



**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/81804486483>

Or you can call in using your telephone only:

- Call: 1-669-444-9171
- Enter the Access Code: 818 0448 6483
- 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.

July 17, 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 of the Ukiah City Council Recognizing July 26, 2024, as Disability Independence Day.
Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing July 26, 2024, as Disability Independence Day.
Attachments:
 1. Proclamation
 - 4.b. Presentation of the PFM Group on an Update to the City Council on the City's Investment Portfolio.
Recommended Action: Receive a presentation from PFM Asset Management LLC (PFM) on the City's investment portfolio.
Attachments:
 1. PFMAM Presentation to Ukiah_City_Council_July 2024_final
 - 4.c. Presentation from Greater Ukiah Business and Tourism Alliance Regarding Activities and Events.

Recommended Action: Receive presentation from Katrina Kessen, Executive Director of the Greater Ukiah Business and Tourism Alliance.

Attachments: None

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the June 19, 2024, Regular Meeting.

Recommended Action:

Attachments:

1. 2024-06-19 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. Report of Disbursements for the Month of May 2024.

Recommended Action: Approve the report of disbursements for the month of May 2024.

Attachments:

1. May 2024 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. May 2024 Disbursement Detail

- 8.b. Receive a Report Regarding the Purchase of Implementation Services from Milsoft in the Amount of \$54,000, and Approve Corresponding Budget Amendments.

Recommended Action: Receive the report of a contract entered with Milsoft in the amount of \$54,000 for implementation services to transition Millview and Redwood Valley water billing to the Customer Information System (CIS) software, ensuring compliance with the Ukiah Valley Water Authority Joint Power Agreement's January 1, 2025, go-live date, and approve the corresponding budget amendments.

Attachments:

1. PO 48594 with quote

- 8.c. Approve Purchase of CAT 926M Loader for \$308,466.28, with a Reimbursement from \$225,000 in USDA 2022 Disaster Water Grant Funds, and Authorize the City Manager to Execute the Grant Agreement, Any Amendments Thereto, and Approve Corresponding Budget Amendment.

Recommended Action: Approve purchase of CAT 926M loader for \$308,466.28, with a reimbursement from \$225,000 in USDA 2022 Disaster Water Grant Funds, and authorize the City Manager to execute the grant agreement, any amendments thereto, and approve corresponding budget amendment.

Attachments:

1. Grant Agreement_Ukiah City of_RD3570-3
2. Quote_Perterson Loader

- 8.d. Consideration of Adoption of Resolution Reappointing Elora Babbini to the Public Spaces Commission (PSC).
Recommended Action: Adopt Resolution reappointing Elora Babbini to the Public Spaces Commission (PSC), term to expire July 17, 2027.
Attachments:
1. Policy Resolution No. 2014-48
2. Application
3. Nomination
4. Proposed Resolution
- 8.e. Approval of Contract Amendment 2 in the Amount of \$15,600 with Ren Alexander Design for Additional Services Pertaining to the New Electric Service Center Located at 1350 Hastings Road.
Recommended Action: Authorize the City Manager to sign contract amendment 2 with Ren Alexander Design, in the amount of \$15,600, for additional services during the construction document phase and the bidding and negotiation phase as it pertains to the new Electric Service Center, and approve the corresponding budget amendment.
Attachments:
1. Ren Alexander Design - Contract
2. Ren Alexander Design - Amendment 1
3. Ren Alexander Design - Proposal for Amendment 2
- 8.f. Council to Receive and File Adopted 2024-25 Fiscal Year City of Ukiah Budget Document.
Recommended Action: Receive and file adopted 2023-24 Fiscal Year City of Ukiah budget document.
Attachments: None
- 8.g. Approval of Purchase of One 2024 Ford F-550 Crew Cab, Two Ford F-350 Crew Cabs, and One 2024 Ford F-550 Regular Cab for the Amount of \$454,611.92, Using Funds from the USDA Community Wildfire Defense Grant and Corresponding Budget Amendment.
Recommended Action: Approve Purchase of One 2024 Ford F-550 Crew Cab, Two Ford F-350 Crew Cabs, and One 2024 Ford F-550 Regular Cab for the Amount of \$454,611.92, Using Funds from the USDA Community Wildfire Defense Grant and Corresponding Budget Amendment.
Attachments:
1. Bid Tabulation RFB E41515-1
2. Rush Truck Centers Bid RFB E41515-1
- 8.h. Consider and Approve Recommended Revisions to City's Investment Policy.
Recommended Action: Approve the recommended revision to City's investment policy.
Attachments:
1. Ukiah_Investment Policy Approved 8-16-23_REVIEW 2024
2. Ukiah_InvestmentPolicy_Memo July 2024
- 8.i. Approval of Execution by the City Manager of a Joint Prosecution and Common Interest Agreement Regarding the PG&E Surrender and Transfer of the Potter Valley Project.
Recommended Action: Approve of Execution by the City Manager of a Joint Prosecution and Common Interest Agreement Regarding the PG&E Surrender and Transfer of the Potter Valley Project.
Attachments:
1. IWPC Joint Prosecution Common Interest Agreement
- 8.j. Authorization for City Manager to Renew an Agreement with Pano AI in the Amount of \$140,000 for the Continued Operation of Four Wildfire Camera Sites and Corresponding Budget Amendments.

Recommended Action: Authorize City Manager to renew an agreement with Pano AI in the amount of \$140,000 for continued operation of four (4) wildfire detection camera sites and the corresponding budget amendments.

Attachments:

1. Pano AI Agreement

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 Consider Adoption of Resolution for User Fees at the Ukiah Regional Airport *(This Item will be Held at the August 7, 2024, City Council Meeting)*
Recommended Action: Adopt the Resolution and corresponding Exhibit A user fee schedule for the Ukiah Regional Airport.

Attachments:

1. 2024 Proposed Airport User Fees
2. Proposed Resolution with Exhibit A

13. UNFINISHED BUSINESS

- 13.a. Possible Adoption of Ordinance to Change the Time that City Council Meetings Convene.
Recommended Action: Adopt Ordinance changing the start time for City Council meetings to 5:15 p.m.

Attachments:

1. Proposed Ordinance - redline and clean

- 13.b. Adoption of an Amended Ordinance Regarding the City of Ukiah's Western Hills Annexation and Sphere of Influence Amendment Application to the Mendocino County Local Agency Formation Commission (LAFCo) Confirming the Previously Approved Rezoning Districts as Low-Density Residential - Hillside (R1-H) and Public Facilities (PF).

Recommended Action: Adopt amended ordinance for the City of Ukiah's Western Hills Annexation and Sphere of Influence (SOI) Amendment Application 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. ORD AMENDING ORD NO. 1217

- 13.c. Approval of Proposal from GHD, Inc. for Design and Engineering Services for the Development of an Additional Municipal Well, and Approve Corresponding Budget Amendment.

Recommended Action: Approve the proposal from GHD, Inc. for Design and Engineering Services for the development of an additional municipal well, and approve corresponding budget amendment.

Attachments:

1. 2024-07-05 Ukiah Well Project GHD Cost Proposal

- 13.d. Receive Report of Change Order for Orr Street Bridge and Approve Associated Budget Amendment; Provide Direction to Staff Regarding Future Use of Bridge
Recommended Action: 1) Receive report regarding change order and approve associated budget amendment. 2) Direct City Staff to open the bridge to single-lane traffic in both directions and install one speed hump on each terminus of the bridge approach.
Attachments:
1. CCO1
2. Orr Street Bridge Feasibility Study
- 13.e. Consideration of Award of Bid for Contract for the Riverside Park Regeneration Project Specification 24-05.
Recommended Action: Award bid for the Riverside Park Regeneration Project Specification 24-05.
Attachments:
1. Spec 24-05 Riverside Park Regeneration (2)

14. **NEW BUSINESS**

- 14.a. Adoption of Resolution to Enter into a Third Phase Agreement for Renewable Power Purchase Agreement with Grace Orchard Energy Center, LLC, and Authorize the City Manager to Execute the Agreement.
Recommended Action: Adopt Resolution authorizing the City of Ukiah to enter into a Third Phase Agreement for Renewable Power Purchase Agreement (PPA) with Grace Orchard Energy Center, LLC (Third Phase Agreement), including any nonsubstantive modifications to the PPA and Third Phase Agreement approved by the Member Counsel, and authorize the City Manager to execute the agreement.
Attachments:
1. CPUC Clean Energy Graphic - 1
2. Grace Orchard Energy Center Renewable Power Purchase Agreement - Final (Clean - Redacted)
3. Grace_Solar_Third_Phase_Agreement - Final (Clean)
4. Resolution Grace Orchard Energy Center Third Phase Agreement
- 14.b. Proposed Sewer Rate Adjustments for Fiscal Year 2024-2025 and Start of the Prop 218 Protest Period.
Recommended Action: Approve the proposed sewer rate adjustments effective October 1, 2024, as outlined in the 2024 Sewer Financial Plan (Sewer Rate Study), and initiate the Prop 218 45-day protest period.

Should the City Council decide not to approve the proposed sewer rate adjustments, it is recommended that the Council provide direction to Staff on alternative measures.
Attachments:
1. City of Ukiah 2024 Sewer Financial Plan final 7.9.24
2. 2024 Sewer Prop 218 Notice draft 7.8.24
3. Ukiah 2024 Sewer Rate Study July 17 presentation 7.8.24
- 14.c. Consider Direction to Staff to Submit to the Voters in the November 2024 Election a Local 3% Increase in the Transient Occupancy Tax (Lodging Tax); Create Ad Hoc Committee to Develop Corresponding Materials.
Recommended Action: Direct Staff to submit to the voters in the November 2024 election a local 3% Increase to the Transient Occupancy Tax (Lodging Tax) and create an ad hoc committee to develop the corresponding materials.
Attachments:
1. TOT Revenue_042024
2. 2021-22_Cities_TOT-compressed_TBID fees not included

- 14.d. 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 and Update the City Council Handbook.
Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s). Appoint two Councilmembers to serve on an ad hoc to review the City Council Handbook.

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 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.d. **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.e. **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.f. **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.g. **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.h. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units

- 15.i. **Public Employee Performance Evaluation**
(Government Code Section 54956
Title: City Manager

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: 7/12/24