



**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/83894331689>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 838 9433 1689
- 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.

October 2, 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. Proclamation of the Ukiah City Council Recognizing October as National Disability Employment Awareness Month in the City of Ukiah.
Recommended Action: Issue a Proclamation recognizing October as National Disability Employment Awareness Month in the City of Ukiah.
Attachments:
 1. Proclamation
 - 4.b. Proclamation of the Ukiah City Council Recognizing October 14, 2024, as Indigenous Peoples' Day in the City of Ukiah.
Recommended Action: The Ukiah City Council will issue a proclamation recognizing October 14, 2024, as Indigenous Peoples' Day in the City of Ukiah.
Attachments:
 1. Proclamation
 5. **PETITIONS AND COMMUNICATIONS**

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the September 18, 2024, Regular Meeting.

Recommended Action: Approve the Minutes for the September 18, 2024, Regular Meeting.

Attachments:

1. 2024-09-18 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. Consideration of Adoption of Resolution Approving the Destruction of Outdated Records from the Finance Department and the City Manager's Office.

Recommended Action: Adopt resolution authorizing the destruction of outdated documents for the Finance Department and the City Manager's Office.

Attachments:

1. Resolution

- 8.b. Approve Budget Amendment in the Amount of \$140,000 for the Fire Department Operating Fund (105).

Recommended Action: Approve a budget amendment in the amount of \$140,000 for the Fire Department Operating Fund.

Attachments:

1. ASR-8J 07.17.2024 FIRE

- 8.c. Consideration of Adoption a Resolution Approving Amendments to the Current Memoranda of Understanding Between the City of Ukiah and Department Head and Management Bargaining Units.

Recommended Action: Adopt Resolution approving amendments to the current Memoranda of Understanding (MOU) between the City of Ukiah and Department Head and Management bargaining units.

Attachments:

1. Resolution to Amend Department Head and Management Unit MOUs 2022-2025

- 8.d. Award of Contract with GHD Inc. for Multimodal Transportation Study of School Street; and Approval of Corresponding Budget Amendment.

Recommended Action: Approve the award of a contract to GHD Inc. in the amount of \$238,999.99 for services related to a multimodal transportation study of School Street; and approve a corresponding budget amendment.

Attachments:

1. Request for Proposals - School St Multimodal Transportation Study FINAL
2. GHD Proposal
3. Approved PIF

- 8.e. Approval of a Budget Amendment in the Amount of \$280,893.50 for Additional Road Reconstruction Services from Ghilotti Construction Inc., on Low Gap Road Related to the Recycled Water Project Phase 4.

Recommended Action: Approve budget amendment in the amount of \$280,893.50 for the additional road reconstruction services from Ghilotti Construction Inc. on Low Gap Road related to the Recycled Water Project Phase 4.

Attachments: None

- 8.f. Consideration of Execution of Amended and Restated Joint Exercise of Powers Agreement for the Ukiah Valley Water Authority and Reaffirm the Continued Appointment of Vice-Mayor Crane and Councilmember Orozco as the Two Representatives to the Ukiah Valley Water Authority.

Recommended Action: Approve the Amended and Restated Joint Exercise of Powers Agreement for the Ukiah Valley Water Authority and authorize the Mayor/City Manager to execute the agreement on behalf of the City, and to make any modifications that do not make material, substantive changes to the agreement, including approval of Exhibits A-E thereto, and if approved reaffirm the continued appoint of Vice-Mayor Crane and Councilmember Orozco as the two representatives to the Ukiah Valley Water Authority.

Attachments:

1. Joint Powers Agreement - Redline & Clean
2. Exhibit B
3. Exhibit C

- 8.g. Authorize the City Manager to Execute a Municipal Lease Agreement with Financial Pacific Leasing, Inc., DBA Umpqua Bank Equipment Leasing & Finance, to Finance the Purchase of Equipment on Order in Support of the Inter Facility Transport Agreement Between the Ukiah Valley Fire Authority and Adventist Health Systems West, and Approve Corresponding Resolution and Budget Amendments.

Recommended Action: Authorize the City Manager to execute a municipal lease agreement with Financial Pacific Leasing, Inc., DBA Umpqua Bank Equipment Leasing & Finance, to finance the purchase of equipment on order in support of the Inter Facility Transport Agreement between the Ukiah Valley Fire Authority and Adventist Health Systems West, and approve corresponding resolution and budget amendments.

Attachments:

1. Equipment Purchase Orders
2. City of Ukiah Terms and Conditions
3. City of Ukiah Amortization
4. Draft Resolution - Ambulance Equipment dv edits
5. Draft - Document Package - City of Ukiah

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)

- 12.a. Possible Introduction by Title Only of an Ordinance to Approve a Rezone from Medium Density Residential – Planned Development (R-2: PD) to Medium Density Residential (R-2), as well as Approval of a Minor Subdivision Resulting in Two (2) Parcels at 960-979 Marlene Street; (APNs 003-100-24 - 003-100-437); File No. #24-9277.

Recommended Action: Introduce by title only an Ordinance to approve a Rezone from Medium Density Residential – Planned Development (R-2: PD) to Medium Density Residential (R-2), as well as approve a Minor Subdivision resulting in two (2) parcels at 960-979 Marlene Street; (APNs 003-100-24 - 003-100-437); File No. #24-9277.

Attachments:

1. Application Materials
2. Draft Findings
3. Draft Conditions of Approval
4. Agency Comments and Responses
5. Technical Memorandum – CEQA Exemption (Terra Nova Planning & Research)
6. Draft Ordinance

- 12.b. Possible Introduction of an Ordinance, by Title Only, Amending and Adding Various Sections of the Ukiah City Code to More Effectively Regulate 'Missing Middle Housing' Consistent with the Land Use Element of the Ukiah 2040 General Plan.

Recommended Action: Introduce, by title only, an ordinance amending and adding various sections of the Ukiah City Code to more effectively regulate 'Missing Middle Housing' consistent with the Land Use Element of the Ukiah 2040 General Plan.

Attachments:

1. City of Ukiah - Land Use Element (Missing Middle Housing)
2. Planning Commission Resolution (Draft - Unsigned)
3. CEQA Guidelines Section 15183 (Findings of Significance)
4. Draft Ordinance
5. Staff Analysis

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

Recommended Action: Conduct a Public Hearing to consider adoption of a Resolution approving the submittal of a CDBG Application in response to the 2024 State Community Development Block Grant Program Notice of Funding Availability; and approve corresponding budget amendments if awarded funding for the application.

Attachments:

1. 2024_CDBG_NOFA
2. LocalAppPublicNotice
3. Local_App_2024
4. LocalApp_PlanningStudy
5. LocalApp_FTHB_Program
6. Resolution

13. UNFINISHED BUSINESS

- 13.a. Receive Report Regarding the City's Response to the Updated FEMA Floodplain Maps, Provide Direction to Staff, and Take Any Other Action Deemed Necessary.

Recommended Action: Receive a report regarding the City's response to the updated FEMA floodplain maps, provide direction to Staff, and take any other action deemed necessary.

Attachments:

1. 2024-09-20 Council Comment Ltr to FEMA re FEMA Floodplain Maps
2. City of Ukiah FEMA Map Comment Letter_20SEP2024
3. Updated Floodplain Map

14. NEW BUSINESS

- 14.a. Consideration of Resolution Provided by Cal Cities in Support of Proposition 36, the Homelessness, Drug Addiction, and Theft Reduction Act.
Recommended Action: Staff Recommendation: Adopt a Resolution supporting Proposition 36, which appears on the November 5, 2024, ballot and proposes changes to current laws to allow increased penalties for certain theft and drug crimes, as well as measures for rehabilitation and treatment for drug-related offenses.

Alternate Actions: 1) Develop a resolution opposing Proposition 36; 2) Take no action; or 3) Provide additional direction to Staff.
Attachments:
1. Prop 36 Resolution
2. Prop 36 Comparison Table
- 14.b. Receive and File Fourth Quarter Financial Report (Preliminary Unaudited Year-End Results).
Recommended Action: Receive and file report.
Attachments: None
- 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

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

- 15.a. **Conference with Legal Counsel – Anticipation of Litigation**
(Government Code Section 54956.9(d)(4))
Initiation of litigation (4 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. SCUK-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. SCUK-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: 9/27/24