

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/87167249956>

Ukiah, CA 95482
October 16, 2024
5:15 p.m.

1. **ROLL CALL**

Ukiah City Council met at a Regular Meeting on October 16, 2024, having been legally noticed on October 11, 2024. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/87167249956>. Vice Mayor Crane called the meeting to order at 5:15 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Susan Sher, and Douglas, F. Crane. **Councilmembers Absent by Prearrangement:** Mari Rodin and Josefina Dueñas. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Araceli Sandoval, Acting Clerk.

VICE MAYOR CRANE PRESIDING.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Mayor Crane.

3. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**

4. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

5. **PETITIONS AND COMMUNICATIONS**

No announcements were made regarding Petitions and Communications; however, no communications had been received.

6. **APPROVAL OF MINUTES**

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

Motion/Second: Sher/Orozco to approve Minutes of October 2, 2024, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, and Crane. NOES: None. ABSENT: Rodin and Dueñas. ABSTAIN: None.

7. **RIGHT TO APPEAL DECISION**

8. **CONSENT CALENDAR**

- a. Approve A Three-Year Contract (2425-124) Extension/Renewal for Mimecast Email Security Suite from CompuNet – Information Services.
- 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) – Community Development.

ORDINANCE NO. 1248

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP BY REMOVING THE PLANNED DEVELOPMENT (PD) DESIGNATION AND REVERTING TO THE BASE MEDIUM DENSITY RESIDENTIAL (R2) DESIGNATION AT 960-979 MARLENE STREET; (APNs 003-100-24 - 003-100-437)

- 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 – *Community Development*.

ORDINANCE NO. 1249

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING AND AMENDING VARIOUS SECTIONS OF THE UKIAH CITY CODE REGULATING 'MISSING MIDDLE HOUSING'

- 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 – *Electric Utility*.
- e. Consideration of Approval of Minor Reorganization of Housing and Grants Management Divisions of the Community Development Department; and Approval of Corresponding Budget Amendment – *Community Development*.
- f. Consideration of Adoption of Resolution (2024-43) Reappointing Alyssa Ballard to the Demolition Permit Review Committee – *City Clerk*.

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

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

Public Comment: Gregory Hubbs – New Businesses, Code Violations, Homeless Shelter.

10. **COUNCIL REPORTS**

No Council reports were received.

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

Presenters: Sage Sangiacomo, City Manager; and

- **Construction and FEMA Flood Plain Updates** – Andrew Stricklin, Senior Civil Engineer.
- **Palace Update** – Shannon Riley, Deputy City Manager.

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

- 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).**

Presenters: Katherine Schaefer, Planning Manager and Jesse Davis, Chief Planning Manager.

A PowerPoint presentation was given.

PUBLIC HEARING OPENED AT 5:49 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 5:50 P.M.

Motion/Second: Orozco/Sher to adopt the resolution (2024-44) 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). Motion **carried** by the following roll call votes: AYES: Orozco, Sher, and Crane. NOES: None. ABSENT: Rodin and Dueñas. ABSTAIN: None.

13. **UNFINISHED BUSINESS**

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.

Presenters: Cindy Sauers, Electric Utility Director and Diann Lucchetti, Electric Utility Program Coordinator.

A PowerPoint presentation was given.

Motion/Second: Sher/Orozco to approve revised customer programs and rebates, and a budget amendment (1415-145-A9) in the amount of \$30,000 for energy efficiency rebates. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, and Crane. NOES: None. ABSENT: Rodin and Dueñas. ABSTAIN: None.

14. **NEW BUSINESS**

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

Presenter: Dan Buffalo, Finance Director.

Motion/Second: Sher/Orozco to adopt a resolution (2024-45) 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 (2425-125) 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. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, and Crane. NOES: None. ABSENT: Rodin and Dueñas. ABSTAIN: None.

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).

Presenters: Councilmember Sher and Sage Sangiacomo, City Manager.

Motion/Second: Sher/Orozco to disband the TOT 3% Tax Measure Material Development Ad Hoc Committee and create a Tourism Advisory Ad Hoc consisting of Councilmembers Rodin and Sher. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, and Crane. NOES: None. ABSENT: Rodin and Dueñas. ABSTAIN: None.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 6:24 P.M.

15. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation

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

Initiation of litigation (4 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 7:00 p.m.



Araceli Sandoval, Acting Clerk