



**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/83015773456>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 830 1577 3456
- 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.

September 3, 2025 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Community Services Summer Wrap Up.
Recommended Action: Receive Presentation.
- 4.b. Proclamation of the Ukiah City Council Recognizing September as Hispanic Heritage Month in the City of Ukiah.
Recommended Action: Issue a Proclamation of the Ukiah City Council recognizing September as Hispanic Heritage Month in the City of Ukiah.
Attachments:
1. Hispanic Heritage Month Proclamation
- 4.c. Presentation from Greater Ukiah Business and Tourism Alliance Regarding Activities and Events.
Recommended Action: Receive presentation from Katrina Kessen, Executive Director of the Greater Ukiah Business and Tourism Alliance.

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the August 20, 2025, Special Meeting.
Recommended Action: Approve the Minutes for the August 20, 2025, Special Meeting.
Attachments:
1. 2025-08-20 CC Draft Minutes - Special Meeting
- 6.b. Approval of the Minutes for the August 20, 2025, Regular Meeting.
Recommended Action: Approve the Minutes for the August 20, 2025, Regular Meeting.
Attachments:
1. 2025-08-20 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 July 2025.
Recommended Action: Approve the report of disbursements for the month of July 2025.
Attachments:
1. July 2025 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. July 2025 Disbursement Detail
- 8.b. Adoption 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: Adopt 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 Resolution
- 8.c. Adoption of an Ordinance Amending the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations to Ensure Compliance with State Law and the Findings of the California Department of Housing & Community Development.
Recommended Action: Adopt an ordinance amending the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations to Ensure 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. PC Resolution #2025-02
4. Ordinance

- 8.d. Adoption of a Resolution Authorizing the City Manager to Execute Agreements with the California Department of Transportation for the City of Ukiah East Perkins Multimodal Transportation Plan; and Approve Corresponding Budget Amendments Once the Agreements have been Executed.

Recommended Action: Adopt a resolution authorizing the City Manager to execute a project-related agreement(s) with the California Department of Transportation for the City of Ukiah East Perkins Multimodal Transportation Plan, and approve the related budget amendments, to take effect upon execution of the agreement(s).

Attachments:

1. Resolution E Perkins St Multimodal Transportation Plan
2. FY2425 SC Grant Application_East Perkin Multimodal Trans Plan
3. Sustainable Communities FY 202425 Application Guidelines

- 8.e. Approve the Notice of Completion for the Thickening and Dewatering Improvements Project, Specification No. 23-02, and Direct the City Clerk to File the Notice of Completion with the County Recorder.

Recommended Action: Approve the Notice of Completion for the Thickening and Dewatering Improvements Project, Specification No. 23-02, and direct the City Clerk to file the Notice of Completion with the County Recorder.

Attachments:

1. WWTP Thickening and Dewatering Improvements Plans & Specs
2. Spec 23-02 Thickening and Dewatering Improvements Project Change Orders
3. Notice-of-Completion

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. Consideration and Possible Adoption of a Resolution Amending the Fee Schedule of the Planning and Building Divisions of the Community Development Department to Eliminate Fee Discounts for Select Uses and Establish an Administrative Use Permit Fee.

Recommended Action: Adopt Resolution amending the Fee Schedule for the Planning and Building Divisions of the Community Development Department.

Attachments:

1. Reso 2024-05 - Fees for Planning and Building Permits and Services
2. Fee Reductions-Discounts Table
3. 2-21-24 and 5-15-24 ASRs
4. Planning Division Fee Schedule Discounts Report May 2024
5. Planning Services Fees Comparison- City of Ukiah.County of Mendocino
6. Draft Resolution- Planning and Building Services Fee Schedule

13. UNFINISHED BUSINESS

- 13.a. Consideration of the 2025 Sewer System Management Plan Update.

Recommended Action: Approve Sewer System Management Plan 2025 Update.

Attachments:

1. Ukiah SSMP w Appendices (08.20.2025)
- 13.b. Possible Adoption of Urgency Ordinance Adopting FEMA's Model Floodplain Management Ordinance, Flood Insurance Study, and Flood Insurance Rate Maps.
Recommended Action: Adopt the Urgency Ordinance Adopting FEMA's Model Floodplain Management Ordinance, Flood Insurance Study, and Flood Insurance Rate Maps
Attachments:
 1. Floodplain Management Urgency Ordinance
 2. 13b Floodplain Management Ordinance FEMA - Updated
- 13.c. 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 - Proclamation of Local Emergency
 2. Resolution 2025-37 - Ratification of Proclamation of Local Emergency
 3. Continuing Atmospheric River State of Emergency Resolution

14. NEW BUSINESS

- 14.a. Resolve Bid Protests Received for Specification No. 25-04 for the Remodel of 501 South State Street, and Approve Final Award Recommendation.
Recommended Action: Consider the bid protest submitted by Cupples and Sons Construction Inc., reject the protest, accept the counterprotest from DMR Builders, waive the irregularity in DMR Builder's bid, and award the contract to the lowest responsible bidder, DMR Builders, in the amount of \$3,487,850 for Specification No. 25-04, Remodel of 501 South State Street.
Attachments:
 1. Spec 25-04 Remodel of 501 South State Street
 2. Bid Tabulation Spec 25-04 Remodel of 501 South State Street
 3. Bid Protest- Remodel BofA
 4. Bid Protest Response BofA
 5. Cortlandt Roofing Ukiah Bank of America Proposal -
 6. 14a Correspondence Received - Myles Fisette
- 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 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. 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 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.

Kristine Lawler, CMC-City Clerk
Dated: 8/29/25