



**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/82680771960>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 826 8077 1960
- 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.

September 4, 2024 - 5:15 PM

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 September 16-23, 2024, as Pollution Prevention Week and September 22-29, 2024, as Creek Week in the City of Ukiah.

Recommended Action: Issue Proclamation

Attachments:

1. 4a 2024-09-04 Creek Week Proclamation
2. Creek Week 2024 (RRWA Flyer)

- 4.b. Proclamation of the Ukiah City Council Recognizing September as Hispanic Heritage Month in the City of Ukiah.

Recommended Action: Issue proclamation.

Attachments:

1. Hispanic Heritage Proclamation
2. Hispanic Heritage Flyer

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the August 21, 2024, Regular Meeting.

Recommended Action: Approve the Minutes for the August 21, 2024, Regular Meeting.

Attachments:

1. 2024-08-21 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 July 2024.

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

Attachments:

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

- 8.b. Council will Consider Entering into an Agreement with ChargePoint for the Proposed Ukiah Electric Vehicle Charging Stations Project, and Authorize the City Manager to Negotiate and Execute the Agreement.

Recommended Action: Authorize City Manager to negotiate and execute the agreement with ChargePoint for the proposed Ukiah Electric Vehicle Charging Stations Project.

Attachments:

1. CEC-ChargePoint_REV Grant Participation Agreement_Ukiah_(7-30-2024)_Final

- 8.c. Award of Purchase of Three (3) Stryker Power Pro 2 Gurneys

Recommended Action: Award the purchase of three (3) Stryker Power Pro 2 Gurneys to the Stryker Corporation, in the amount of \$95,889.95, including tax.

Attachments:

1. Ukiah x3 XT

- 8.d. Award of Purchase of Three (3) Stryker MTS Power Load Systems.

Recommended Action: Award the purchase of three (3) MTS Power Load Systems to the Stryker Corporation, in the amount of \$98,040.11, including tax.

Attachments:

1. ukiah x3 PL

- 8.e. Award of Purchase of Three (3) Lifepak 15 V4 Cardiac Monitor/Defibrillators.

Recommended Action: Award the purchase of three (3) Lifepak 15 V4 cardiac monitor/defibrillators to the Stryker Corporation in the amount of \$166,912.43, including tax.

Attachments:

1. Ukiah x3 LP 15

- 8.f. Adoption of 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).

Recommended Action: Adopt 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).

Attachments:

1. ADU Ordinance - Redline
2. ADU Ordinance - Clean
3. Ukiah - ADU Ordinance Letter - Cal HDF (08.21.2024)

- 8.g. Approval of Contract with Stone Creek Environmental Consulting for Engineering Services Related to the Municipal Separate Storm Sewer Systems Permit Issued by North Coast Regional Water Quality Control Board.

Recommended Action: Approve professional services agreement to Stone Creek Environmental Consulting for Engineering Services related to the City's Stormwater Permit.

Attachments:

1. 240605 Ukiah Proposal for 2024 2025

- 8.h. Receive Report of Contract Change Order for Gregg Simpson Construction for the Work Related to the Orr Street Bridge Project, and Approve of Corresponding Budget Amendment.

Recommended Action: Receive report of contract change order for Gregg Simpson Construction for the work related to the Orr Street Bridge Project, and approve of the corresponding budget amendment.

Attachments:

1. Contract Change Order #1
2. Contract Change Order #2

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 (Agenda Item 12a - 5:30 p.m.; Agenda Item 12b - 6:00 p.m.)

- 12.a. Possible Introduction by Title Only of an Ordinance to Approve a General Plan Amendment from Low-Density Residential (LDR) to Community Commercial (CC) and a Rezone from Low-Density Residential (R1) to Community Commercial (C1), to Allow for Tenant Improvements to an Existing Structure for Use as a 'Professional Office' at 195 Low Gap Road (APN 002-080-39); File No. 24-9265.

Recommended Action: Introduce by title only an Ordinance to approve a General Plan Amendment from Low-Density Residential (LDR) to Community Commercial (CC) and a Rezone from Low-Density Residential (R1) to Community Commercial (C1) to allow for tenant improvements to an existing structure for use as a 'Professional Office' at 195 Low Gap Road (APN 002-080-39); File No. 24-9265.

Attachments:

1. Draft Findings - #24-9265
2. Draft Conditions of Approval - #24-9265

3. Application Materials - #24-9265
4. CEQA - Technical Memo (Terra Nova Planning & Research)
5. Ukiah City Code Regulations (C-1 & R-1)
6. Draft Ordinance

- 12.b. Proposed Sewer Rate Adjustments for Fiscal Year 2024-2025: Public Hearing and Consideration for Adoption.

Recommended Action: Conduct a public hearing and then approve the proposed sewer rate adjustments effective October 1, 2024, as outlined in the 2024 Sewer Financial Plan (Sewer Rate Study). 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. Ukiah 2024 Sewer Rate Study July 17 presentation 7.8.24
2. 2024 Sewer Prop 218 Notice draft 7.8.24
3. City of Ukiah 2024 Sewer Financial Plan final 7.9.24 (1)

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. Possible Introduction, by Title Only, of Ordinance Establishing Procedures for Adopting and Imposing Development Mitigation Fees on behalf of the Ukiah Valley Fire District.

Recommended Action: Introduce, by title only, the Ordinance establishing procedures for adopting and imposing development mitigation fees on behalf of the Ukiah Valley Fire District.

Attachments:

1. Fire Development Mitigation Fee Ordinance
2. UVFA Nexus Study Public Review Draft v1.1

- 14.b. Possible Introduction, by Title Only, of an Ordinance Amending Chapter 11, Division 3 of the City Code to Require the Manager of a Private, Commercially-Zoned Property to Abate Nuisance Conditions on the Property.

Recommended Action: Introduce, by Title Only, an Ordinance Amending Chapter 11, Division 3 of the City Code to Require the Manager of a Private, Commercially-Zoned Property to Abate Nuisance Conditions on the Property,

Attachments:

1. Commercial Property Manager Liability Redline
2. Commercial Property Manager Liability Clean

- 14.c. Award of Contract with BKF Traffic Engineers for Design and Engineering Services Related to a Roundabout Design at Low Gap Road and North Bush Street, and Approve Corresponding Budget Amendment.

Recommended Action: Approve of contract award to BKF Traffic Engineers in the amount of \$250,030 for design and engineering services related to a roundabout design at Low Gap Road and North Bush Street, and approve corresponding budget amendment.

Attachments:

1. Ukiah School Area Traffic Study - Final Draft 2020-12-18
2. Request for Proposals - Low Gap Roundabout - FINAL
3. BKF_Ukiah_Roundabout_Low_Gap_Road
4. BKF_Fee_Ukiah_Roundabout_Low_Gap_Road

- 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).

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 Hoc

15. CLOSED SESSION - CLOSED SESSION MAY BE HELD AT ANY TIME DURING THE MEETING

- 15.a. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(4))
Initiation of litigation (3 cases)
- 15.b. **Conference with Legal Council - Anticipated Litigation**
Government Code Section 54956.9(d)(2)
Significant exposure to litigation (1 case)
- 15.c. **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.d. **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.e. **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.f. **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.g. **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.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

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: 8/30/24