



**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/81246281760>

Or you can call in using your telephone only:

- Call: 1-669-444-9171
- Enter the Access Code: 812 4628 1760
- 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.

August 7, 2024 - 6:00 PM

-
1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**
 4. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**
 - 4.a. Receive Presentation of Exceptional Employee Recognition Awards.
Recommended Action: Receive a presentation of the Exceptional Employee Recognition Awards.
Attachments: None
 - 4.b. Council to Receive Presentation on the Ukiah Valley Golf Course 2024/2025 Capital Improvement Plan.
Recommended Action: Receive presentation on the Ukiah Valley Golf Course 2024/2025 Capital Improvement Plan.
Attachments:
 1. UVGC CIP 2024 2025
 2. UMGC completed photos 23 24
 3. UVGC CIP Power Point 2024
 5. **PETITIONS AND COMMUNICATIONS**
 6. **APPROVAL OF MINUTES**

- 6.a. Approval of the Minutes for the July 17, 2024, Special Meeting.
Recommended Action: Approve the Minutes for the July 17, 2024, Special Meeting.
Attachments:
1. 6a 2027-07-17 Draft Minutes - Special Meeting
- 6.b. Approval of the Minutes for the July 17, 2024, Regular Meeting.
Recommended Action: Approve the Minutes for the July 17, 2024, Regular Meeting.
Attachments:
1. 6b 2027-07-17 Draft Minutes - Regular Meeting
- 6.c. Approval of the Minutes for the August 1, 2024, Special Meeting.
Recommended Action: Approve the Minutes for the August 1, 2024, Special Meeting.
Attachments:
1. 2024-08-01 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. Report of Disbursements for the Month of June 2024.
Recommended Action: Approve the report of disbursements for the month of June 2024.
Attachments:
1. June 2024 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. June 2024 Disbursement Detail
- 8.b. Report to Council of Emergency Purchase of Digester Replacement Parts and Labor for Installation at the Wastewater Treatment Plant in the amount of \$44,065.00
Recommended Action: Receive a report of the emergency purchase of digester replacement parts and labor for the installation at the Wastewater Treatment Plant in the amount of \$44,065.00
Attachments:
1. PO 48613
- 8.c. Approval of Purchase of Two Tesla Model 3s in the Amount of \$108,664.46 and Two Custom Law Enforcement Upfits from Unplugged Performance in the Amount of \$17,494 Per Vehicle for a Total of \$34,988 Plus Tax.
Recommended Action: Approve the of purchase of two Tesla Model 3s in the amount of \$108,664.46 and two custom law enforcement upfits from Unplugged Performance in the amount of \$17,494 per vehicle for a total of \$34,988, plus additional taxes that may apply.
Attachments:
1. FY2024 GSA Fleet Alternative Fuel Vehicle Guide_6.13.2024
2. Tesla Quote
3. Unplugged Performance

- 8.d. Approval of Purchase of Axon Fleet 3 Car Cameras with Five-Year Service Agreement in the Amount of \$166,837.25 for Ukiah Police Department.
Recommended Action: Approve Purchase of Axon Fleet 3 Car Cameras with Five-Year Service Agreement in the Amount of \$166,837.25 for Ukiah Police Department.
Attachments:
1. Axon Quote
- 8.e. Consideration of Rejecting All Bids Received for the Riverside Park Regeneration Project, Specification 24-05.
Recommended Action: Reject all bids received for the Riverside Park Regeneration, Project Specification 24-05.
Attachments:
1. Spec 24-05 Riverside Park Regeneration (2)
2. Bid Tabulation
- 8.f. Report of Financial Contribution in the Amount of \$60,000 to the Inland Water and Power Commission for Legal Services Related to the Potter Valley Project.
Recommended Action: Receive a report of a financial contribution in the amount of \$60,000 to the Inland Water and Power Commission for legal services related to the Potter Valley Project.
Attachments:
1. IWPC Invoice
- 8.g. Approval of Notice of Completion for the Todd Grove Park Public Barbecue Facility Reconstruction, Specification No. 23-03, and Approve Final Payment of the 5% Retention to MARZ Engineering.
Recommended Action: Approve Notice of Completion for the Todd Grove Park Public Barbecue Facility Reconstruction, Specification No. 23-03; Approve final payment of the 5% retention to MARZ Engineering; and direct the City Clerk to file the Notice of Completion with the County Recorder.
Attachments:
1. MARZ Engineering - Todd Grove Park BBQ Area - 2223-191 - Contract - fully-executed (3)
2. Change Order 1
3. Change Order 2
4. Change Order 3
5. Notice of Completion - Spec 23-03 - MARZ
- 8.h. Approve an Agreement with Adventist Health System/West, and Authorize the City Manager to sign a Three-Year Agreement to Provide Inter-Facility Transfer (IFT) Services.
Recommended Action: Approve agreement with Adventist Health System/West, and authorize the City Manager to sign a Three-Year Agreement to Provide Inter-Facility Transfer (IFT) Services.
Attachments:
1. UVFD-AHHM-AHUV-AHCL Transportation Services Agreement Nonemergent Final
- 8.i. Consideration of Adoption of Resolution Approving Records Destruction for the Police Department.
Recommended Action: Adopt resolution authorizing the destruction of outdated documents for the Police Department.
Attachments:
1. Proposed Resolution
- 8.j. Receive Annual Report of Boards and Commission Term Expirations and Vacancies.
Recommended Action: Receive the report.
Attachments:
1. Resolution 2014-48

2. Board and Commission Terms and Vacancies - rev 7-3-24

- 8.k. Consideration of an Award of Contract for the Hazardous Material Removal Demolition at 501 South State Street, Specification No. 24-06, to AFM Environmental Incorporated for the Amount of \$145,000.

Recommended Action: Award the contract for the Hazardous Material Demolition at 501 South State Street, Specification No. 24-06, to AFM Environmental Incorporated for the amount of \$145,000.

Attachments:

1. Spec 24-06 - Hazardous Material Removal Demolition at 501 South State Street with Addendum 1
2. Bid Results - Spec 24-06 - Haz Mat Removal Demo at 501 S State St (1) (1)
3. Bid from AFM Environmental - Spec 24-06 Haz Mat Removal Demo at 501 S State St (1)

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. Possible Introduction of an Ordinance by Title Only Adding Chapter 8 to Division 9 of the Ukiah City Code Entitled "Agriculture" and an Article 1 to Division 9, Chapter 8 Entitled "Agricultural Operations and the Right to Farm".

Recommended Action: Introduce Ordinance, by title only, adding Chapter 8 to Division 9 of the Ukiah City Code entitled "Agriculture" and an Article 1 to Division 9, Chapter 8 entitled "Agricultural Operations and the Right to Farm".

Attachments:

1. UKGP_08 Agriculture Element
2. Ukiah Right to Farm Draft Ordinance

- 12.b. Conduct a Public Hearing and Consider Adoption of Resolution for User Fees at the Ukiah Regional Airport.

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. Receive Report Regarding the Economic Development and Financing Corporation (EDFC); Consideration of Request for Funding from EDFC; and Authorize the City Manager to Negotiate and Execute Performance Agreement Between the City of Ukiah and EDFC in the Amount of \$12,455.25 for FY 2024-25.

Recommended Action: Receive report regarding the Economic Development and Financing Corporation (EDFC) and authorize the City Manager to negotiate and execute Performance Agreement between the City of Ukiah and EDFC.

Attachments:

1. Ukiah City Council Presentation FY 23-24
2. Economic Development and Financing Corporation (EDFC) 2023-07-01

- 13.b. Provide Direction to Staff Regarding Future Use of Orr Street Bridge.

Recommended Action: Receive Orr Street Ad Hoc Committee's recommendations and provide direction to Staff.

Attachments:

1. ASR_Orr Street Bridge_071724
2. Orr Bridge Render Buffer

14. **NEW BUSINESS**

- 14.a. Consider Introducing by Title Only and Ordinance Amending the Ukiah City Code to Address Regulatory Loopholes in the Prohibition of Outdoor Burning.

Recommended Action: Introduce the ordinance by title only, amending Sections 5502 and 5503 of the Ukiah City Code to close the regulatory loophole in the City's prohibition of outdoor burning.

Attachments:

1. Ordinance Amending Fire Code Redline
2. Ordinance Amending Fire Code Clean

- 14.b. Discussion and Possible Introduction by Title Only of an Ordinance Amending Section 251 of Division 1, Chapter 3, Article 3 of the Ukiah City Code, Pertaining to Compensation of the City Treasurer.

Recommended Action: Introduce by title only an Ordinance amending Section 251 of the Ukiah City Code, pertaining to compensation of the City Treasurer.

Attachments:

1. Treasurer Compensation Increase Ordinance - redline
2. Treasurer Compensation Increase Ordinance -clean
3. Senate Bill (SB) 329
4. Government Code Section 36516(b)

- 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).

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 7-19-24

- 14.d. Designation of Voting Delegate and Possible Alternate for the League of California Cities Annual Conference – October 16-18, 2024.

Recommended Action: Designate Vice Mayor Duenas as the Voting Delegate, and a possible Alternate, to represent the City of Ukiah for the 2024 League Annual Conference; and authorize the City Clerk to submit the Voting Delegate/Alternate Form on their behalf.

Attachments:

1. 2024 Cal Cities Voting Delegate Information Packet

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. SCUUK-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. SCUUK-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 Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN No: 170-150-10-00
Negotiator: Sage Sangiacomo, City Manager
Negotiation Party: Twenty Years of Bliss LLC
Under Negotiation: Price & Terms of Payment
- 15.i. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units
- 15.j. **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/City Clerk

Dated: 8/2/24