

**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/89540474669>**

**Ukiah, CA 95482
June 19, 2024
6:00 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on June 19, 2024, having been legally noticed on June 13, 2024. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/89540474669>. Mayor Dueñas called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin, Juan V. Orozco, Douglas, F. Crane, and Josefina Dueñas. **Councilmember Absent by Prearrangement:** Susan Sher. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; Kristine Lawler, City Clerk; and Araceli Sandoval, Administrative Assistant.

MAYOR DUEÑAS PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Duenas.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

5. PETITIONS AND COMMUNICATIONS

Clerk Assistant, Araceli Sandoval, stated that no communications had been received.

6. APPROVAL OF MINUTES

- a. Approval of the Minutes for the June 3, 2024, Special Meeting.**
- b. Approval of the Minutes for the June 4, 2024, Special Meeting.**
- c. Approval of the Minutes for the June 5, 2024, Regular Meeting.**

Motion/Second: Orozco/Crane to approve Special and Regular meeting minutes of June 3, 4, and 5, 2024, as submitted. Motion **carried** by the following roll call votes: **AYES:** Rodin, Orozco, Crane, and Dueñas. **NOES:** None. **ABSENT:** Sher. **ABSTAIN:** None.

7. RIGHT TO APPEAL DECISION

8. CONSENT CALENDAR

- a. Approve Contract Amendment Ten (10) (1314-231-10) 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 – Water Resources.**

- 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 – *Water Resources*.
- c. Adoption of Resolution (2024-26) Identifying the Proposed Project List for SB1: Road Repair and Accountability Act for Fiscal Year 2024/2025 – *Public Works*.
- d. Approval of Notice of Completion of the Electric Utility Fire Mitigation Undergrounding Project, Specification No. 23-08, and Approve Final Payment of the 5% Retention to ARB, Inc. – *Electric Utility*.
- e. Report of the Purchase (PO No. 48574) 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 - *Fire*.
- f. Report the Purchase (PO No. 48580) of Two 2025 Ford Police Interceptor Utility Vehicles from Harper Motors in the Amount of \$128,421.88 - *Police*.
- g. Receive Annual Report Regarding the City of Ukiah's Electric Utility Wildfire Mitigation Plan in Response to Senate Bill 901 – *Electric Utility*.
- h. Award a Unit Price Contract (2324-224) 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 – *Electric Utility*.
- i. Report of Agreement (2324-190) with First Due LLC in the Amount of \$45,990 for Fire and Emergency Medical Services Software - *Fire*.

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

9. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

Public Comment: Pinky Kushner – Palace Hotel.

10. COUNCIL REPORTS

Presenters: Councilmember Orozco and Mayor Duenas.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Palace Update** – Shannon Riley, Deputy City Manager.
- **Reminder - July 3, 2024, Meeting Cancelled** – Kristine Lawler, City Clerk.

12. PUBLIC HEARINGS (6:15 PM)

- 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).**

Presenters: Maya Simerson, Project and Grant Administrator and Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 6:39 P.M.

Public Comment: Kita Grinberg.

PUBLIC HEARING CLOSED AT 6:41 P.M.

Motion/Second: Crane/Rodin to direct Staff to submit an updated application to LAFCo. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

Motion/Second: Rodin/Orozco to adopt an amended Resolution (2024-27) 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. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

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

Administrative Assistant, Araceli Sandoval, read the following ordinance title into the record:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING ORDINANCE NO. 1217 TO PREZONE CERTAIN PARCELS IN ASSOCIATION WITH THE WESTERN HILLS ANNEXATION AND SPHERE OF INFLUENCE AMENDMENT APPLICATION (LAFCO FILE NO. A-2022-02)

Motion/Second: Crane/Orozco to introduce an amended ordinance confirming the previously approved Prezoning districts as Public Facility ("PF") and Low Density Residential-Hillside ("R1-H"). Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

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.

Presenters: Jim Robbins, Housing and Grants Manager and Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 6:58 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:58 P.M.

Motion/Second: Rodin/Crane to adopt the amended Resolution (2024-28) 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. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

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.

Presenter: Jake Burgess, Community Services Supervisor.

PUBLIC HEARING OPENED AT 7:24 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 7:24 P.M.

Motion/Second: Rodin/Orozco to adopt the Resolution (2024-29) 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. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

13. UNFINISHED BUSINESS

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.

Presenter: Dan Buffalo, Director of Finance.

RECESS: 7:32 – 7:45 P.M., to address technical difficulties.

Motion/Second: Rodin/Orozco to approve and adopt budget resolution (2024-30) for the fiscal year 2024-25. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

Motion/Second: Rodin/Orozco to approve and adopt the updated Five-Year Capital Improvement Program Schedule for the fiscal year 2024-25. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

Motion/Second: Orozco/Rodin to approve and adopt Gann Limit resolution (2024-31) for fiscal year 2024-25. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

Motion/Second: Rodin/Orozco to approve (in substantial form) and authorize City Manager to sign fiscal year 2024-25 budget agreement (2324-225) with the Ukiah Valley Sanitation District. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

14. NEW BUSINESS

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.

Presenters: Sage Sangiacomo, City Manager and Dan Buffalo, Finance Director.

Motion/Second: Crane/Rodin to approve a Resolution (2024-32) of the City Council of the City of Ukiah approving the Mendocino County Master Tax Sharing Agreement (2324-226) 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. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

b. Discussion with Direction to Staff Regarding a Proposed Approach to the Preparation of the City's Economic Development Strategy.

Presenters: Craig Schlatter, Director of Community Development and Shannon Riley, Deputy City Manager.

Direction was given to Staff.

c. Approval of Agreement with Carollo Engineers for Engineering Reconnaissance and Assistance with SAFER Grant Application.

Presenter: Sean White, Water Resources Director.

Motion/Second: Crane/Rodin to approve agreement (2324-227) with Carollo Engineers for engineering reconnaissance and assistance with SAFER grant application. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

d. Possible Introduction of Ordinance by Title Only to Change the Time that City Council Meetings Convene.

Presenter: Kristine Lawler, City Clerk.

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

Administrative Assistant, Araceli Sandoval, read the following ordinance title into the record:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING SECTION 51 IN DIVISION 1, CHAPTER 2 OF THE UKIAH CITY CODE, PERTAINING TO THE START TIME OF REGULAR MEETINGS OF THE CITY COUNCIL.

Motion/Second: Rodin/Orozco to introduce an Ordinance that would change start time for City Council meetings to 5:15 p.m. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

Note: This ordinance will not take effect until it is adopted and has waited the prerequisite 30 days after final passage.

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.

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

Motion/Second: Rodin/Orozco to establish an ad hoc committee to deal with revisions to the downtown zoning code to include Vice Mayor Crane and Councilmember Rodin. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: Sher. ABSTAIN: None.

15. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation

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

Initiation of litigation (3 cases)

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

c. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 180-110-07

Negotiator: Shannon Riley, Deputy City Manager

Negotiating Parties: GMB Realty Partners, Inc.

Under Negotiation: Price & Terms of Payment

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

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

f. Conference with Labor Negotiator (54957.6)

Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

No Closed Session was held.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 9:48 p.m.



Kristine Lawler, CMC/CPMC