



**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/87167249956>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 871 6724 9956
- 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 16, 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**
 5. **PETITIONS AND COMMUNICATIONS**
 6. **APPROVAL OF MINUTES**

6.a. Approval of the Minutes for the October 2, 2024, Regular Meeting.

Recommended Action: Approve the Minutes for the October 2, 2024, Regular Meeting.

Attachments:

1. 2024-10-02 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 A Three-Year Contract Extension/Renewal for Mimecast Email Security Suite From CompuNet.
Recommended Action: Approve the three-year agreement from CompuNet for Mimecast Email Security Suite in the amount of \$190,443.
Attachments:
1. Mimecast 365 Protection Renewal 2024-2027 Annual Billing
- 8.b. Adoption of an Ordinance Amending the Official Zoning Map of the City of Ukiah from 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).
Recommended Action: Adopt an Ordinance Amending the Official Zoning Map of the City of Ukiah from 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).
Attachments:
1. Ordinance - Marlene Street Rezone
2. Draft Findings
3. Draft Conditions of Approval
4. Tentative Map
- 8.c. Adoption of 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.
Recommended Action: Adopt 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. ORDINANCE - Missing Middle Housing
2. CEQA Guidelines (Findings of Significance)
- 8.d. Consideration of Approval of Reclassification of the Rate and Resource Analyst Position into a Job Series and the Unfreezing of the Assistant Electric Utility Director Position; and Approval of Corresponding Budget Amendment.
Recommended Action: Approve reclassification of the Rate and Resource Analyst position into a job series and unfreeze the Assistant Electric Utility Director position; and approve corresponding budget amendment.
Attachments:
1. Electric Rate and Resource Analyst Series Job Descriptions
2. Management Unit Salary Schedule
- 8.e. Consideration of Approval of Minor Reorganization of Housing and Grants Management Divisions of the Community Development Department; and Approval of Corresponding Budget Amendment.
Recommended Action: Approve minor reorganization of the Housing and Grants Management Divisions of the Community Development Department and corresponding budget amendment.
Attachments:
1. Project and Grant Administrator Job Description
2. Management Unit Salary Schedule

- 8.f. Consideration of Adoption of Resolution Reappointing Alyssa Ballard to the Demolition Permit Review Committee.

Recommended Action: Adopt Resolution reappointing Alyssa Ballard to the Demolition Permit Review Committee, with term to expire October 16, 2027.

Attachments:

1. Policy Resolution No. 2014-48
2. Nomination
3. Proposed Resolution

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. Consider Adoption of a Resolution to Adopt an Initial Study and Mitigated Negative Declaration for the Construction of a 1.9-Mile Multimodal Trail Segment of the Great Redwood Trail - Ukiah (Phase 4).

Recommended Action: Conduct a public hearing; and adopt the resolution adopting an Initial Study and Mitigated Negative Declaration for the construction of a 1.9-mile multimodal trail segment of the Great Redwood Trail (GRT) - Ukiah (Phase 4).

Attachments:

1. Notice of Intent (NOI)
2. Draft Initial Study and Mitigated Negative Declaration - ISMND
3. Public Agency Comments & Staff Response
4. Draft Resolution

13. UNFINISHED BUSINESS

- 13.a. Council will Receive an Update on the Public Benefits Program, Consider Approving Revised Energy Efficiency Programs and Rebates, and Consider a Budget Amendment in the Amount of \$30,000 for Energy Efficiency Rebates.

Recommended Action: Approve revised customer programs and rebates, and a budget amendment in the amount of \$30,000 for energy efficiency rebates.

Attachments:

1. Residential-Commercial Rebates Charts
2. CARES Program Credits and Rebate Details
3. Ukiah Res DI and Comml DIY Lghtng Prgm PSA and SOW

14. NEW BUSINESS

- 14.a. Consider Adopting a Resolution Authorizing the Issuance of Tax and Revenue Revolving Notes.

Recommended Action: Adopt a resolution that 1) authorizes the issuance and sale of the City of Ukiah 2024 Tax and Revenue Revolving Note in an aggregate principal amount not to exceed \$10,000,000, to be sold through a direct bank placement; and 2) approves in substantially final

form the Note Purchase Agreement and authorizes the Finance Director or other authorized officers to execute the Note Purchase Agreement with Umpqua Bank N.A., and other related documents as necessary in connection with the issuance of the 2024 Notes and authorizes other related actions.

Attachments:

1. Ukiah 2024-25 Tax and Revenue Anticipation Note - Resolution_v4_2
2. Ukiah - Final Revised Term Sheet \$10MM TRAN_ signed
3. Ukiah Umpqua TRAN Note Purchase Agreement 4881-2220-3627 v.3

- 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 – Anticipated 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. 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: 10/11/24