

**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/87064188294>**

**August 20, 2025
5:15 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on August 20, 2025, having been legally noticed on August 15, 2025. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/87064188294>. Mayor Crane called the meeting to order at 5:16 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin, Heather Criss, Juan V. Orozco, Susan Sher, and Douglas, F. Crane. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR CRANE PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Orozco.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications were received.

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

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

Presenter: Councilmember Criss.

Proclamation was received by Janice Lombardi and Ky Mayers, Mendocino Women's Political Caucus.

5. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that all communications had been distributed including one received for agenda item 15d received at 5:10 p.m.

6. APPROVAL OF MINUTES

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

Motion/Second: Orozco/Sher to approve Minutes of July 16, 2025, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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 June 2025 – *Finance*.
- 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 – *Electric Utility* – Pulled by Vice Mayor Sher and placed as agenda item 14f.~~
- 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 – *Electric Utility*.
- 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 – *Police*.
- e. Review Landfill Closure Financial Plan Update and Authorize the Filing of the Update – *Finance*.
- f. Approval of Contract (2526-099) with EBA Engineers for Landfill Closure Consulting and Engineering Services in the Amount of \$250,000 – *Public Works*.
- g. Consideration of Approval of Reclassification of the Chief Resilience Officer Position within the Community Development Department; and Approval of Corresponding Budget Amendment – *Community Development*.
- h. Consideration of Adoption of Resolution (2025-40) Reappointing David Lieberman to the Diversity and Equity Standing Committee – *City Clerk*.
- i. Adoption of a Resolution (2025-41) Amending Utility Deposit Requirements, Fees, and Compliance Measures – *Finance*.
- j. Consideration of Approval of a Professional Services Agreement (2526-106) 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 – *Fire*.

Public Comment: David Lieberman –Regarding 8h and his correspondence.

Motion/Second: Criss/Sher to approve Consent Calendar Items 8a and 8c-8j, 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

Public Comment: Alex Bland – Regarding proposal to remove trees on School Street.

10. COUNCIL REPORTS

Presenters: Councilmember Criss, Vice Mayor Sher, and Councilmember Rodin.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.

12. PUBLIC HEARINGS (5:30 PM)

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.

Presenters: Katherine Schaefer, Planning Manager and Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 6:07 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:08 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 A NEW SECTION 9269 AND A NEW ARTICLE 23 TO DIVISION 9, CHAPTER 2 OF THE CITY CODE TO ESTABLISH PROCEDURES AND PERFORMANCE STANDARDS FOR THE ISSUANCE OF ADMINISTRATIVE USE PERMITS

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

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.

Presenter: Jesse Davis, Chief Planning Manager.

PUBLIC HEARING OPENED AT 6:21 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:21 P.M.

Motion/Second: Criss/Rodin 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 AMENDING VARIOUS SECTIONS OF THE UKIAH CITY CODE REGULATING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

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

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.

Presenter: Jake Burgess, Community Services Supervisor.

PUBLIC HEARING OPENED AT 6:37 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:37 P.M.

Motion/Second: Rodin/Criss to adopt the proposed changes to rental rates and user fees. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

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.

Presenters: Shannon Riley, Deputy City Manager and Robert Gernert, EDFC Executive Director.

No public comment was received.

Council Directive for Deputy City Manager to send a copy of the EDFC portfolio report to Council.

Motion/Second: Rodin/Criss to receive report regarding the Economic Development and Financing Corporation (EDFC) and authorize the City Manager to negotiate and execute a Performance Agreement (2526-100) between the City of Ukiah and EDFC. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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.

Presenter: Sage Sangiacomo, City Manager.

No public comment was received.

Motion/Second: Sher/Rodin to receive report on the emergency contract (PO 48757) 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. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 6:59 – 7:06 P.M.

14. NEW BUSINESS

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.

Presenters: Andrea Trincado, Project and Grants Administrator and Jim Robbins, Housing and Grants Manager.

Vero Fiber Networks, LLC Representative Comment: Evan Biagi, Chief Revenue Officer.

No public comment was received.

Motion/Second: Rodin/Criss to approve a Public Private Partnership Agreement (2526-101) 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. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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.

Presenter: Andrea Trincado, Project and Grants Administrator.

No public comment was received.

Motion/Second: Criss/Rodin to approve a sole source contract (2526-102) with Utility Design Services, LLC, for engineering and inspection services for the Ukiah Gigabit Fiber Project for a total amount not to exceed \$337,271; and authorize the City Manager to negotiate and execute contract documents, and make any necessary budget adjustments. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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

Presenter: Sage Sangiacomo, City Manager.

No public comment was received.

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

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.

Presenter: Sage Sangiacomo, City Manager.

No public comment was received.

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

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).

Presenters: Sage Sangiacomo, City Manager and Vice Mayor Sher.

Motion/Second: Criss/Rodin to create a CalPERS Ad Hoc consisting of Mayor Crane and Councilmember Orozco. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

Council Directive to send information regarding the Sun House Guild to Vice Mayor Sher.

f. 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 – From Consent Calendar Agenda Item 8b.

Presenter: Cindy Sauers, Electric Utility Director.

No public comment was received.

Motion/Second: Rodin/Sher to adopt resolution (2025-42) authorizing the City of Ukiah to enter into a Third Phase Agreement for Energy Storage Services Agreement (2526-103) with Trolley Pass Project, LLC (ESSA), including any non-substantive 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. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:10 P.M.

15. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation

(Government Code Section 54956.9(d)(4))

Initiation of litigation (1 case)

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

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

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

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

f. Conference with Labor Negotiator (54957.6)

Agency Designated Representative: Sage Sangiacomo, City Manager

Employee Organizations: All bargaining units

Unrepresented Employee: Police Chief

No action reported; direction provided to Staff.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 9:35 p.m.



Kristine Lawler, CMC
City Clerk