

**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/87542445328>**

**September 17, 2025
5:15 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on September 17, 2025, having been legally noticed on September 12, 2025. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/87542445328>. Mayor Crane called the meeting to order at 5:15 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin (*arriving at 5:21 p.m.*), 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

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Receive Presentation of Exceptional Employee Recognition Awards.

Presenters: Sage Sangiacomo, City Manager; Ralph Randal, Police Sergeant; Neil Davis, Community Services Director; Dan Buffalo, Finance Director; and Mayor Crane.

The Employee Recognition Awards were received by:

Christian Ballestrazze, Police Officer, Police Department: Christian Ballestrazze was dispatched to Safeway for a report of shoplifting. Officer Ballestrazze obtained video footage of the incident and determined that two female subjects stole approximately \$600 worth of items and fled the area and likely drove to Covelo. The Mendocino County Sheriff's Office had stopped the vehicle based on a request from Officer Ballestrazze. 15 minutes prior to the end of Officer Ballestrazze's shift, he drove to HWY 162 which was approximately one hour away. The two subjects who stole the items were placed under arrest. Officer Ballestrazze transported the subjects to jail and returned all the stolen items to Safeway. Officer Ballestrazze's determination and willingness to complete an investigation for a simple shoplift call resulted in two felony arrests, drug charges, and the ability to return \$600 worth of stolen merchandise. The Safeway Store Manager was extremely grateful.

David Burton, Museum Director, Community Services Department: David Burton has been the Director of the Grace Hudson Museum for the last six years. During his tenure, he has guided the Museum on a path of ever-increasing professionalism and national recognition. He has cultivated a deepening relationship with Native American community members, most notably seen in the Gathering Time exhibition, the first ever exhibition curated by and featuring Native American Artists. Though not a job requirement, Mr. Burton has served on both the Visit Ukiah Board and the Greater Ukiah Business and Tourism Board. More importantly, he has promoted and expanded the statewide recognition of the Museum through his service on the California Association of Museums Board,

serving on the executive committee, the bylaws committee, and chairing the governance committee. Mr. Burton works long hours, including weekends and evenings, in his pursuit of excellence.

MaryJo Reynolds, Senior Financial Services Specialist, and AJ Johnson, Financial Services Specialist I, Finance Department: This spring, the Accounts Payable (AP) team successfully led the transition from paper to paperless invoice processing—a major shift they embraced with persistence and a commitment to improvement. Most recently, a retirement in Accounts Receivable (AR) created staffing gaps. Without hesitation, both AP staff stepped up to help: one split time between AP and AR to support the temporary hire, while the other took on additional work and even offered to postpone a planned vacation. Despite increased pressure, they remained positive and focused. Their flexibility, teamwork, and dedication have been critical to keeping operations running smoothly during a time of transition, and it has been truly appreciated.

Staff Comment: Christian Ballestrazze, Police Officer; David Burton, Museum Director; MaryJo Reynolds, Senior Financial Services Specialist; and AJ Johnson, Financial Services Specialist I, Finance Department.

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

Presenters: Maya Simerson, Project and Grant Administrator and Jake Burgess, Community Services Supervisor.

No public comment was received.

Presentation was received.

5. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that all communications had been distributed.

6. APPROVAL OF MINUTES

a. Approval of the Minutes for the September 3, 2025, Regular Meeting.

Motion/Second: Criss/Orozco to approve Minutes of September 3, 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

8. CONSENT CALENDAR

- a. Approval of Budget Amendment in the Amount of \$126,000 for Cybersecurity with Convergent Computing (CCO) – *Information Services*.
- 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 – *Electric Utility*.
- c. Consideration of Adoption of Resolution (2025-46) Appointing Chantal Simonpietri to the Public Spaces Commission – *City Clerk*.
- d. Consideration of Additional Funding for the Proposed Ukiah Electric Vehicle Charging Stations Project, and Approve Corresponding Budget Amendment – *Electric Utility*.

- e. Authorization for the City Manager to Negotiate and Execute an Amendment to the Contract (2021-181-A3) 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 – *Fire*.

Public Comment: Chantal Simonpietri.

Motion/Second: Rodin/Orozco to approve Consent Calendar Items 8a-8e, 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: James Gore – Running for Senator, introducing self.

10. **COUNCIL REPORTS**

Presenter: Councilmember Orozco.

11. **CITY MANAGER/CITY CLERK REPORTS**

Presenter: Sage Sangiacomo, City Manager.

- FEMA Floodplain Maps

12. **PUBLIC HEARINGS (5:30 PM)**

- 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.**

Presenters: Neil Davis, Community Services Director and Katherine Schaefer, Planning Manager.

PUBLIC HEARING OPENED AT 6:09 P.M.

Public Comment: Kylie St. Pierre (*handout given*), Paul Outin, Fred Conklin, Paul Outin (*speaking for a second time*), Jason Strnad, Carol Mordhorst, Dennis Aseltyne, Mike Cannon, Fred Conklin, JoAnn Henrie, Eileen Russell, Joseph Sorenson, Sean White (*speaking as a citizen*), Andrea Davis, Dean Richards, Chess, Chantal Simonpietri, Kylie St. Pierre (*speaking for second time*).

PUBLIC HEARING CLOSED AT 6:48 P.M.

Motion/Second: Criss/Rodin to adopt a resolution (2025-47) adopting the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (ISMND) prepared for the Lookout Peak Trail Project. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Criss/Sher to authorize the City Manager to negotiate a donation of trail construction by the Ukiah Valley Trail Group. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 7:02 – 7:12 P.M.

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

Presenters: Dan Buffalo, Finance Director and Mark Hildebrand, Hildebrand Consulting.

Staff Comment: Sean White, Water Resources Director.

PUBLIC HEARING OPENED AT 7:28 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 7:29 P.M.

Motion/Second: Rodin/Sher to adopt a resolution (2025-48) adjusting sewer service rates, with the first increase effective October 1, 2025. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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.

Presenter: Jim Robbins, Housing and Grants Manager.

PUBLIC HEARING OPENED AT 7:34 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 7:34 P.M.

Motion/Second: Rodin/Criss to receive report on final performance related to State Community Development Block Grant 21-CDBG-NH-20004, adopt a resolution (2025-49) acknowledging accomplishments, confirming activity completion, and confirming approval for receipt of grant reimbursement funds from the State, and approve any corresponding budget amendments required as part of the grant closeout process. 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. Continue Hearing to Resolve Bid Protests Received for Specification No. 25-04 for the Remodel of 501 South State Street, and Approve Final Award.

Presenters: Myles Fisette, Purchasing Manager and Matt Keizer, Chief Building Official.

PUBLIC HEARING OPENED AT 7:59 P.M.

Public Comment: Casey Cupples and JR Da Silva.

PUBLIC HEARING CLOSED AT 8:10 P.M.

Motion/Second: Crane/Criss to adopt the proposed decision to reject the protest submitted by Cupples and Sons Construction Inc., 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. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, and Crane. NOES: Sher. ABSENT: None. ABSTAIN: None.

14. NEW BUSINESS

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

Presenters: Darcy Vaughn, Assistant City Attorney and Tom Corning, Police Chief.

Public Comment: Jordan Uggle and Megan Wolf.

Motion/Second: Rodin/Sher to introduce an 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 DIVISION 7, CHAPTER 1, ARTICLE 8 OF THE UKIAH CITY CODE, ENTITLED "CAMPING" TO REFLECT GUIDANCE PROVIDED BY STATE OF CALIFORNIA IN ITS "MODEL ORDINANCE: ADDRESSING ENCAMPMENTS WITH URGENCY AND DIGNITY."

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

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.

Presenter: Matt Keizer, Chief Building Official.

No public comment was received.

Motion/Second: Rodin/Orozco to introduce an 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 DIVISION 6, CHAPTER 3, ARTICLES 1 AND 3 OF THE UKIAH CITY CODE, ENTITLED: FIRE PREVENTION CODE.

Motion/Second: Criss/Rodin to introduce an Ordinance adopting the 2025 California Fire Code and the 2025 Wildland-Urban Interface Code, and adopt a resolution (2025-50) establishing the findings of fact, including additions or amendments, to address local conditions. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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).

Presenter:

No reports were received.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 9:08 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. Threat to Public Services or Facilities

Consultation with: Dan Buffalo, Director of Finance and Scott Shaver, Interim Information Technology Manager

g. Conference with Labor Negotiator (54957.6)

Agency Designated Representative: Sage Sangiacomo, City Manager

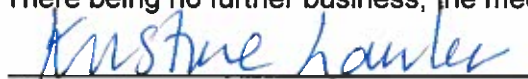
Employee Organizations: All bargaining units

Unrepresented Employee: Police Chief

No action reported; direction provided to Staff.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 9:55 p.m.



Kristine Lawler, CMC
City Clerk