



**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/88415730501>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 884 1573 0501
- 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.

July 16, 2025 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Proclamation of the Ukiah City Council Recognizing July 26, 2025, as Disability Independence Day in the City of Ukiah.

Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing July 26, 2025, as Disability Independence Day in the City of Ukiah.

Attachments:

1. Disability Independence Day Proclamation

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the July 2, 2025, Regular Meeting.

Recommended Action: Approve the Minutes for the July 2, 2025, Regular Meeting.

Attachments:

1. 2025-07-02 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. Approval of Master Service Agreements in Substantial Form for Utility Operations and Billing Services with the Hopland Public Utility District and River Estates Mutual Water Company, and for Billing and Administrative Services for the Ukiah Valley Sanitation District.

Recommended Action:

Authorize the City Manager to complete negotiations, finalize, and execute three Master Service Agreements in substantial form with the following entities for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

- 1. Ukiah Valley Sanitation District, for billing and administrative services in the amount of \$183,055.68 (Attachment 1).***
- 2. Hopland Public Utility District, for operations, billing, and administrative services in the amount of \$161,000.86 (Attachment 2).***
- 3. River Estates Mutual Water Company, for operations, billing, and administrative services in the amount of \$39,707.07 (Attachment 3).***

Attachments:

1. UVSD_ Agreement with City of Ukiah for Billing and Collections
2. Hopland_ Agreement with City of Ukiah for Operations, Billing, and Administrative Services
3. River Estates_ Agreement with City of Ukiah for Operations, Billing, and Administrative Services

- 8.b. Adoption of a Resolution Approving the Application for the Land And Water Conservation Fund Riverside Park Regeneration Project.

Recommended Action: Adopt a resolution approving the application for the Land And Water Conservation Fund Riverside Park Regeneration Project.

Attachments:

1. 2024-04-16 Ukiah Riverside Park CDs
2. LWCF Authorizing Resolution Riverside Park

- 8.c. Approval of Notice of Completion for the City of Ukiah Electric Service Center Tenant Improvements and Fire Damage Repair, Specification No. 24-01 and Approve Final Payment of the 5% Retention to Kirby Construction Co.

Recommended Action: Approve the Notice of Completion for the City of Ukiah Electric Service Center Tenant Improvements and Fire Damage Repair, Specification No. 24-01; approve final payment of the 5% retention to Kirby Construction Co.; and direct the City Clerk to file the Notice of Completion with the County Recorder.

Attachments:

1. Spec 24-01 - Hastings Tenant Improvements & Fire Damage Repair
2. Kirby Construction Co. Inc. - Hastings Tenant Impvmts and Fire Damage Repair - 23
3. Change Order No. 7
4. Notice of Completion-Kirby Construction

- 8.d. Consideration of Approval of an Amendment to Contract #2425-199 with Rincon Consultants, Inc., for the Purpose of Providing California Environmental Quality Act (CEQA) Professional

Consulting and GIS Services to Assist with the Potential Development of a Draft Reorganization Application.

Recommended Action: Approve an amendment in the amount of \$23,522 to Contract #2425-199 with Rincon Consultants, Inc., for the purpose of providing California Environmental Quality Act (CEQA) professional consulting and GIS services to assist with the potential development of a draft reorganization application.

Attachments:

1. Rincon Consultants COU 2425-199
2. Rincon Add Services 1

- 8.e. Approve Plans and Specifications for Remodel of Municipal Services Building Located at 501 South State Street, Specification 25-04, and Direct Staff to Advertise for Bids.

Recommended Action: Approve plans and specifications for remodel of the municipal services building at 501 South State Street, Specification 25-04, and direct Staff to advertise for bids.

Attachments:

1. Ukiah BofA ADA Barrier Removal_Issue for Bid_DWGS
2. Spec 25-04 Remodel of 501 South State Street - Draft
3. Ukiah BofA Cost Estimate

- 8.f. Adoption of a Resolution Authorizing an Application to the California Climate Investments and Proposition 4 Department of Forestry and Fire Protection (CAL FIRE) Wildfire Prevention Program.

Recommended Action: Adopt a resolution authorizing an application to the California Climate Investments and Proposition 4 Department of Forestry and Fire Protection (CAL FIRE) Wildfire Prevention Program.

Attachments:

1. FY 2526 Wildfire Prevention Grants GUIDELINES CCI-Prop4
2. Resolution Cal Fire Wildfire Prevention Program

- 8.g. Adoption of Resolution Reappointing Gregory Andronaco to the Airport Commission.

Recommended Action: Adopt resolution reappointing Gregory Andronaco to the 'County Resident' position on the Airport Commission, term to expire July 16, 2028.

Attachments:

1. Resolution 2014-48
2. Andronaco - Application and Nomination
3. Proposed Resolution

- 8.h. Authorize the City Manager to Negotiate and Execute a One-Year Extension to the Cooperative Agreement for Dispatch Services with the California Department of Forestry and Fire Protection.

Recommended Action: Authorize the City Manager to negotiate and execute a one-year extension to the agreement for dispatch services with the California Department of Forestry and Fire Protection.

Attachments:

1. Current Dispatch Agreement
2. Ukiah last agreement Calculator (003)

- 8.i. Authorize City Manager to Award Contract for the Fairgrounds Storm Drain Replacement Project, Specification 25-02, to Ghilotti Construction Company Inc, as the Apparent Low Bidder in the Amount of \$591,204, Upon the City Manager Completing Negotiation of a Satisfactory Agreement with the Redwood Empire Fairgrounds ("Fairgrounds") Sharing Costs of Construction and Other Matters Concerning the Ongoing Use and Maintenance of the Storm Drain and Related Facilities, and Approve All Necessary Budget Amendments.

Recommended Action: Authorize the City Manager to award a contract for the Fairgrounds Storm Drain Replacement Project, Specification 25-02, to Ghilotti Construction Company Inc., as the

apparent low bidder in the amount of \$591,204, upon completion of a satisfactory agreement with the Fairgrounds regarding cost-sharing and ongoing maintenance of the storm drain and related facilities; and authorize the City Manager to execute all necessary budget amendments based on the negotiated cost-sharing arrangement, including a 10% contingency, without the need for further Council approval.

Attachments:

1. Bid Tabulation Spec 25-02 Fairgrounds Storm Drain Replacement
2. Ghilotti Bid

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. Adopt Resolution Affirming that the Proclamation of a Local Emergency Due to Conditions Caused by Atmospheric Rivers Causing Damage to Public Infrastructure Remains in Effect.
Recommended Action: Adopt a resolution affirming that the declaration of a local emergency remains in effect.

Attachments:

1. Resolution 2025-07 - Ratify Proclamation
2. CC Reso 2025-26 - Ratification of Proclamation of Local Emergency
3. Continuing Atmospheric River State of Emergency July 16 2025

- 13.b. 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

14. NEW BUSINESS

- 14.a. Adopt Resolution Initiating Proposition 218 Process to Adjust Sewer Service Rates and Receive Presentation of 2025 Sewer Utility Financial Plan (Anticipated to be Heard at the Start of the Meeting) .

Recommended Action: Adopt a resolution initiating the Proposition 218 process for proposed adjustments to sewer service rates, including authorizing the mailing of notice to affected property owners and customers, and setting a public hearing date for September 17, 2025.

Attachments:

1. City of Ukiah 2025 Sewer Rate Study Presentation, 7-16-25
2. City of Ukiah 2025 Sewer Financial Plan draft 7.10.25 (002)
3. Resolution - 218 Initiation
4. City Prop 218 Notice 7-16-25 - final

- 14.b. Review of Applications Received, and Possible Adoption of Resolution Making Appointments to Fill Vacancies on the City of Ukiah Planning Commission.

Recommended Action: 1) Review, possibly interview applicants, and discuss applications received; 2) make nominations; 3) adopt resolution making appointments to fill vacant seats on the Planning Commission.

Attachments:

1. Resolution 2021-52
2. Applications
3. Proposed Resolution

- 14.c. Adoption of a Resolution Amending Resolution 2024-09 to Revise the Diversity and Equity Committee Membership Composition.

Recommended Action: Adopt a resolution amending Resolution 2024-09 to revise the Diversity and Equity Committee membership composition and reduce the number of seats from eleven (11) to seven (7).

Attachments:

1. Resolution 2024-09 - Modifying Diversity and Equity Standing Committee
2. 2025-07-01 Diversity and Equity Committee
3. Resolution 2025 - Amending Resolution 2024-09 to Revise the Diversity and Equity Committee Membership Structure

- 14.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).

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 Hoc(s)

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. SCUUK-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 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.e. **Conference with Real Property Negotiators**

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 170-030-05; 170-030-03; 170-010-05; 170-020-07; 170-020-11; 170-040-03; 170-020-08

Negotiator: Sage Sangiacomo, City Manager

Negotiating Parties: Project Ovis LLC

Under Negotiation: Price & Terms of Payment

15.f. **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
Posted: 7/11/25