

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue, Ukiah, CA 95482
Virtual Meeting Link: <https://us06web.zoom.us/j/87395356652>

Ukiah, CA 95482
September 18, 2024
5:15 p.m.

1. **ROLL CALL**

Ukiah City Council met at a Regular Meeting on September 18, 2024, having been legally noticed on September 13, 2024. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/87395356652>. Mayor Dueñas called the meeting to order at 5:17 p.m. Roll was taken with the following **Councilmembers Present**: Mari Rodin (*arriving at 5:41 p.m.*), Juan V. Orozco, Susan Sher, Douglas, F. Crane, and Josefina Dueñas. **Staff Present**: Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Araceli Sandoval, Acting Clerk.

MAYOR DUEÑAS PRESIDING.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City Manager Sage Sangiacomo.

3. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**

4. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

a. Receive Presentation of Exceptional Employee Recognition Awards.

Presenters: Sage Sangiacomo, City Manager; Andrew Snyder, Police Sergeant; Dan Buffalo, Finance Director; Craig Schlatter, Community Development Director; and Mayor Dueñas.

The Employee Recognition Awards were received by:

Adam Elledge, Police Officer, Police Department: Officer Elledge has been serving the Ukiah community as a Police Officer for over seven years and is an integral part of his Department. For the last four years, Officer Elledge has been in a Detective role and has worked tirelessly to investigate and ensure the successful prosecution of suspects involved in a wide range of crimes. Some notable cases include the arrest and conviction of persons for homicide, shootings, violent assault, crimes against children, and burglary, among many others.

Officer Elledge has volunteered many times during his career to take on additional responsibilities, including becoming a Field Training Officer and Firearms Instructor. As a Field Training Officer, he has invested a great deal of effort in ensuring that our new Officers receive the knowledge and skills necessary to serve our community safely and to the best of their ability. This assignment is crucial in securing the future success of our agency, and in turn quality service for our community.

Officer Elledge regularly seeks to innovate and enhance the services that we provide. Recently, he

successfully developed and aided in the implementation of a less lethal force option program. This will add another tool to help us take dangerous subjects into custody with a lower risk of serious injury or death.

Tommy Kita, Utility Services Team Leader, Finance Department: Tommy exemplifies compassion and dedication in his service to the City of Ukiah. In June, while on his route, Tommy encountered an elderly homeowner facing electrical issues that impacted essential functions in his home. Although the problem wasn't on the City's end, and the homeowner couldn't afford an electrician, Tommy didn't stop there. He explored various City's programs, and even when they weren't applicable, found a USDA-funded solution. Tommy personally delivered the necessary application materials to the resident, ensuring he had the support he needed. Tommy's commitment truly goes above and beyond his regular duties.

Jim Robbins, Housing and Grants Manager, Community Development Department: For the last approximately 27 months, Jim has led the development and conceptualization of the City's Broadband Project. Although tangentially related to grants, Jim had no prior technical knowledge or skills in this area. Jim took the initiative to develop an application for construction of a Citywide public broadband enterprise from just an idea into a full concept and design, and submitted this project to the CPUC for funding. Due to Jim's efforts, on August 8th, we learned the City had been awarded \$5.6 million for Phase 1 of a fiber-optic network. Jim saw a need and innovated/managed multiple parties and people to make what was once a dream into a reality.

Lauren Ruffin, Payroll Administrator, City Manager's Office and Human Resources/Payroll/Risk Management Department: Since joining us as the City's Payroll Administrator in September 2022, Lauren has worked tirelessly to enhance our payroll processes and systems. The diverse mix of workforce functions and full-time, part-time, and seasonal positions presents unique complexities, which Lauren navigates with expertise and skill. She adeptly manages the challenges posed by multiple bargaining unit agreements, ever-changing State and Federal laws, and CalPERS regulations. Her dedication to modernizing processes while ensuring accuracy and compliance exemplifies our core values. Lauren consistently goes above and beyond, demonstrating exceptional professionalism, service, and dedication.

b. Swearing in New Ukiah Police Officer Michael Jensen.

Presenter: Cedric Crook, Police Chief.

Police Chief, Cedric Crook, swore in the new Ukiah Police Officer, Michael Jensen.

Councilmember Rodin arrived at 5:41 P.M.

Recess 5:37 – 5:43 P.M.

5. PETITIONS AND COMMUNICATIONS

Acting Clerk, Araceli Sandoval, stated that no communications had been received.

6. APPROVAL OF MINUTES

a. Approval of the Minutes for the September 4, 2024, Regular Meeting.

Motion/Second: Orozco/Crane to approve Minutes of September 4, 2024, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

7. RIGHT TO APPEAL DECISION

Mayor Duenas read the rights to appeal.

8. CONSENT CALENDAR

- a. Approve the Emergency Dispatch Services Contract (2425-112) 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 - *Police*.
- b. Approval of Contact Amendment #2 (2223-108-A2) 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 – *Electric Utility*.
- c. ~~Determination of Notification of Intent to Adjust Curbside Collection and Transfer Station Service Rates – Finance. – Pulled by Councilmember Sher and placed as agenda item 14e.~~
- d. Review Landfill Closure Financial Plan Update and Authorize the Filing of the Update - *Finance*.
- 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) – *Community Development*.

ORDINANCE NO.1245

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL 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).

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

ORDINANCE NO. 1246

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING AND IMPLEMENTING A FIRE DISTRICT DEVELOPMENT MITIGATION FEE.

- 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 – *City Attorney's Office*.

ORDINANCE NO.1247

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING CHAPTER 11, DIVISION 3 OF THE CITY CODE TO REQUIRE THE MANAGER OF A PRIVATE, COMMERCIALY-ZONED PROPERTY TO ABATE NUISANCE CONDITIONS ON THE PROPERTY.

- 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 - *Administration*.

Motion/Second: Crane/Sher to approve Consent Calendar Items 8a, 8b and 8d-8h, as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

9. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

Public comment was received out of order following Agenda Item 13a.

10. **COUNCIL REPORTS**

Presenters: Councilmembers Orozco and Sher.

11. **CITY MANAGER/CITY CLERK REPORTS**

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Department of Forestry and Fire Protection Grant Application Award** – Blake Adams, Chief Resiliency Officer.

12. **PUBLIC HEARINGS (6:15 PM)**

13. **UNFINISHED BUSINESS**

- 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.**

Presenters: Tim Eriksen, Public Works Director/City Engineer and Craig Schlatter, Community Development Director.

Motion/Second: Crane/Rodin to authorize the City Manager to develop and submit a second appeal to FEMA and support the option of pursuing the creation of maps used to determine the 100-year floodplain. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

9. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS, Continued**

Public Comment: (unidentified representative of Mendo Matters) – Fort Bragg care response unit model.

14. **NEW BUSINESS**

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

Presenters: Tim Eriksen, Public Works Director/City Engineer; Jason Benson, Senior Engineer; and Ruta Jariwala, TJKM Consultant.

A PowerPoint presentation was given.

Motion/Second: Crane/Sher to adopt the report/study of the completed local road safety/action plan completed by TJKM, as presented. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

- 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.**

Presenter: Jim Robbins, Housing and Grants Manager.

Staff Comment: Craig Schlatter, Community Development Director.

Motion/Second: Rodin/Crane to authorize City Manager to negotiate and execute an Exclusive Negotiating Agreement (2425-113) with PEP Housing; and Approve Corresponding Budget Amendments. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

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.

Presenter: Sage Sangiacomo, City Manager.

Motion by Vice Mayor Crane for the recommended action.

Motion dies for lack of a second.

Motion/Second: Sher/Rodin to direct the voting delegate to support the 2024 resolution being considered by the League of California Cities. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

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).

Presenters: Mayor Duenas (*gave report under 14c*) and Councilmember Sher.

Reports were received.

e. Determination of Notification of Intent to Adjust Curbside Collection and Transfer Station Service Rates – From Consent Calendar Item 8c.

Presenters: Tim Eriksen, Public Works Director/City Engineer; Sage Sangiacomo, City Manager; and Dan Buffalo, Finance Director.

Public Comment: Gabriel Baca Meza.

Motion/Second: Rodin/Crane to 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. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: Sher.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:55 P.M.

15. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation

(Government Code Section 54956.9(d)(4))

Initiation of litigation (3 cases)

b. Conference with Legal Council - Anticipated Litigation

Government Code Section 54956.9(d)(2)

Significant exposure to litigation (1 case)

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

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

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

f. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 180-110-07

Negotiator: Shannon Riley, Deputy City Manager

Negotiating Parties: GMB Realty Partners, Inc.

Under Negotiation: Price & Terms of Payment

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

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

i. Conference with Labor Negotiator (54957.6)

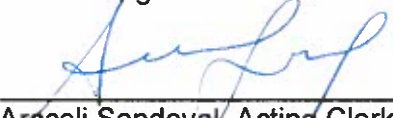
Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

No action reported; direction provided to Staff.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 9:43 p.m.



Araceli Sandoval, Acting Clerk