



**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/83364415614>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 833 6441 5614
- 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.

June 18, 2025 - 5:15 PM

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 May 29, 2025, Special Joint Meeting.
Recommended Action: Approve the Minutes for the May 29, 2025, Special Joint Meeting.

Attachments:

1. 2025-05-29 Draft Minutes - IWPC All Boards Joint Meeting

- 6.b. Approval of the Minutes for the June 2, 2025, Special Meeting.
Recommended Action: Approve the Minutes for the June 2, 2025, Special Meeting.

Attachments:

1. 2025-06-02 Draft Minutes - Special Meeting

- 6.c. Approval of the Minutes for the June 3, 2025, Special Meeting.

Recommended Action: Approve the Minutes for the June 3, 2025, Special Meeting.

Attachments:

1. 2025-06-03 Draft Minutes - Special Meeting

- 6.d. Approval of the Minutes for the June 4, 2025, Special Joint Meeting.

Recommended Action: Approve the Minutes for the June 4, 2025, Special Joint Meeting.

Attachments:

1. 2025-06-04 Joint Meeting Draft Minutes

- 6.e. Approval of the Minutes for the June 4, 2025, Regular Meeting.

Recommended Action: Approve the Minutes for the June 4, 2025, Regular Meeting.

Attachments:

1. 2025-06-04 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. Report of Disbursements for the Month of May 2025.

Recommended Action: Approve the report of disbursements for the month of May 2025.

Attachments:

1. May 2025 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. May 2025 Disbursement Detail

- 8.b. Adoption of an Ordinance Adopting the Updated Fire Hazard Severity Zone Map for the City of Ukiah Local Responsibility Area, as Released by the California Department of Forestry and Fire Protection (CAL FIRE) Under the Direction of the Office of the State Fire Marshal (OSFM).

Recommended Action: Adopt ordinance adopting the updated Fire Hazard Severity Zone Map for the City of Ukiah Local Responsibility Area.

Attachments:

1. FHSZ_City_LRA_11x17_Ukiah
2. CAL FIRE-City Correspondence (newest to oldest)
3. FHSZ Map Ordinance - City of Ukiah LRA 6.18.25

- 8.c. Award Contract to Peoria Ford for the Purchase of Two 2026 Ford Police Interceptor Utility Vehicles for the Amount of \$127,160.50.

Recommended Action: Award contract to Peoria Ford for the purchase of two 2026 Ford Police Interceptor Utility Vehicles for the amount of \$127,160.50.

Attachments:

1. Bid Tabulation RFB E41261 2025 Ford Interceptor
2. Peoria Ford Bid

- 8.d. Approval of a Contract with Intercounty Mechanical & Electric, Inc. for the Installation of a Direct Expansion InRow Cooling System Replacement for the Civic Server Data Center in the Amount of \$98,175, and Approve Corresponding Budget Amendment.

Recommended Action: Approve a contract with Intercounty Mechanical & Electric, Inc. for the installation of a Direct Expansion InRow Cooling System Replacement for the Civic Server Data Center in the amount of \$98,175, and approve corresponding budget amendment.

Attachments:

1. ASR 5-21-25
2. Intercounty Mechanical Proposal

- 8.e. Notification of Publishing Services Agreement by Ukiah Daily Journal for Fiscal Year 2025/2026, in the Amount of \$7.15 per Column Inch.

Recommended Action: Receive and approve notification/agreement of the legal publishing services of Ukiah Daily Journal for fiscal year 2025/2026, in the amount of \$7.15 per column inch.

Attachments:

1. Legal contract-City of Ukiah eff 2025-2026

- 8.f. Consider Adoption of a Resolution Authorizing the Renewal of the City's Tax and Revenue Anticipation Note (TRAN) Program for Fiscal Year 2025-26.

Recommended Action: Adopt a resolution that:

1. **Authorizes the issuance and sale of the City of Ukiah 2025-26 Tax and Revenue Anticipation Note in an amount not to exceed \$10,000,000.**
2. **Approves the Note Purchase Agreement with Umpqua Bank in substantially final form.**
3. **Authorizes the Finance Director or other authorized officer to execute the Note Purchase Agreement and related documents.**

Attachments:

1. Ukiah 2025-26 TRAN Authorizing Resolution_v4_2
2. Ukiah 2025-26 TRAN Note Purchase Agreement_v3_2

- 8.g. Authorize the City Manager to Negotiate and Execute Amendment No. 2 to the Agreement with Tyler Technologies, Inc. for SaaS Cloud-based Hosting of the Tyler Munis ERP Finance System, and Approve Continuous One-year Renewals Subject to Staff Discretion and Future Fiscal Year Budget Approvals.

Recommended Action: Authorize the City Manager to negotiate and execute Amendment No. 2 to the agreement with Tyler Technologies, Inc. for SaaS cloud-based hosting of the Tyler Munis ERP Finance system, and approve continuous one-year renewals subject to Staff discretion and future fiscal year budget approvals.

Attachments:

1. Original Agreement and First Amendment
2. Proposed Amendment

- 8.h. Adoption of Resolution Identifying the Proposed Project List for SB1: Road Repair and Accountability Act for Fiscal Year 2025/2026.

Recommended Action: Adopt a resolution identifying the proposed project list for SB1: Road Repair and Accountability Act for fiscal year 2025/2026.

Attachments:

1. DRAFT RESOLUTION 2025-2026

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)**

13. **UNFINISHED BUSINESS**

- 13.a. Status Report on Emergency Contract with Diamond D Construction, LLC for the Emergency Repair of the Western Hills Mudslide at the City Water Tank (Pressure Zone 1-North, or PZ1-N) and Request for Authorization to Continue Work Under This Emergency Contract.

Recommended Action: Receive report and approve the continued work on the emergency contract with Diamond D Construction for the emergency repair of the Western Hills mudslide at the City water tank PZ1-N.

Attachments:

1. Resolution 2025-08 - Emergency Procurement for Mudslide at PZ1
2. Diamond D Estimate for PZ1
3. Purchase Order for Diamond D Slide
4. Slide Pictures

- 13.b. Approval and Adoption of 2025-26 Fiscal Year City Budget through Resolution, Five-Year Capital Improvement Plan, the Gann Limit Resolution, and Budget Agreement with the Ukiah Valley Sanitation District.

Recommended Action: Taken Separately:

1. ***Approve and adopt budget resolution for the fiscal year 2025-26***
2. ***Approve and adopt the updated Five-Year Capital Improvement Program Schedule for the fiscal year 2025-26***
3. ***Approve and adopt Gann Limit resolution for fiscal year 2025-26***
4. ***Approve (in substantial form) and authorize City Manager to sign fiscal year 2025-26 budget agreement with the Ukiah Valley Sanitation District.***

Attachments:

1. FY 25-26 Budget Resolution
2. Capital Improvement Plan - FYE 2026 - FINAL
3. Vehicle and Equipment Justifications FYE 26 - Final
4. FY 25-26 Gann Limit Resolution
5. Budget Approval Agreement, FY 2026 Draft

14. **NEW BUSINESS**

- 14.a. Approval of a 'Demolition Permit' to Remove an Existing Commercial Structure Subject to Historical Review at 214 East Perkins (APNs 002-192-24 and 002-192-25); File No. 25-000409.

Recommended Action: Approve the 'Demolition Permit' to remove an existing commercial structure subject to historical review, located at 214 East Perkins (APNs 002-192-24 and 002-192-25); File No. 25-000409.

Attachments:

1. Application Materials
2. Mendocino County Assessor
3. Research from the Historical Society of Mendocino County
4. UCC Section 3016
5. May 22, 2025 Draft Minutes
6. Public Comment - Ukiah Library

- 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. 2025 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 (1 case)

15.b. 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.c. Conference with Legal Counsel – Existing Litigation

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

Name of case: Vichy Springs Resort, Inc v. City of Ukiah, et al.; Case No. 24-cv-07106-JSC

15.d. Conference with Legal Counsel – Existing Litigation

(Government Code Section 54956.9)

Name of case: Jane Doe v. City of Ukiah et al., U.S.D.C. (Eureka Division) Case No. 123-cv-009808

15.e. Conference Involving a Joint Powers Agency (Inland Water and Power Commission)

City representative on IWPC Board (Mari Rodin)

Discussion will concern: (Conference with Real Property Negotiators (Gov't Code §54956.8)

Property: PG&E Potter Valley Project;

Agency Negotiators: Scott Shapiro, Janet Pauli.

Negotiating Parties: IWPC and PG&E

Under Negotiation: Price and Terms)

15.f. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN No: 167-280-15-00

Negotiator: Shannon Riley, Deputy City Manager

Negotiation Party: AE Carousel, LP

Under Negotiation: Price & Terms of Payment

15.g. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 184-080-37;184-080-36; 184-090-01; 184-090-07; 184-090-06; 184-100-04

Negotiator: Sage Sangiacomo, City Manager

Negotiating Parties: Henry's Original

Under Negotiation: Price & Terms of Payment

15.h. Conference with Labor Negotiator (54957.6)

Agency Designated Representative: Sage Sangiacomo, City Manager

Employee Organizations: All bargaining units

Unrepresented Employee: Police Chief

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.

Araceli Sandoval, Deputy City Clerk

Dated: 06/13/25