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/83126454812*

Ukiah, CA 95482
May 15, 2024
6:00 p.m.

---

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on May 15, 2024, having been legally noticed on May 10, 2024. Mayor Dueñas called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin, Juan V. Orozco, Susan Sher, Douglas, F. Crane, and Josefina Dueñas. **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 Councilmember Rodin.

URGENCY ITEM

Motion/Second: Crane/Rodin to accept the Urgency Item and place on the agenda as Agenda Item 14e. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Presentation on the Annual Ukiah Airport Day, June 1, 2024.
Presenter: Greg Owen, Airport Manager.

Presentation was received.

b. Proclamation of the City of Ukiah Recognizing June as Mountain Bike Month.
Presenter: Councilmember Orozco.

Proclamation was received by Jason Strnad.

c. Proclamation Declaring May19-May 25, 2024, as Emergency Medical Services (EMS) Week.
Presenter: Councilmember Sher.

Proclamation was received by Douglas Hutchison, Fire Chief.

5. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that all communications had been distributed.

6. APPROVAL OF MINUTES

a. Approval of the Minutes for the May 1, 2024, Regular Meeting

Motion/Second: Rodin/Sher to approve Minutes of May 1, 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

8. CONSENT CALENDAR

a. Report of Disbursements for the Month of April 2024 - *Finance.*

b. Approval of Plans and Specifications for Gobbi Ckt (Circuit) 202 Switching and Reliability Enhancement Project, Specification 24-04 to Install Conduits, Pedestal and Padmount Switches (Electric Utility).

c. Approve a Resolution *(2024-16)* Authorizing the Submission of an Application for Grant Funds for the California Museum Grant Program and Approve Corresponding Budget Amendments if Awarded the Grant – *Community Services.*

d. Adopt Resolution *(2024-17)* Approving Transmission Owner Rate Case Agreement *(2324-212)* with Northern California Power Agency, and Authorize City Manager to Execute All Necessary Documents – *Electric Utility.*

e. Consider Approval of Change Order No. 3, *(2223-191-CO3)* in the Amount of $3,600, for the Todd Grove Park Public Barbecue Facility Project, Specification 23-03, and Approve Corresponding Budget Amendment – *Community Services.*

f. Authorize the City Manager to Execute a Three-Year Renewal Agreement *(2324-206)* with Governmentjobs.com, Inc. (dba "NEOGOV") for Cloud-Based Recruiting and Onboarding Modules in the Amount of $75,211.56 – *HR/Risk Management.*

Neil Davis, Community Services Director responded to questions regarding Agenda Item 8c.

Motion/Second: Rodin/Crane to approve Consent Calendar Items 7a-7f, 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

No public comments were received.

10. COUNCIL REPORTS

Presenters: Councilmembers Sher and Rodin, and Mayor Duenas.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Palace Hotel Update** – Shannon Riley, Deputy City Manager.

Public Comment: Pinky Kushner and Dennis Crean, Tom Carter.

12. PUBLIC HEARINGS (6:15 PM)

a. The Ukiah City Council Will Receive a Financial Report for the Electric Utility and Consider Adoption of the Proposed Electric Rate Adjustments by Resolution

Presenters: Cindy Sauers, Electric Utility Director and Boris Prokop, Borismetrics.

PUBLIC HEARING OPENED AT 7:14 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 7:14 P.M.

Motion/Second: Rodni/Orozco to approve the proposed electric rate adjustments by resolution *(2024-18)*. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

a. Consideration of Adoption of Resolution to Remove On-Street Parking on the West Side of Main Street, from the Intersection of Mill Street to Norton Street.

Presenter: Tim Eriksen, Public Works Director/City Engineer.

Motion/Second: Rodin/Sher to adopt a resolution *(2024-19)* removing on-street parking on the western side of Main Street from the intersection of Mill Street to Norton Street. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

b. Receive Report and Recommendations Regarding Research into the Existing Fee Discount Categories of Select Services of the Planning Division of the Community Development Department, and Provide Direction as Necessary to Staff

Presenter: Craig Schlatter, Community Development Director.

Motion/Second: Crane/Orozco to move forward with the proposed recommendations:

1. Direct Staff and the Zoning Reform Ad Hoc to explore the development of a new Administrative use permit (AUP) and/or make additional recommendations on how to streamline entitlement processes.

2. Direct Staff to bring back an amendment to the existing fee schedule at a future Council meeting to remove fee discounts and possibly make additional changes to fees for AUPs and other planning permits.

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

Report was received and additional direction was given to Staff.

Note: *the following three items were heard together.*

c. Award Contract for Specification No 21-02 – Great Redwood Trail Phase 4 to Granite Construction of Ukiah, CA, in the Amount of $3,179,369.10, and Approve Corresponding Budget Amendment

d. Approval of a Contract Amendment 3 and 4 for the Additional Design and Environmental Services by GHD Engineers for Technical Services Related to the Great Redwood Trail, in the Amount of $63,635.39, and Approve Corresponding Budget Amendment.

e. Receive Report of Contract for Five Year Environmental Monitoring Services by GHD Engineers for the Great Redwood Trail, in the Amount of $35,173.50, and Approve a Corresponding Budget Amendment.

Presenters: Tim Eriksen, Public Works Director/City Engineer and Andrew Stricklin, Senior Civil Engineer.

Staff Comment: Neil Davis, Community Services Director.

Public Comment: Linda Sanders.

13c Motion/Second: Rodin/Crane to award bid *(2324-207)* to Granite Construction in the amount of $3,179,369.10 for the Great Redwood Trail Phase 4, Specification No 21-02, and approve corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

13d Motion/Second: Rodin/Crane to approve contract amendment 3 and 4 *(2122-118-A3; (2122-118-A4))* and budget amendment in the amount of $63,635.39 for additional Design and Environmental Services. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

13e Motion/Second: Rodin/Crane to receive report of contract *(2324-208)*, and approve corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 8:17 – 8:26 P.M.

14. NEW BUSINESS

a. Approval of Plans and Specifications for the Riverside Park Regeneration Project, Specification 24-05, and Direct Staff to Advertise Bids.

Presenter: Neil Davis, Community Services Director.

Motion/Second: Crane/Rodin to approve the Plans and Specifications for the Riverside Park Regeneration Project, Specification 24-05, and Direct Staff to Advertise Bids. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

b. Consideration of Adoption of Resolution Approving a Cash Flow Financing Plan for City Expenditure-Driven Grant-Funded Projects.

Presenter: Dan Buffalo, Finance Director.

Motion/Second: Rodin/Crane to adopt the Resolution *(2024-20)* Approving the cash flow financing plan. 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 Regarding the Cancellation of July 3, 2024, December 4, 2024, and January 1, 2025, Regular City Council Meetings, with the Option for the Mayor and/or City Manager to Call for a Special Meeting on an Alternate Date if Time Sensitive Business Arises

Presenter: Sage Sangiacomo, City Manager

Motion/Second: Crane/Orozco to approve the cancellation of the July 3, 2023, December 4, 2024, and January 1, 2025, Regular City Council meetings, with the option for the Mayor and/or City Manager to call for a special meeting on an alternate date if time sensitive business arises. 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).

Presenter: Mayor Duenas.

Mayor Directive and Council Consensus to direct Staff to forecast and agendize a Teacher Appreciation Proclamation.

e. (Urgency Item) Adoption of Resolution Authorizing the Submission of an Application for Grant Funds for the CAL Fire Urban and Community Forestry Grant Program, and Authorize City Manager to Execute All Necessary Related Contract Documents.

Presenters: Neil Davis, Community Services Director, and Blake Adams, Chief Resilience Officer.

Motion/Second: Crane/Rodin to adopt a Resolution *(2024-21)* authorizing the submission of an application *(2324-236g)* for grant funds for the CAL Fire Urban and Community Forestry Grant Program and authorize City Manager to execute all necessary related contract documents. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, Crane, and Dueñas. NOES: None. ABSENT: None. ABSTAIN: None.

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 Counsel – Existing Litigation
(Government Code Section 54956.9)
Name of case: Ukiah v. Questex, Mendocino County Superior Court Case No. 15-66036

c. 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

d. 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

e. Conference with Real Property Negotiators
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-230-03-00
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Mark and Jann Lanz
Under Negotiation: Price & Terms of Payment

f. 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 9:30 p.m.

Kristine Lawler

Kristine Lawler, CMC