



**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/87064188294>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 870 6418 8294
- 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.

August 20, 2025 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Proclamation Recognizing the 105th Anniversary of the Ratification of the 19th Amendment to the United States Constitution and Women's Equality Day.

Recommended Action: Present a proclamation recognizing the 105th anniversary of the ratification of the 19th Amendment to the United States Constitution and Women's Equality Day.

Attachments:

1. Proclamation

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the July 16, 2025, Regular Meeting.

Recommended Action: Approve the Minutes for the July 16, 2025, Regular Meeting.

Attachments:

1. 2025-07-16 CC 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 June 2025.

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

Attachments:

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

8.b. Adoption of a Resolution to Enter into a Third Phase Agreement for an Energy Storage Service Agreement with Trolley Pass Project, LLC and Authorize the City Manager to Negotiate and Execute the Agreement.

Recommended Action: Adopt resolution authorizing the City of Ukiah to enter into a Third Phase Agreement for Energy Storage Services Agreement with Trolley Pass Project, LLC (ESSA), including any nonsubstantive modifications to the ESSA and Third Phase Agreement approved by the Northern California Power Agency's General Counsel, and authorize the City Manager to negotiate and execute the Agreement.

Attachments:

1. Trolley BESS ESSA 06272025 Redacted
2. Trolley_BESS_Third_Phase_Agreement_06272025 Redacted
3. Resolution Trolley Pass Project Third Phase Agreement

8.c. Notification to Council of Contract No. 2526-080 with Peterson Mechanical Inc. for the Emergency Replacement of the HVAC System at the Grandi Substation, in the Amount of \$44,700; and Approval of Corresponding Budget Amendment.

Recommended Action: Receive notification of Contract No. 2526-080 with Peterson Mechanical, Inc., for the amount of \$44,700; and consider approving a corresponding budget amendment.

Attachments:

1. Peterson Mechanical - HVAC at Substation 2526-080 - Contract

8.d. Notification of Purchase of the Outfitting of Two Ukiah Police Department Ford Explorer Interceptors with Required Police Equipment by Lehr Auto Electric for the Amount of \$44,832.90.

Recommended Action: Notification of purchase of the outfitting of two Ukiah Police Department Ford Explorer Interceptors with required police equipment by Lehr Auto Electric for the amount of \$44,832.90.

Attachments:

1. PO 48873

8.e. Review Landfill Closure Financial Plan Update and Authorize the Filing of the Update.

Recommended Action: Receive and file update to the Landfill Closure Financial Plan.

Attachments:

1. 2016-03 CC Reso - Establishing Funding Closure
2. 2025 Landfill Annual Inflation Factor Report - Signed

- 8.f. Approval of Contract with EBA Engineers for Landfill Closure Consulting and Engineering Services in the Amount of \$250,000.
Recommended Action: Approve contract with EBA Engineering in the amount of \$250,000 for professional services to support compliance with the Fifth Amendment of Notice and Order for the Ukiah Landfill Closure.
Attachments:
1. Ukiah LF - General Services Proposal 07.07.25
- 8.g. Consideration of Approval of Reclassification of the Chief Resilience Officer Position within the Community Development Department; and Approval of Corresponding Budget Amendment.
Recommended Action: Approve reclassification of the Chief Resilience Officer position within the Community Development Department; and approve corresponding budget amendment.
Attachments:
1. Chief Resilience Officer Job Description Aug 2025
2. Management Unit Salary Schedule_rev 8.2025
- 8.h. Consideration of Adoption of Resolution Reappointing David Lieberman to the Diversity and Equity Standing Committee.
Recommended Action: Adopt Resolution reappointing David Lieberman to the Diversity and Equity Standing Committee.
Attachments:
1. Resolution 2024-09
2. Resolution 2025-39
3. David Lieberman DEI Application
4. Proposed Resolution
- 8.i. Adoption of a Resolution Amending Utility Deposit Requirements, Fees, and Compliance Measures.
Recommended Action: Adopt a resolution amending City's policies governing water utility deposits, fees, delinquency protocols, and customer billing procedures. This Resolution supersedes Resolution No. 2010-44 and shall become effective 60 days after adoption.
Attachments:
1. 2025-XX COU Reso re utility deposits and service fees - final draft
2. 2010-44 COU Reso re utility deposits and service fees
3. Draft Shut-off Policy (1)
- 8.j. Consideration of Approval of a Professional Services Agreement with AP Triton, LLC for Continued Consulting Services for the Ukiah Valley Fire Authority's Pre-Hospital Emergency Medical Services for Fiscal Year 2025-26 in an Amount Not to Exceed \$60,000 Plus Reimbursable Travel and Other Direct Expenses; and Authorize the City Manager to Negotiate and Execute the Agreement.
Recommended Action: Approve a Professional Services Agreement with AP Triton, LLC for continued consulting services for the Ukiah Valley Fire Authority's Pre-Hospital Emergency Medical Services for Fiscal Year 2025-26 in an amount not to exceed \$60,000 plus reimbursable travel and other direct expenses; and authorize the City Manager to negotiate and execute the agreement.
Attachments:
1. Ukiah Valley Fire Authority - Retainer Proposal 2025 AP Triton

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)**

- 12.a. Introduction by Title Only of an Ordinance to Establish an Administrative Use Permit Process, Reorganize Performance Standards, and Clarify Related Zoning and Animal Keeping Provisions in the Ukiah City Code.

Recommended Action: Introduce by title only an ordinance amending the Ukiah City Code to establish an Administrative Use Permit process, reorganize and consolidate performance standards, and clarify related zoning and animal keeping provisions in the Ukiah City Code.

Attachments:

1. Draft AUP Ordinance
2. Planning Commission Draft Resolution

- 12.b. Introduction by Title Only of an Ordinance Amendment to Update the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations in Ukiah City Code Ensuring Compliance with State Law and the Findings of the California Department of Housing & Community Development.

Recommended Action: Introduce by title only an ordinance amendment to update the City's accessory dwelling unit and junior accessory dwelling unit regulations in Ukiah City Code ensuring compliance with state law and the findings of the California Department of Housing & Community Development.

Attachments:

1. HCD ADU Findings Letter - City of Ukiah (04.24.2025)
2. Response to HCD Findings
3. Planning Commission Resolution (Signature Pending)
4. Draft Ordinance

- 12.c. Annual Review and Consideration of the Fee Schedule for Community Services, Including Recreation Programs, Sports Fields, Parks, Municipal Pools, Ukiah Valley Conference Center, and the Grace Hudson Museum.

Recommended Action: Conduct a review of the fee schedule for Community Services, including recreation programs, sports fields, parks, Municipal Pools, Ukiah Valley Conference Center, and the Grace Hudson Museum; and adopt proposed changes to rental rates and user fees.

Attachments:

1. Attachment 1 - Fee Schedule for Facilities, Museum, Programs and Aquatics FY 26

13. **UNFINISHED BUSINESS**

- 13.a. Receive Report Regarding the Economic Development and Financing Corporation (EDFC); Consideration of Request for Funding from EDFC; and Authorize the City Manager to Negotiate and Execute Performance Agreement Between the City of Ukiah and EDFC in the Amount of \$12,455.25 for FY 2025-26.

Recommended Action: Receive report regarding the Economic Development and Financing Corporation (EDFC) and authorize the City Manager to negotiate and execute a Performance Agreement between the City of Ukiah and EDFC.

Attachments:

1. EDFC Annual Report FYE 24-25
2. EDFC Performance Agreement 24-25

- 13.b. Receive Report on the Emergency Contract Assigned to Diamond D Construction for the Emergency Repair of the Western Hills Mudslide at the City Water Tank PZ-1 and Terminate the Emergency Action.

Recommended Action: Receive report on the emergency contract assigned to Diamond D Construction for the emergency repair of the Western Hills mudslide at the City water tank PZ1-N and terminate the emergency action.

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. Approve a Public Private Partnership to (1) Design/Build the Grant-Funded Ukiah Gigabit Fiber Project for a Not to Exceed Amount of \$3,277,654, and (2) Lease, Operate, and Maintain the City's Fiber Optic Network for a 35-Year Term; and Authorize the City Manager to Negotiate and Execute the Agreement.

Recommended Action: Approve a Public Private Partnership Agreement with Vero Fiber Networks, LLC, to (1) design/build the grant-funded Ukiah Gigabit Fiber Project for a not to exceed amount of \$3,277,654, and (2) lease, operate and maintain the City's fiber optic network for a 35-year term; and authorize the City Manager to negotiate and execute the agreement.

Attachments:

1. FFA Grant Award Letter for the Ukiah Gigabit Fiber Project
2. RFP Ukiah Gigabit Fiber Project w Addenda
3. Ukiah Gigabit Fiber Project Proposal - Vero Fiber
4. Public-Private Partnership, Design/Build, and Fiber Lease Agreement Between the City of Ukiah and Vero Fiber Networks, LLC

- 14.b. Approve a Sole Source Contract with Utility Design Services, LLC, for Construction Engineering and Inspection Services for the Ukiah Gigabit Fiber Project for a Total Not to Exceed Amount of \$328,575; and Authorize the City Manager to Execute Contract Documents.

Recommended Action: Approve a sole source contract with Utility Design Services, LLC, for engineering and inspection services for the Ukiah Gigabit Fiber Project for a total amount not to exceed \$328,575; and authorize the City Manager to execute contract documents, and make any necessary budget adjustments.

Attachments:

1. Utility Design Services Proposal
2. Utility Design Services-Smatsky Resume

- 14.c. Designation of Voting Delegate and Possible Alternate for the League of California Cities Annual Conference – October 8-10, 2025.

Recommended Action: Designate Councilmember Orozco as the Voting Delegate, and Councilmember Criss as the Alternate, to represent the City of Ukiah for the 2025 League Annual Conference; and authorize the City Clerk to submit the Voting Delegate/Alternate Form on their behalf.

Attachments:

1. 2025 Cal Cities Voting Delegate Information Packet

- 14.d. Discussion and Possible Action Regarding the Cancellation of the October 1, 2025, Regular City Council Meeting, 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.

Recommended Action: Approve the cancellation of the October 1, 2025, Regular City Council Meeting, 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.

Attachments: None

- 14.e. 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. SCUK-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, Deputy City Clerk
Dated: 8/15/25