



**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/89540474669>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 895 4047 4669
- 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 19, 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**
 5. **PETITIONS AND COMMUNICATIONS**
 6. **APPROVAL OF MINUTES**

6.a. Approval of the Minutes for the June 3, 2024, Special Meeting.

Recommended Action: Approve the Minutes for the June 3, 2024, Special Meeting.

Attachments:

1. 2024-06-03 Draft Minutes - Special Meeting

6.b. Approval of the Minutes for the June 4, 2024, Special Meeting.

Recommended Action: Approve the Minutes for the June 4, 2024, Special Meeting.

Attachments:

1. 2024-06-04 Draft Minutes - Special Meeting

6.c. Approval of the Minutes for the June 5, 2024, Regular Meeting.

Recommended Action: Approve the Minutes for the June 5, 2024, Regular Meeting.

Attachments:

1. 2024-06-05 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. Approve Contract Amendment Ten (10) with Carollo Engineers for the Design Efforts of the Recycled Water Project - Phase 4 to Authorize Task Order 8 and 9 for Engineering Services During Construction and Construction Management.

Recommended Action: Approve Contract Amendment Ten (10) with Carollo Engineers for the Design Efforts of the Recycled Water Project - Phase 4 to Authorize Task Order 8 and 9 for Engineering Services During Construction and Construction Management.

Attachments:

1. Approval of Phase 4
2. Phase 4 - SoW 4 ESDC and CM

- 8.b. Report of Agreement with Hildebrand Consulting LLC in the Amount of \$43,800 for Specialized Utility Financial Analysis for the Water and Sewer Utilities, and Approval of a Corresponding Budget Amendment.

Recommended Action: Receive the report of an agreement with Hildebrand Consulting LLC in the amount of \$43,800 for specialized utility financial analysis for the water and sewer utilities, and approve corresponding budget amendment.

Attachments:

1. Hildebrand Consulting - Specialized Financial Analysis 2223-180 - Original Contract
2. Hildebrand Consulting - Specialized Financial Analysis 2223-180-Amendment 1
3. Hildebrand Consulting - Specialized Financial Analysis 2223-180-Amendment 2

- 8.c. Adoption of Resolution Identifying the Proposed Project List for SB1: Road Repair and Accountability Act for Fiscal Year 2024/2025.

Recommended Action: Adopt resolution identifying the proposed project list for SB1: Road Repair and Accountability Act for Fiscal Year 2024/2025.

Attachments:

1. 2024-2025 Estimate Revenue
2. 24-25 Resolution

- 8.d. Approval of Notice of Completion for the Electric Utility Fire Mitigation Undergrounding Project, Specification No. 23-08, and Approve Final Payment of the 5% Retention to ARB, Inc.

Recommended Action: Approve Notice of Completion for the Electric Utility Fire Mitigation Undergrounding Project, Specification No. 23-08; Approve Final Payment of the 5% Retention to ARB, Inc.; and direct the City Clerk to file the Notice of Completion with the County Recorder.

Attachments:

1. ARB Inc. Contract 2324-084 - Ukiah Electric Fire Mitigation UG Proj
2. ASR and Attachs CO No. 4
3. Notice of Completion-ARB

- 8.e. Report of the Purchase of One 2024 Ford F-250 from Harvey Harper Company, DBA Harper Motors in the Amount of \$60,697.10 for the Ukiah Valley Fire Authority.

Recommended Action: Receive the report regarding the purchase of one new 2024 Ford F-250 from Harvey Harper Company, DBA Harper Motors for the amount of \$60,697.10 for the Ukiah Valley Fire Authority.

Attachments:

1. Bid Tab and Bid from Harper

- 8.f. Report the Purchase of Two 2025 Ford Police Interceptor Utility Vehicles from Harper Motors in the Amount of \$128,421.88.

Recommended Action: Receive the report regarding the purchase of two new 2025 Ford Police Interceptor Utility Vehicles from Harper Motors in the amount of \$128,431.88.

Attachments:

1. Harper Motors
2. Purchase Order

- 8.g. Receive Annual Report Regarding the City of Ukiah's Electric Utility Wildfire Mitigation Plan in Response to Senate Bill 901.

Recommended Action: Receive annual report regarding the City of Ukiah's Electric Utility Wildfire Mitigation Plan in response to Senate Bill 901.

Attachments:

1. City of Ukiah's 2024 Wildfire Mitigation Plan Combined - Draft
2. City of Ukiah's 2024 Wildfire Mitigation Plan - DRAFT Redline

- 8.h. Award a Unit Price Contract in the Amount of \$130,290.00 for Gobbi Circuit 202 Switching and Reliability Enhancement Project, Specification 24-04, to Wipf Construction, LLC. and Authorize a Corresponding Budget Amendment

Recommended Action: Award contract in the amount of \$130,290.00 for Gobbi Circuit 202 Switching and Reliability Enhancement Project, Specification 24-04, to Wipf Construction, LLC.

Attachments:

1. Specification 24-04
2. Bid Tabulation
3. Wipf Construction Bid

- 8.i. Report of Agreement with First Due LLC in the Amount of \$45,990 for Fire and Emergency Medical Services Software.

Recommended Action: Receive a report on an agreement with First Due LLC for Fire and Emergency Medical Services software.

Attachments:

1. First Due - Contract

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. Receive an Update Regarding the City of Ukiah's Western Hills Annexation and Sphere of Influence Amendment Application, LAFCo File No. A-2022-02; Consider Adoption of an

Amended City Council Resolution for A_2022-02; and Introduce an Amended Ordinance by Title Only Confirming the Previously Approved Rezoning Districts as Low-Density Residential - Hillside (R1-H) and Public Facilities (PF).

Recommended Action: (1) Direct Staff to submit an updated application to LAFCo; (2) Adopt an amended Resolution for the City of Ukiah's Western Hills Annexation and Sphere of Influence (SOI) Amendment Application as specified in the Initial Study/Mitigated Negative Declaration (SCH No. 2021040428) previously adopted on December 6, 2023; and (3) Introduce by title only an amended ordinance confirming the previously approved Rezoning districts as Public Facility ("PF") and Low Density Residential-Hillside ("R1-H").

Attachments:

1. LAFCo Incomplete Letter A-2022-02 (April 19, 2024)
2. Draft Resolution
3. Draft Ordinance
4. Statement of Fair Share Housing Needs A-2022-02 (June 19, 2024)

- 12.b. Conduct a Public Hearing to Receive Public Comment; Discuss Final Grantee Performance Under State Community Development Block Grant 20-CDBG-12041; 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-12041; 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. Bus_Assist_Loan_Prog_Guidelines
3. Bus_Assist_Loan_Prog_Fact_Sheet
4. Standard_Agreement_20-CDBG-12041
5. Proposed Resolution

- 12.c. Annual Review and Adoption of Resolution Updating the Fee Schedule for Community Services; Including Recreation Programs, Sports Fields, Parks, Municipal Pools, Ukiah Valley Conference Center, and the Grace Hudson Museum.

Recommended Action: Conduct a Public Hearing, and Adopt the Resolution amending the user fee schedule for Community Services; including recreation programs, sports fields, parks, Municipal Pools, Ukiah Valley Conference Center, and the Grace Hudson Museum.

Attachments:

1. Fee Schedule for Facilities, Museum, Programs and Aquatics FY 25
2. Draft Resolution CS Fee Review

13. UNFINISHED BUSINESS

- 13.a. Approval and Adoption of 2024-25 Fiscal Year City Budget through Resolution, Five-Year Capital Improvement Plan, the Gann Limit Resolution, and Budget Agreement with the Ukiah Valley Sanitation District.

Recommended Action: Taken Separately:

1. **Approve and adopt budget resolution for the fiscal year 2024-25**
2. **Approve and adopt the updated Five-Year Capital Improvement Program Schedule for the fiscal year 2024-25**
3. **Approve and adopt Gann Limit resolution for fiscal year 2024-25**
4. **Approve (in substantial form) and authorize City Manager to sign fiscal year 2024-25 budget agreement with the Ukiah Valley Sanitation District.**

Attachments:

1. FY 24-25 Budget Resolution
2. 5-Year Capital Improvement Plan -FINAL - FYE 25
3. Vehicle Justifications - FYE 25
4. FY 24-25 GANN Limit Resolution
5. Budget Workshop, 6-3-24
6. UVSD Budget Agreement, FY 2025 Draft

14. **NEW BUSINESS**

- 14.a. Consideration of a Resolution of the City Council of the City of Ukiah Approving the Mendocino County Master Tax Sharing Agreement Among Mendocino County and the Cities of Ukiah, Willits, Fort Bragg, and Point Arena, and Making Certain Findings of Exemption Under the California Environmental Quality Act.
Recommended Action: Approve a Resolution of the City Council of the City of Ukiah approving the Mendocino County Master Tax Sharing Agreement among Mendocino County and the cities of Ukiah, Willits, Fort Bragg, and Point Arena; and making certain findings of exemption under the California Environmental Quality Act.
 Attachments:
1. MTSA Key Terms
 2. MendoCounty.MTSA - Resolution with Attachment 1
- 14.b. Discussion with Direction to Staff Regarding a Proposed Approach to the Preparation of the City's Economic Development Strategy.
Recommended Action: Discuss the proposed approach, provide direction, and authorize Staff to proceed with development of the City's Economic Development Strategy.
 Attachments:
1. Economic Development Element- Goals and Policies
- 14.c. Approval of Agreement with Carollo Engineers for Engineering Reconnaissance and Assistance with SAFER Grant Application.
Recommended Action: Approve agreement with Carollo Engineers for engineering reconnaissance and assistance with SAFER grant application.
 Attachments:
1. Ukiah DWSRF Consolidation Planning Application Scope
 2. Ukiah DWSRF Consolidation Planning Application Estimate
- 14.d. Possible Introduction of Ordinance by Title Only to Change the Time that City Council Meetings Convene.
Recommended Action: Introduce an Ordinance by title only that would change start time for City Council meetings to 5:15 p.m.
 Attachments:
1. Proposed Ordinance - redline and clean
- 14.e. 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 the possible creation of an Ad-hoc to review the Downtown Zoning Code.
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

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: 6/13/24