



**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/87542445328>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 875 4244 5328
- 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 17, 2025 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Receive Presentation of Exceptional Employee Recognition Awards.

Recommended Action: Receive a presentation of the Exceptional Employee Recognition Awards.

Attachments: None

- 4.b. Council to Receive Presentation on the Ukiah Valley Golf Course 2025/2026 Capital Improvement Plan.

Recommended Action: Receive a presentation on the Ukiah Valley Golf Course 2025/2026 Capital Improvement Plan.

Attachments:

1. Ukiah Golf Course CIP 2025 2026
2. UMGC completed photos FY25
3. UVGC CIP Power Point 2025 2026

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the September 3, 2025, Regular Meeting.
Recommended Action: Approve the Minutes for the September 3, 2025, Regular Meeting.
Attachments:
1. 2025-09-03 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. Approval of Budget Amendment in the Amount of \$126,000 for Cybersecurity with Convergent Computing (CCO).
Recommended Action: Approve a budget amendment in the amount of \$126,000 for cybersecurity with Convergent Computing (CCO).
Attachments:
1. Contract No 1314-128
2. Contract No 1314-128-A1 - Amendment
3. Cybersecurity_Roadmap_Briefing_Summary
- 8.b. Notification to Council of a Billing Error that Affected the Retention Amount on the Kirby Construction Company Contract for Specification No 24-04, Electric Service Center Tenant Improvements and Fire Damage Repair.
Recommended Action: Approve notification from Staff and approve final payment of the 5% retention to Kirby Construction Company.
Attachments: None
- 8.c. Consideration of Adoption of Resolution Appointing Chantal Simonpietri to the Public Spaces Commission.
Recommended Action: Adopt Resolution appointing Chantal Simonpietri to the Public Spaces Commission.
Attachments:
1. Chantal Simonpietri Application
2. Resolution 2014-48
3. Simonpietri Nomination - Orozco
4. Proposed Resolution
- 8.d. Consideration of Additional Funding for the Proposed Ukiah Electric Vehicle Charging Stations Project, and Approve Corresponding Budget Amendment.
Recommended Action: Approve additional funding for the Ukiah Electric Vehicle Charging Stations Project, and approve corresponding budget amendment, in the amount of \$72,502.
Attachments:
1. CEC-ChargePoint_REV Grant Participation Agreement_Ukiah_(7-30-2024)_Final
2. Contribution Cost Amendment
- 8.e. Authorization for the City Manager to Negotiate and Execute an Amendment to the Contract for Medical Control Oversight with Dr. Brandon Begley, Extending the Contract to the End of the 25/26 Fiscal Year and an Increase in the Amount of \$51,600.

Recommended Action: Authorize the City Manager to negotiate and execute an amendment to the contract for Medical Control Oversight with Dr. Brandon Begley, extending the contract to the end of the 25/26 Fiscal Year and increasing the contract by \$51,600.

Attachments:

1. Contract 2021-181 (1)tb

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. Conduct a Public Hearing and Consideration of the Lookout Peak Trail Project Including the Adoption of a Resolution Adopting the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (ISMND) Prepared for the Lookout Peak Trail Project; and Authorize the City Manager to Negotiate a Donation of Trail Construction by the Ukiah Valley Trail Group.

Recommended Action: 1) Adopt a resolution adopting the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (ISMND) prepared for the Lookout Peak Trail Project; and 2) authorize the City Manager to negotiate a donation of trail construction by the Ukiah Valley Trail Group.

Attachments:

1. Comments in Favor
2. Comments Opposed or Concerned
3. Lookout Peak Trails Draft ISMND9_9Clean
4. Staff Responses to Comments
5. Road Maintenance Plan
6. Draft Resolution Adopting the Lookout Peak CEQA ISMND

- 12.b. Proposition 218 Protest Hearing and Consideration of Adjustments to Sewer Service Rates by Resolution.

Recommended Action: Conduct the Proposition 218 protest hearing, and adopt a resolution adjusting sewer service rates, with the first increase effective October 1, 2025.

Attachments:

1. Ukiah_Sewer_Rate_Resolution_2025
2. City of Ukiah 2025 Sewer Financial Plan draft 7.10.25 (002)
3. City of Ukiah 2025 Sewer Rate Study Presentation, 7-16-25

- 12.c. Conduct a Public Hearing to Receive Public Comment; Discuss Final Grantee Performance Under State Community Development Block Grant 21-CDBG-NH-20004; Adopt Resolution Confirming Project Closeout and Reimbursement of Grant Expenses from the California Department of Housing and Community Development; and Approve any Corresponding Budget Amendments Required as Part of the Grant Closeout Process.

Recommended Action: 1) Receive report from Staff on final performance related to State Community Development Block Grant 21-CDBG-NH-20004; 2) conduct a public hearing to receive public comment; 3) adopt a Resolution acknowledging accomplishments, confirming activity completion, and confirming approval for receipt of grant reimbursement funds from the State;

and 4) approve any corresponding budget amendments required as part of the grant closeout process.

Attachments:

1. Resolution 2021-12 CDBG
2. StandardAgreement_21-CDBG-NH-20004
3. Code-Enforcement-Policies-and-Procedures
4. Code-Enforcement-Presentations
5. Resolution_2025-XX_Close

13. UNFINISHED BUSINESS

- 13.a. Continue Hearing to Resolve Bid Protests Received for Specification No. 25-04 for the Remodel of 501 South State Street, and Approve Final Award.

Recommended Action: Continue hearing to resolve 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. Memo re proposed decision
7. Written Decision 1 Denying Protest
8. Written Decision 2 Upholding Bid Protest
9. DMR Bid
10. Cupples Bid
11. BofA Specs Sections 5 & 7

14. NEW BUSINESS

- 14.a. Possible Introduction of Camping Ordinance Amendment by Title Only.

Recommended Action: Introduce by title only the Camping Ordinance Amendment.

Attachments:

1. Camping Ordinance Amendment Redline
2. Camping Ordinance Amendment Clean
3. Mendocino County Homeless Encampment Coordination Protocol

- 14.b. Introduction of an Ordinance by Title Only and Adoption of the Corresponding Resolution of the City of Ukiah Adopting the 2025 Edition of the California Fire Code, Part 9, With Amendments, as Well as the 2025 Edition of the California Wildland-Urban Interface Code, Part 7, Regulating and Governing the Safeguarding of Life and Property From Fire and Explosion, and Providing for the Issuance of Permits, and Repealing All Other Ordinances and Parts of Ordinances of the City of Ukiah Fire Prevention Code in Conflict Herewith.

Recommended Action: Introduce an Ordinance by title only adopting the 2025 California Fire Code and the 2025 Wildland-Urban Interface Code, and adopt a Resolution establishing the findings of fact, including additions or amendments, to address local conditions.

Attachments:

1. 2025 Fire Code Adoption Ordinance Red Line
2. 2025 Fire Code Adoption Ordinance Clean
3. Resolution 2025-X Ukiah CC

- 14.c. 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 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. **Threat to Public Services or Facilities**
Consultation with: Dan Buffalo, Director of Finance and Scott Shaver, Interim Information Technology Manager
- 15.g. **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: 9/12/25