June 5, 2024 - 6:00 PM

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1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**
 4. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

- 4.a. Proclamation Recognizing June as LGBTQ+ and Pride Month.

Recommended Action: Issue a Proclamation recognizing June as LGBTQ+ and Pride Month in the City of Ukiah.

Attachments:

1. LGBTQ Proclamation

- 4.b. Proclamation of the Ukiah City Council Recognizing June as Immigrant Heritage Month.

Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing June as Immigrant Heritage Month.

Attachments:

1. Immigrant Heritage Month Proclamation

- 4.c. Proclamation of the Ukiah City Council Recognizing June 19, 2024, as Juneteenth - National Freedom Day: A Day of Observance in the City of Ukiah.

Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing June 19, 2024, as Juneteenth - National Freedom Day: A Day of Observance in the City of Ukiah.

Attachments:

1. Juneteenth Proclamation
2. Juneteenth Flyer

5. **PETITIONS AND COMMUNICATIONS**

6. **APPROVAL OF MINUTES**

- 6.a. Approval of the Minutes for the May 15, 2024, Regular Meeting.

Recommended Action: Approve the minutes for the May 15, 2024, regular meeting.

Attachments:

1. 2024-05-15 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. Annual Report on Mobilehome Park Stabilization Fees and Activities, Adoption of Resolution Updating Program Costs, and Approval to Waive Fees for the FY 2023-24.

Recommended Action: Receive report on the Mobilehome Park Stabilization Administrative Costs and Activities; adopt the Resolution Amending Exhibit A - updating the program costs; approve waiving fees for the FY 2023-24, and authorized the use of the account reserves for current year administrative activities.

Attachments:

1. Ordinance No. 1126
2. CC Reso 2023-21 - Mobilehome Rent Stabilization Fees
3. 2024 Letter to Residents
4. Proposed Resolution - redline and clean

- 8.b. Authorize the City Manager to Negotiate and Sign a Memorandum of Understanding with Ukiah Pickleball Club.

Recommended Action: Authorize the City Manager to Negotiate and Sign a Memorandum of Understanding with Ukiah Pickleball Club.

Attachments:

1. Pickleball Fund MOU

- 8.c. Approval of Contract with E Source for Project Management Services to Transition Millview and Redwood Valley Water Billing to the City's Customer Information System Software, Meeting the Ukiah Valley Water Authority Joint Power Agreement's January 1, 2025 Go-Live Date, and Approve Corresponding Budget Amendment.

Recommended Action: Approve a contract with E Source for \$88,485 for project management services to transition Millview and Redwood Valley water billing to the City's Customer Information System Software, ensuring compliance with the Ukiah Valley Water Authority Joint Power Agreement's January 1, 2025, go-live date, and approve the corresponding budget amendment.

Attachments:

1. E Source Response to City of Ukiah CIS Customer Acquisition Support May 17 2024

- 8.d. Approve Purchase of Intimidator 12XP Track Chipper for the Amount of \$100,198, Using Funds from the USDA Community Wildfire Defense Grant and Corresponding Budget Amendment.
Recommended Action: Approve the purchase of Intimidator 12XP Track Chipper for the amount of \$100,198, using funds from the USDA Community Wildfire Defense Grant and corresponding budget amendment.
Attachments:
1. Quote-Cal-Line Equipment-12XP 74hp CAT Diesel
- 8.e. Approval of Notice of Completion for Peterson Mechanical Inc. for the Wastewater Treatment Plant HVAC Replacement Project Spec 23-10, and Direct the City Clerk to File the Notice of Completion with the County Recorder.
Recommended Action: Approve the Notice of Completion for Peterson Mechanical Inc for the Wastewater Treatment Plant HVAC Replacement Project Spec 23-10, and direct the City Clerk to file the Notice of Completion with the County Recorder.
Attachments:
1. Notice-of-Completion
- 8.f. Adoption of Resolution Calling for the Holding of a General Municipal Election to be Held on November 5, 2024, and to Consolidate and Request the County Clerk to Conduct Said Election with the Statewide General Election.
Recommended Action: Adopt the resolution calling for the holding of a General Election November 5, 2024; to consolidate said Election with the Statewide General Election pursuant to Election Code §10403; and request the Board of Supervisors of the County of Mendocino to request the County Clerk to Conduct the Municipal Election of the City of Ukiah on Tuesday, November 5, 2024, pursuant to Election Code §10002.
Attachments:
1. Resolution - Call for Election 2024
- 8.g. Approval of a Three-Year Agreement with JM Integration for an On-Call Maintenance and Troubleshooting Agreement at the Water Treatment Plant in the Amount of \$173,138.03.
Recommended Action: Approve the three-year contract with JM Integration for an on-call maintenance and troubleshooting agreement at the Water Treatment Plant in the amount of \$173,138.03.
Attachments:
1. Three-Year Proposal
- 8.h. Approve Contract Amendment 1 to JM Integration in the Amount of \$13,718.24, per Actual Time and Materials for SCADA Maintenance at the Water Treatment Plant.
Recommended Action: Approve contract amendment 1 to JM Integration in the amount of \$13,718.24, per actual time and materials for SCADA maintenance at the Water Treatment Plant.
Attachments:
1. JM Integration, Inc. 2223175
2. Invoices
- 8.i. Consideration of Approving a One (1) Year Extension of City of Ukiah Agreement No. 2021-184 to AP Triton LLC for Continued Consulting Services for the Ukiah Valley Fire Authority's Pre-Hospital Emergency Medical Services Program and Review of the Electric Utility's Fire Mitigation Plan in an Amount not to Exceed \$60,000, and Approve Corresponding Budget Amendment.
Recommended Action: Approve a one (1) year extension of COU Agreement No. 2121-184 with AP Triton for an amount not to exceed \$60,000.00, and approve corresponding budget amendment.
Attachments:
1. Ukiah Valley - extension 05.01.24 to 04.30
2. Original Agreement and First Extension

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. Conduct a Public Hearing and Receive the Measure P Oversight Board Report and Findings for 2021 and 2022 Per Resolution 2014-28.

Recommended Action: Hold a Public Hearing and receive the Measure P Annual Finance Report.

Attachments:

1. Measure P Financial Report, FYs 2021-2022

- 12.b. Conduct a Public Hearing to Receive Public Comment; Discuss Final Grantee Performance Under State Community Development Block Grant 20-CDBG-12052; Adopt Resolution Confirming Project Closeout and Reimbursement of Grant Expenses from the California Department of Housing and Community Development; and Approve any Corresponding Budget Amendments Required as part of the Grant Closeout Process.

Recommended Action: 1) Receive report from Staff on final performance related to State Community Development Block Grant 20-CDBG-12052; 2) conduct a public hearing to receive public comment; 3) adopt a Resolution acknowledging accomplishments, confirming activity completion, and confirming receipt of grant reimbursement funds from the State; and 4) approve any corresponding budget amendments required as part of the grant closeout process.

Attachments:

1. Resolution_2020-43
2. Standard_Agreement_20-CDBG-12052
3. Orr Street Bridge Feasibility Study_Final_with Appendix
4. Land_Survey_Results_on_TopoMap_Property_Lines_Uilities
5. Resolution - Close-20-CDBG-12052

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. Adopt a Resolution Making a Declaration of Surplus Property, Pursuant to Government Code Section 54220, for Property Located within the Airport Industrial Park - Planned Development in the City of Ukiah, California, County of Mendocino (APNs: 180-110-12; 180-120-15; 180-120-16).

Recommended Action: 1) Find that the declaration of surplus property is exempt from environmental review pursuant to the California Environmental Quality Act ("CEQA"), Class 12, Surplus Property Sales; 2) Adopt the attached Resolution declaring that the properties located within the Airport Industrial Park - Planned Development (APNs: 180-110-12; 180-120-15; 180-120-16) are surplus land; and 3) Direct the City Manager to follow the procedures set forth in the Surplus Lands Act ("SLA"), for the sale of the aforementioned surplus land.

Attachments:

1. Property Profile Maps
2. Draft Resolution, APN Maps, NOA

- 14.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).
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. 2024 City Council Special Assignments and Ad Hocs

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

- 15.a. **Conference with Legal Counsel – Initiation of Litigation**
(Government Code Section 54956.9(d)(4))
Initiation of litigation (3 cases)
- 15.b. **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.c. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 180-110-12; 180-120-15; 180-120-16
Negotiator: Shannon Riley, Deputy City Manager
Negotiating Parties: GMB Realty Partners, Inc.
Under Negotiation: Price & Terms of Payment
- 15.d. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 002-232-05 and 002-282-02
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Bartolomei Trustees
Under Negotiation: Price & Terms of Payment
- 15.e. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-230-03-00
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Mark and Jann Lanz
Under Negotiation: Price & Terms of Payment
- 15.f. **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/CPMC
Dated: 5/31/24