

**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/85166111856>**

**September 3, 2025
5:15 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on September 3, 2025, having been legally noticed on August 29, 2025. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/85166111856>. Mayor Crane called the meeting to order at 5:16 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin, Juan V. Orozco, Susan Sher, and Douglas, F. Crane. **Councilmembers Absent by Prearrangement:** Heather Criss. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Araceli Sandoval, Deputy City Clerk.

MAYOR CRANE PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Crane.

MOMENT OF SILENCE

Mayor Crane read a statement and led a moment of silence to honor the recently departed Darren Jackson, who served on the City of Ukiah's Diversity and Equity Committee.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications were received.

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Community Services Summer Wrap Up.

Presenters: Marianne Aranda, Senior Recreation Coordinator and Daniel Spence, Recreation Supervisor.

Presentation was received.

b. Proclamation of the Ukiah City Council Recognizing September as Hispanic Heritage Month in the City of Ukiah.

Presenter: Councilmember Orozco.

Public Comment: Jackie Orozco,

Proclamation was received by Martha Molina, Molina Taxes.

c. Presentation from Greater Ukiah Business and Tourism Alliance Regarding Activities and Events.

Presenters: Shannon Riley, Deputy City Manager and Katrina Kessen, Greater Ukiah Business and Tourism Alliance Executive Director.

Presentation was received.

5. PETITIONS AND COMMUNICATIONS

Deputy City Clerk, Araceli Sandoval, stated that all communications had been distributed.

6. APPROVAL OF MINUTES

a. Approval of the Minutes for the August 20, 2025, Special Meeting.

b. Approval of the Minutes for the August 20, 2025, Regular Meeting.

Motion/Second: Orozco/Sher to approve the Special and Regular Minutes of August 20, 2025, as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: Criss. 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 July 2025 – *Finance*.
- 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 – *Community Development*.

ORDINANCE NO. 1257

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.

- 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 – *Community Development*.

ORDINANCE NO. 1258

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

- d. Adoption of a Resolution (2025-43) 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 – *Community Development*.
- 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 – *Water Resources*.

Motion/Second: Rodin/Sher to approve Consent Calendar Items 8a-8e, as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: Criss. ABSTAIN: None.

9. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

No public comments were received.

10. **COUNCIL REPORTS**

No Council reports were received.

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. 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.

Presenter: Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 6:41 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:42 P.M.

Motion/Second: Sher/Orozco to adopt a resolution (2025-44) amending the Fee Schedule for the Planning and Building Divisions of the Community Development Department. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: Criss. ABSTAIN: None.

13. **UNFINISHED BUSINESS**

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

Presenter: Sean White, Water Resources Director.

No public comment was received.

Motion/Second: Orozco/Sher to approve Sewer System Management Plan 2025 Update. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: Criss. ABSTAIN: None.

b. Possible Adoption of Urgency Ordinance Adopting FEMA's Model Floodplain Management Ordinance, Flood Insurance Study, and Flood Insurance Rate Maps.

Presenters: Darcy Vaughn, Assistant City Attorney and Tim Eriksen, Public Works Director/City Engineer.

No public comment was received.

RECESS 6:58 P.M. – 7:06 P.M.

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

Deputy City Clerk, Araceli Sandoval, read the ordinance title into the record.

Motion/Second: Sher/Rodin to introduce and adopt the urgency ordinance adopting FEMA's Model Floodplain Management Ordinance, Flood Insurance Study, and Flood Insurance Rate Maps. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: Criss. ABSTAIN: None.

ORDINANCE NO. 1259

URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING VARIOUS SECTIONS OF THE UKIAH CITY CODE TO RE-ADOPT THE MOST RECENT CALIFORNIA BUILDING STANDARDS CODE PROVISIONS REGARDING FLOODPLAN MANAGEMENT; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND TO ADOPT ADDITIONAL FLOODPLAIN MANAGEMENT REGULATIONS.

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.

Presenter: Darcy Vaughn, Assistant City Attorney.

No public comment was received.

Motion/Second: Crane/Rodin to adopt a resolution (2025-45) affirming that the declaration of a local emergency remains in effect. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: Criss. ABSTAIN: None.

14. NEW BUSINESS

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

Presenter: Myles Fisette, Purchasing Manager.

PUBLIC HEARING OPENED AT 7:19 P.M.

Public Comment: Casey Cupples, Cupples & Sons Construction Inc.

RECESS 7:33 P.M. – 8:20 P.M.

PUBLIC HEARING CLOSED AT 8:56 P.M.

Motion/Second: Crane/Sher to direct the City Attorney's Office and Staff to conduct further review and to continue this item to the September 17, 2025, City Council Regular Meeting. Motion **carried** by the following roll call votes: AYES: Rodin, Orozco, Sher, and Crane. NOES: None. ABSENT: Criss. ABSTAIN: None.

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).

No reports were received.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 9:10 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. SCU-K-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

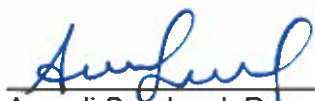
Employee Organizations: All bargaining units

Unrepresented Employee: Police Chief

No action reported; direction provided to Staff.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 10:13 p.m.



Araceli Sandoval, Deputy City Clerk

