

**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/81822520785>
Ukiah, CA 95482
December 18, 2024
4:30 p.m.**

4:30 – Mayor’s Reception – *The City Council and Staff held a reception in the lobby to honor the outgoing Mayor Josefina Dueñas.*

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on December 18, 2024, having been legally noticed on December 13, 2024. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/81822520785>. Mayor Dueñas called the meeting to order at 5:15 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin, Juan V. Orozco, Susan Sher, Douglas F. Crane, and Josefina Dueñas. **Councilmember Elect Present:** Heather Criss. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR DUEÑAS 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

a. Adoption of Resolution Declaring Results of Statewide General Municipal Election of November 5, 2024, and Swearing in Ceremony for Newly Elected Councilmembers.

Presenter: Kristine Lawler, City Clerk.

The Clerk read the statement of the election results into the record. (Statement of the County results are attached)

No public comment was received.

Motion/Second: Rodin/Sher to adopt Resolution (2024-50) reciting the fact of the General Municipal Election held on November 5, 2024, Declaring the results and such other matters as provided by law; direct the City Clerk to enter into the minutes a statement of results; and direct the City Clerk to present the Certificates of Election and administer the Oaths of Office to the newly elected officials. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None

Outgoing Mayor Dueñas made some final remarks, passed the gavel, and stepped off the Dais.

CITY CLERK, KRISTINE LAWLER PRESIDING

City Clerk, Kristine Lawler, administered the Oaths of Office, and incoming Councilmember Heather Criss took a seat on the Dais.

b. Annual Appointment of Mayor and Vice Mayor, and Council Reorganization.

Presenter: Kristine Lawler, City Clerk.

No public comment received.

Motion/Second: Rodin/Sher to nominate and appoint Councilmember Crane as Mayor. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Orozco/Criss to nominate and appoint Councilmember Sher as Vice Mayor. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Crane/Orozco to approve remaining Council seats (*Seat #1 – Councilmember Rodin; Seat #2 – Councilmember Criss; Seat #3 – Councilmember Orozco*). Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 5:25 – 5:30 P.M.

MAYOR CRANE PRESIDING.

c. Receive Presentation of Exceptional Employee Recognition Awards.

Presenters: Sage Sangiacomo, City Manager; Neil Davis, Community Services Director; and Mayor Crane.

No public comment was received.

The Employee Recognition Award was received by:

Marianne Aranda, Senior Recreation Coordinator, Community Services Department: Marianne does an exceptional job of creating creative, fun, educational, and community-enhancing events. In the last two years, she has taken the aging Movies in the Park program and turned it into a packed house for Movies in the Pool. Additionally, she created the Community Yard Sale as a new event which, due to its popularity, was expanded to take place every other month during the good weather times of year. She also created an evolving and improving Dias de los Muertos event. More importantly, Marianne has taken on community engagement and shown leadership in her field by volunteering to serve on the California Parks and Recreation Society's Diversity, Equity, and Inclusion Committee. Locally she volunteered to serve on the steering committee for the Greater Ukiah Business and Tourism Alliance. Marianne's energy, commitment, and leadership are truly exceptional.

d. Presentation of Donation Check to the Mendocino Fire Safe Council.

Presenter: Jake Burgess, Community Services Supervisor.

No public comment was received.

Mayor Crane presented a donation check, which was received by Bobbie Delgado, Mendocino Fire Safe Council.

e. Receive Presentation on the Strategic Plan Alignment: Tracking Council Priorities.

Presenter: Traci Boyl, Senior Management Analyst.

No public comment was received.

Presentation was received.

5. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that no communications had been received.

6. APPROVAL OF MINUTES

a. Approval of the Minutes for the November 20, 2024, Regular Meeting.

Motion/Second: Orozco/Rodin to approve Minutes of November 20, 2024, a regular meeting as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: Criss.

7. RIGHT TO APPEAL DECISION

Mayor Crane read the right to appeal a decision.

8. CONSENT CALENDAR

- a. Report of Disbursements for the Month of October 2024 – *Finance*.
- b. Report of Disbursements for the Month of November 2024 – *Finance*.
- c. ~~Authorize the City Manager to Negotiate and Execute a Contract Amendment with E Source for Billing Transition Project Management Services for Ukiah Valley Water Authority Members – Finance – Pulled by Councilmember Orozco and placed as Agenda Item 14d.~~
- d. Consider Adoption of a Resolution (2024-51) Authorizing the Exception to the 180-Day Waiting Period, and Authorizing the City's Retired Assistant Finance Director to Work as Interim Assistant Finance Director in Accordance with Government Code Sections 7522.56 & 21221(h) and Budget Adjustment – *Finance*.
- e. Approval of Contract (2425-157) with Center for Public Safety Management for Strategic Planning Services for a Total of \$62,150 – *Fire*.
- f. Consideration of Adoption of Resolution (2024-52) Authorizing the Submittal of an Application to the California Department of Housing and Community Development for Funding under Round 3 of the Prohousing Incentive Pilot Program; and if Selected, Authorize the City Manager to Execute a Standard Agreement (2425-158), Any Amendments Thereto, and of Any Related Documents Necessary to Participate in the Prohousing Incentive Pilot Program, as well as Authorization of the Corresponding Budget Amendments – *Community Development*.

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

9. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comments were received.

10. COUNCIL REPORTS

Presenter: Vice Mayor Sher.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer
- **FEMA Floodplain Update** – Tim Eriksen, Public Works Director / City Engineer and Craig Schlatter, Community Development Director.
- **Fire Hazard Severity Zones** – Craig Schlatter, Community Development Director.
- **Palace Hotel Update** – Shannon Riley, Deputy City Manager.

12. PUBLIC HEARINGS (5:30 PM)

a. Approval of an Application for a 'Demolition Permit' to Remove an Existing Residential Structure Subject to Historical Review, Located at 420 Cooper Lane; APN 003-582-24.

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

PUBLIC HEARING OPENED AT 6:31 P.M.

Public Comment: Moriah McGill, Northern Circle Indian Housing Authority.

PUBLIC HEARING CLOSED AT 6:34 P.M.

Motion/Second: Orozco/Sher to approve the 'Demolition Permit' to remove an existing residential structure subject to historical review, located at 420 Cooper Lane; APN 003-582-24. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

b. Possible Introduction by Title Only of an Ordinance Modifying Ukiah City Code to Add a New Chapter 13, Entitled "Vacant and Abandoned Property Registration and Maintenance," to More Effectively Regulate Vacant and Abandoned Properties.

Presenters: Craig Schlatter, Community Development Director and Darcy Vaughn, Assistant City Attorney.

PUBLIC HEARING OPENED AT 6:50 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:51 P.M.

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

City Clerk, Kristine Lawler, read the following ordinance title into the record:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING CHAPTER 13 TO DIVISION 3 OF THE CITY CODE, ENTITLED "VACANT AND ABANDONED PROPERTY REGISTRATION AND MAINTENANCE".

Motion/Second: Sher/Orozco to introduce the Ordinance to approve modifying the Ukiah City Code to add a new Chapter 13, entitled "Vacant and Abandoned Property Registration and Maintenance."

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

c. Adoption of Resolution Adopting Fire Impact Fees on behalf of the Ukiah Valley Fire District. (Note: Subsequent to Noticing this public hearing, the item has been canceled and will be re-noticed and heard at a future date; however, due to the notice that went out, the item is being placed on the agenda, but no presentation or action will be considered.)

This proposed Public Hearing and Agenda Item was canceled and will be re-noticed and heard at a future date.

d. Conduct a Public Hearing to Consider Adoption of a Resolution Approving the Submittal of a Community Development Block Grant (CDBG) Application in Response to the 2024 State Community Development Block Grant Program Notice of Funding Availability. (Note: Subsequent to Noticing this public hearing, the item has been canceled; however, due to the notice that went out, the item is being placed on the agenda.)

This proposed Public Hearing and Agenda Item was canceled. A Community Development Block Grant (CDBG) Public Hearing was previously conducted at the October 2, 2024, City Council Meeting. Therefore, receiving public comment was no longer necessary.

13. UNFINISHED BUSINESS

14. NEW BUSINESS

a. Authorize the City Manager to Negotiate and Execute a Five-Year Agreement for the Acquisition of RIMS Computer-Aided Dispatch and Records Management Software from Sun Ridge Systems for an Initial Amount of \$556,704; Authorize the Continuation of the Agreement Subject to Staff Evaluation and Approval; and Approve Corresponding Budget Amendment.

Presenters: Cedric Cook, Police Chief and Marla Swan, Communications/Records Manager.

No public comment was received.

Motion/Second: Rodin/Sher to authorize the City Manager to negotiate and execute an agreement (COU 2425-159) with Sun Ridge Systems for the acquisition of RIMS Computer-Aided Dispatch and Records Management Software at an initial cost of \$556,704, covering the first five years of annual support and updates. Additionally, authorize the continuation of the agreement beyond the initial five years, subject to Staff evaluation and approval, and approve the corresponding budget amendment for the first year's expense. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

b. Consideration of Adoption of Resolution Making Appointments to Boards and Commissions.

Presenter: Kristine Lawler, City Clerk.

No public comment was received.

Motion/Second: Rodin/Criss to adopt Resolution (2024-53) making appointments to the following Boards and Commissions:

BOARD/COMMISSION	NAME	POSITION	TERM EXPIRATION
Diversity and Equity Standing Committee	Denise Gorny	Persons with lived experience of poverty	12/18/26
Diversity and Equity Standing Committee	Xochilt J. Morales de Martinez	Persons with physical or mental disabilities	12/18/26
Diversity and Equity Standing Committee	Brian Williams	Native American tribes and communities in Mendocino County	12/18/26
Public Spaces Commission	Chrystal Thurman	At Large City Resident	12/18/27

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

c. Receive Updates on City Council Committee and Ad Hoc Assignments, and Initiate Review of the 2025 Council Assignments List.

Presenter: Sage Sangiacomo, City Manager.

No public comment was received.

Council to submit requests for the 2025 Special Assignment List to the City Clerk's office by January 6, 2025.

d. Authorize the City Manager to Negotiate and Execute a Contract Amendment with E Source for Billing Transition Project Management Services for Ukiah Valley Water Authority Members – From Consent Calendar Item 8c.

Presenters: Dan Buffalo, Finance Director and Shannon Riley, Deputy City Manager.

No public comment was received.

Motion/Second: Orozco/Criss to authorize the City Manager to negotiate and execute a contract amendment (2324-215-A1) with E Source for a not-to-exceed amount of \$151,725 for project management services for transition the billing services for Ukiah Valley Water Authority members, and approve corresponding budget amendment. Motion carried by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

COUNCIL ADJOURNED TO CLOSED SESSION AT 7:38 P.M.

15. CLOSED SESSION

a. Conference with Legal Counsel—Anticipated Litigation

(Government Code Section 54956.9(d)(2 & 3))

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)(Number of potential cases: 1)

b. Conference with Legal Counsel – Existing Litigation

(Government Code Section 54956.9(d)(1))

Name of case: Roofing & Solar Construction, Inc. v. City of Ukiah et al., Mendocino County Superior Court Case No. 22CV00048

c. Conference with Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: Siderakis v. Ukiah, et al, Mendocino County Superior Court, Case No. 21CV00603

d. Conference with Legal Counsel – Existing Litigation

(Cal. Gov't Code Section 54956.9(d)(1))

Name of case: Arturo Flores Valdes et al., (Fed. Dist. Ct., N.D. Cal.) 22-CV-03125 RMI

e. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 157-070-04, 001-040-84, 001-040-82, 001-040-65

Negotiator: Sage Sangiacomo, City Manager;

Negotiating Parties: Dave Hull and Grady Huff

Under Negotiation: Price & Terms of Payment

f. Conference with Labor Negotiator (54957.6)

Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

COUNCIL RETURNED TO OPEN SESSION AT 9:15 P.M.

City Attorney Rapport reported out of Closed Session that the Council approved a settlement (2425-162) of the case *Siderakis v. City of Ukiah (Agenda Item 15c)* – Motion by Councilmember Rodin, Seconded by Councilmember Orozco, and voted upon unanimously.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 9:16 p.m.



Kristine Lawler, City Clerk/CMC

