



**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/87395356652>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 873 9535 6652
- 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 18, 2024 - 5:15 PM

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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. Swearing in New Ukiah Police Officer Michael Jensen.
Recommended Action: Police Chief, Cedric Crook, will swear in the new Ukiah Police Officer, Michael Jensen.
Attachments: None
 5. **PETITIONS AND COMMUNICATIONS**
 6. **APPROVAL OF MINUTES**
 - 6.a. Approval of the Minutes for the September 4, 2024, Regular Meeting.
Recommended Action: Approve the Minutes for the September 4, 2024, Regular Meeting.

Attachments:

1. 2024-09-04 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. Approve the Emergency Dispatch Services Contract between the Cities of Ukiah and Fort Bragg and Authorize the City Manager to Make any Necessary, Non-substantive Adjustments to the Agreement as Needed, to Ensure its Successful Implementation.

Recommended Action: Staff recommends that the City Council:

1. ***Consider and approve the agreement between the City of Ukiah and the City of Fort Bragg for the provision of emergency dispatch services for the period of July 1, 2024, through June 30, 2029.***
2. ***Authorize the City Manager to execute the agreement on behalf of the City of Ukiah, with the authority to make any necessary, non-substantive adjustments to the agreement as needed, to ensure its successful implementation.***

Attachments:

1. Fort Bragg Contract 2019 - 2024
2. Fort Bragg Contract 2024 - 2029

- 8.b. Approval of Contract Amendment #2 in the Amount of \$12,000 with Whitchurch Engineering for Additional Design Services for Tenant Improvements and Fire Damage Pertaining to the New Electric Service Center Located at 1350 Hastings Road, and Approval of Corresponding Budget Amendment.

Recommended Action: Authorize the City Manager to sign Contract Amendment #2 with Whitchurch Engineering, in the amount of \$12,000, for additional design services for tenant improvements and fire damage repair pertaining to the new Electric Service Center, and approve corresponding budget amendment.

Attachments:

1. Whitchurch Engineering - Design Svcs Hastings - 2223-108 - Agreement - signed
2. Spec 24-01 - Hastings Tenant Improvements & Fire Damage Repair
3. Whitchurch Engineering Amendment #2

- 8.c. Determination of Notification of Intent to Adjust Curbside Collection and Transfer Station Service Rates.

Recommended Action: Review and confirm the determination of the City Manager of compliance with the provisions of the agreements between the City of Ukiah and Ukiah Waste Solutions, Inc. and Solid Waste Systems, Inc. regarding the company's notice of intent to adjust curbside collection and transfer station rates.

Attachments:

1. UWS Adjustment 2025
2. SWS Adjustment 2025
3. UWS, Curbside Contract
4. SWS, Transfer Station Contract

- 8.d. Review Landfill Closure Financial Plan Update and Authorize the Filing of the Update.

Recommended Action: Receive and file update to the Landfill Closure Financial Plan.

Attachments:

1. 2016-03 CC Reso - Establishing Funding Closure
2. 2024 Landfill Annual Inflation Factor Form_signed

- 8.e. Adoption of an Ordinance Amending the Official Zoning Map and General Plan Land Use Map of the City of Ukiah by Establishing the Community Commercial (C1) Zoning District and Community Commercial (CC) Land Use Designation at 195 Low Gap Road (APN 002-080-39).

Recommended Action: Adopt an Ordinance amending the official zoning map and general plan land use map by establishing the Community Commercial (C1) zoning district and Community Commercial (CC) land use designation at 195 Low Gap Road (APN 002-080-39).

Attachments:

1. Draft Ordinance

- 8.f. Adoption of Ordinance Establishing Procedures for Adopting and Imposing Development Mitigation Fees on Behalf of the Ukiah Valley Fire District.

Recommended Action: Adopt 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

- 8.g. Adoption 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: Adopt 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

- 8.h. Consider Giving Authorization of \$200,000 Interfund Loan from General Fund to Golf Enterprise Fund for Recycled Water Project Phase 4, and Approve Corresponding Budget Amendments.

Recommended Action: Authorize the interfund loan, not to exceed \$200,000, from the General Fund to the Golf Enterprise Fund for the installation of recycled water distribution equipment and main line to the gravity-fed portion of the Ukiah Valley Golf Course related to the Recycled Water Project Phase 4, and approve corresponding budget amendments.

Attachments:

1. Resolution 2024-____, GF - Golf, 9-18-24
2. LAIF Daily Rate

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 (5:30 PM)

13. UNFINISHED BUSINESS

- 13.a. Receive Report Regarding FEMA's Response and Updated FEMA Floodplain Maps to the City of Ukiah's March 2023 Appeal; Authorize the City Manager to Develop and Submit a Second Appeal; and Take Any Other Action Deemed Necessary.

Recommended Action: 1. Receive report regarding FEMA's most recent response and updated FEMA floodplain maps to the City's 2023 appeal letter, and authorize the City Manager to develop and submit a second appeal.

2. Consider and take any other action deemed necessary.

Attachments:

1. Existing FEMA Floodplain
2. FEMA New Floodplains Proposal 2022
3. L.Huffman re FEMA_031523

14. NEW BUSINESS

- 14.a. Receive Report of the Completed Local Road Safety/Action Plan Completed by the Consultant TJKM.

Recommended Action: Receive report of the completed Local Road Safety/Action Plan completed by the consultant TJKM.

Attachments:

1. F08152024 Ukiah LRSAP Final Report_Amended (002)

- 14.b. Receive Presentation Regarding City of Ukiah Housing Trust Fund 2024 Notice of Funding Availability Process, Authorize City Manager to Negotiate and Execute an Exclusive Negotiating Agreement with PEP Housing, and Approve Corresponding Budget Amendments.

Recommended Action: Receive presentation regarding City of Ukiah Housing Trust Fund 2024 Notice of Funding Availability process; authorize City Manager to negotiate and execute an Exclusive Negotiating Agreement with PEP Housing; and Approve Corresponding Budget Amendments.

Attachments:

1. UHTF-2024-NOFA
2. Addendum1_2024-HTF-NOFA
3. Response1_PEP_Housing_AppForm
4. Response2_RCHDC_AppForm

- 14.c. Discussion and Possible Action to Determine the City's Position on the 2024 Resolution being Considered by the League of California Cities, and Provide Corresponding Voting Instructions to the City of Ukiah's Voting Delegate.

Recommended Action: Staff recommends that the Council provide direction to the voting delegate on the attached League of California Cities Resolution. The City can choose to support, oppose or abstain.

Attachments:

1. 2024 Annual League Resolution Packet

- 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 Hocs

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: 9/13/24