



**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/88037313360>.

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 880 3731 3360
- 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 21, 2024 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

4.a. After School Education and Safety (ASES) and Summer School Wrap Up Presentation.

Recommended Action: Recieve report.

Attachments: None

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

6.a. Approval of the Minutes for the August 7, 2024, Regular Meeting.

Recommended Action: Approve the Minutes for the August 7, 2024, Regular Meeting.

Attachments:

1. 2024-08-07 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. Approval of a Contract Amendment 1 for the Additional Design and Construction Management Services by West Yost for Technical Services Related to the Suspended Air Floatation (SAF) and Screw Press at the Waste Water Treatment Plant, in the Amount of \$179,000, and Approve Corresponding Budget Amendment.

Recommended Action: Approve contract amendment 1 with West Yost, and budget amendment in the amount of \$179,000.00, for additional Design and Construction Management Services.

Attachments: None

- 8.b. Approval of a Contract Amendment with Online Solutions LLC, DBA Citizenserve, for Additional Electronic Permit Streamlining and Services for the Community Development Department; and Approval of Corresponding Budget Amendments.

Recommended Action: Approve contract amendment with Online Solutions LLC, DBA Citizenserve, for additional electronic permit streamlining and services for the Community Development Department; and approve related budget amendments.

Attachments:

1. COU 2223-179 Online Solutions
2. Amendment 1 - C_2223-179 draft

- 8.c. Adoption of an Ordinance 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: Adopt Ordinance 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

- 8.d. Adoption 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: Adopt Ordinance amending Section 251 of Division 1, Chapter 3, Article 3 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

- 8.e. Receive Report of Contract for Truck Route Study with TJKM Transportation Consultants in the Amount of \$44,965, and Approve Corresponding Budget Amendment.

Recommended Action: Receive report of a contract with TJKM Traffic Consultants in the amount of \$44,965 and approve corresponding budget amendment.

Attachments:

1. Truck Route RFP
2. TJKM Contract 2425091

- 8.f. Authorize City Manager to Execute a Memorandum of Understanding (MOU) with Ukiah Unified School District to Operate the After School Education and Safety Program for the 24/25 School Year.

Recommended Action: Authorize the City Manager to execute a Memorandum of Understanding between the City of Ukiah and Ukiah Unified School District to operate the After School Education and Safety Program for the 2024/ 2025 school year.

Attachments:

1. UUSD-COU School Year 2024-25 Agreement

- 8.g. Adoption of Ordinance Amending the Ukiah City Code to Address Regulatory Loopholes in the Prohibition of Outdoor Burning.

Recommended Action: Adopt ordinance 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

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, Amending Various Sections of the Ukiah City Code to Update the City's Approval Process for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Recommended Action: Introduce, by title only, an ordinance amending various sections of the Ukiah City Code to update the City's approval process for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to enhance and clarify development standards and conform City regulations with California Government Code, including AB 976, AB 2221, and SB 477.

Attachments:

1. Existing Regulations – Article 3 (Low Density Residential) - ADU-JADU
2. Proposed Regulations - Article 5.3 (Accessory Dwelling Units)
3. Proposed Regulations – Article 5.4 (Junior Accessory Dwelling Units)
4. Proposed Draft Ordinance (Accessory Dwelling Units & Junior Accessory Dwelling Units)

- 12.b. Conduct a Public Hearing to Consider Adoption of a Resolution Approving the Submittal of a 2023-2024 CDBG Program Income-Only Application in Response to the 2023 State Community Development Block Grant Program Notice of Funding Availability, Amendment 1; and Approve Corresponding Budget Amendments if Awarded Funding for the Application.

Recommended Action: Conduct a Public Hearing and adopt resolution approving the submittal of a 2023-2024 CDBG Program Income-Only application in response to the 2023 State Community Development Block Grant Program Notice of Funding Availability, Amendment 1; and approve corresponding budget amendments if awarded funding for the application.

Attachments:

1. 2023_CDBG_NOFA_Amendment1

2. LocalAppPublicNotice
3. Local_App_2024
4. LocalAppBAP
5. Resolution

- 12.c. Conduct a Public Hearing to Solicit Public Comment Regarding the Intent to Apply for a United States Department of Agriculture (USDA) Rural Development Grant for a New Caterpillar Model 120 Motor Grader and Authorize Staff to Proceed with the Submittal of the Grant Application.

Recommended Action: Council is requested to conduct a Public Hearing to solicit public comment regarding the City's intent to apply for United States Department of Agriculture (USDA) Rural Development funding for a new Caterpillar Model 120 Motor Grader and authorize staff to proceed with submittal of the grant application.

Attachments:

1. USDA-RD-FS-CY2022DisasterWaterGrants
2. Petersen Brochure_120 Motor Grader

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. Discussion with Possible Direction to Staff Regarding a Proposed Approach for Completing an Updated Historic Resources Survey and Developing a City of Ukiah Historic Preservation Code.
Recommended Action: Discuss and provide direction to Staff regarding a proposed approach for completing an updated Historic Resources Survey and developing a historic preservation code.

Attachments:

1. Historic Survey History Notes- Historical Society
2. Ukiah General Plan- Environment and Sustainability Element

- 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 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 No: 170-150-10-00
Negotiator: Sage Sangiacomo, City Manager
Negotiation Party: Twenty Years of Bliss LLC
Under Negotiation: Price & Terms of Payment
- 15.h. **Public Employee Performance Evaluation**
(Government Code Section 54956)
Title: City Manager
- 15.i. **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: 8/16/24