



**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/84875504288>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 848 7550 4288
- 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.

October 15, 2025 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

4.a. Strike Out Cancer Fundraiser Presentation.

Recommended Action: Receive presentation and present ceremonial check to Cancer Resource Centers of Mendocino County.

Attachments: None

4.b. Proclamation Recognizing the Month of October as Domestic Violence Awareness Month in the City of Ukiah.

Recommended Action: Issue proclamation recognizing the month of October as Domestic Violence Awareness Month in the City of Ukiah.

Attachments:

1. Proclamation

4.c. Presentation of Proposed Financial Plan and Process for Ukiah Valley Water Authority Rate Adjustments by Hildebrand Consulting.

Recommended Action: Receive the informational presentation from Hildebrand Consulting and provide input to Staff and the consultant on the proposed financial plan and preliminary rate adjustment framework. No formal action is requested at this time.

Attachments:

1. City of Ukiah 2025 Water Financial Plan 10.10.25

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the September 17, 2025, Regular Meeting.

Recommended Action: Approve the Minutes for the September 17, 2025, Regular Meeting.

Attachments:

1. 2025-09-17 Council Draft Minutes

- 6.b. Approval of the Minutes for the October 6, 2025, Special Meeting.

Recommended Action: Approve the Minutes for the October 6, 2025, Special Meeting.

Attachments:

1. 2025-10-06 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 August 2025.

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

Attachments:

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

- 8.b. Adoption of a Camping Ordinance Amendment.

Recommended Action: Adopt the Camping Ordinance Amendment.

Attachments:

1. Camping Ordinance Amendment Redline
2. Camping Ordinance Amendment Clean
3. Mendocino County Homeless Encampment Coordination Protocol
4. UPD Policy 429

- 8.c. Approval of Notice of Completion for the Gobbi Circuit 202 Switching and Reliability Enhancement Project, Specification No. 24-04 and Final Payment of the 5% Retention to Wipf Construction, LLC.

Recommended Action: Approve the Notice of Completion for the Gobbi Circuit 202 Switching and Reliability Enhancement Project, Specification 24-04; approve final payment of the 5% retention to Wipf Construction, LLC; and direct the City Clerk to file the Notice of Completion with the County Recorder.

Attachments:

1. SPEC 24-04 GOBBI CKT 202 SWITCHING PROJ

2. Wipf Construction-Gobbi CKT 202 Switching Contract
 3. Notice of Completion-Wipf Construction
- 8.d. Consideration of Adoption of Resolution Appointing Karissa Grebil to the Public Spaces Commission.
- Recommended Action: Adopt Resolution appointing Karissa Grebil to the Public Spaces Commission.**
- Attachments:
1. Karissa Grebil Application and Resume
 2. Resolution 2014-48
 3. Memo - Nomination - Grebil - Public Spaces
 4. Proposed Resolution
- 8.e. Consideration of Approval of a Contract Amendment with RingCentral for the City's Phone System, Totaling \$101,329.25 Over the Remaining 55 Months of the Agreement, and Approve Corresponding Budget Amendment.
- Recommended Action: Approve a contract amendment with RingCentral for the City's new phone system in the amount of \$101,329.25, and approve a corresponding budget amendment.**
- Attachments:
1. RingCentral Change Order Form
- 8.f. Adoption of an Ordinance 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: Adopt an Ordinance 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.**
- Attachments:
1. 2025 Fire Code Adoption Ordinance Red Line - updated 9/17/25
 2. 2025 Fire Code Adoption Ordinance Clean
 3. CC Reso 2025-50 - Establishing Findings of Fact for Local Conditions
- 8.g. Consideration of Approval of a Contract with the California Conservation Corps to Provide Assistance with Landscaping on Phase 4 of the Great Redwood Trail in Accord with Cal Fire's Climate Resilient Forest Grant.
- Recommended Action: Approve a contract with the California Conservation Corps to provide assistance with landscaping on phase 4 of the Great Redwood Trail in accord with Cal Fire's Climate Resilient Forest grant.**
- Attachments:
1. CCC CRF Contract
 2. CCC Addendum
- 8.h. Approval of Notice of Completion for the HVAC Replacement at the Water Treatment Plant, Specification No. 24-03, and Final Payment of the 5% Retention to Peterson Mechanical, Inc.
- Recommended Action: Approve the Notice of Completion for the HVAC Replacement at the Water Treatment Plant, Specification 24-03; approve final payment of the 5% retention to Peterson Mechanical Inc; and direct the City Clerk to file the Notice of Completion with the County Recorder.**
- Attachments:
1. Peterson Mechanical - HVAC at WTP 2425-226 - Contract

2. Notice-of-Completion

- 8.i. Determination of Notification of Intent to Adjust Curbside Collection and Transfer Station Service Rates.

Recommended Action: Review and confirm the determination of the City Manager of compliance with the provisions of the agreements between the City of Ukiah and Ukiah Waste Solutions, Inc. and Solid Waste Systems, Inc. regarding the company's notice of intent to adjust curbside collection and transfer station rates.

Attachments:

1. UWS Adjustment 2026
2. SWS Adjustment 2026
3. UWS, Curbside Contract
4. SWS, Transfer Station Contract

- 8.j. Notification of Emergency Contract with Donahoo, Inc in the Amount of \$45,320 for Slide Mitigation Work at the Ukiah Landfill, and Approval of Contract and Budget Amendment.

Recommended Action: Receive Notification of Emergency Contract with Donahoo, Inc in the Amount of \$45,320 for Slide Mitigation Work at the Ukiah Landfill, and Approve of Contract and Budget Amendment.

Attachments:

1. Donahoo Inc - Emergency Landfill Slide Repair 2425-218 - Contract
2. Landfill Change Order Request

- 8.k. Approval of Budget Amendment in the Amount of \$100,000 for Contracted Maintenance, Consulting, and other Professional Services at the Ukiah Landfill.

Recommended Action: Approve budget amendment in the amount of \$100,000 for contracted maintenance, consulting, and other professional services at the Ukiah Landfill.

Attachments: None

- 8.l. Notification of Emergency Contract with Donahoo, Inc in the Amount of \$45,141 for Slide Mitigation Work at the Pressure Zone 1 Water Storage Tank.

Recommended Action: Receive Notification of Emergency Contract with Donahoo, Inc in the Amount of \$45,141 for Slide Mitigation Work at the Pressure Zone 1 Water Storage Tank.

Attachments:

1. Donahoo Inc - Water Tank Cleanup 2526-118 - Contract

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 Public Hearing to Receive Public Comment; and Consideration of Adoption of Resolution Adopting City of Ukiah Community Development Block Grant (CDBG) First Time Homebuyer Program Guidelines.

Recommended Action: Conduct a public hearing to receive public comment and adopt Resolution adopting the City of Ukiah Community Development Block Grant (CDBG) Homebuyer Program Guidelines.

Attachments:

1. CDBG_Homebuyer_Prog_Guidelines2025_Draft
2. Proposed Resolution

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. 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: Nui Rising Moon Trust v. City of Ukiah, et al.; Case No. 3:25-cv-08320

15.c. **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. SCUUK-CVPT-2018-70200

15.d. **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.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, City Clerk
Dated: 10/10/25