



**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/83674216619>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 836 7421 6619
- 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.

November 5, 2025 - 5:15 PM

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1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**
 4. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**
 5. **PETITIONS AND COMMUNICATIONS**
 6. **APPROVAL OF MINUTES**

6.a. Approval of the Minutes for the October 15, 2025, Regular Meeting.

Recommended Action: Approve the minutes for the October 15, 2025, Regular Meeting.

Attachments:

1. 2025-10-15 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 September 2025.

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

Attachments:

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

8.b. Award Contract to DC Electric Inc in the Amount of 44,322.60 for Routine Traffic Signal Maintenance and Approval of Budget Amendment in the Amount of \$4,322.60.

Recommended Action: Award contract to DC Electric Inc. in the amount of \$44,322.60 for routine traffic signal maintenance and approve a budget amendment in the amount of \$4,322.60.

Attachments:

1. City of Ukiah 10-22-25 - TS Maint & Emergency Response (DCE)

8.c. Approval of Purchase of Caterpillar Dozer, Mack Truck and Cozad Equipment Trailer from the Hopland Fire Protection District in the Amount of \$138,000.

Recommended Action: Approve purchase of Caterpillar dozer, Mack truck and Cozad equipment trailer from the Hopland Fire Protection District in the amount of \$138,000.

Attachments:

1. Proposal

8.d. Approval of Contract Amendment to JM Integration for On-call Maintenance and Troubleshooting at the Wastewater Treatment Plant in the Amount of \$73,187.90.

Recommended Action: Approve contract amendment to JM Integration for on-call maintenance and troubleshooting at the Wastewater Treatment Plant in the amount of \$73,187.90.

Attachments:

1. JM Integration - SCADA On Call Maintenance 2324-082 - Contract - signed (003)
2. JM CO Proposal

8.e. Approval of Contract Amendment with The KPA Group for Consulting Services Related to Phase 2 Design Services at ~~1501~~ 501 South State Street in the Amount of \$96,555 Including \$14,310 for Additional Services During the Extended Bidding Process and \$82,245 for Construction Management Support During the Construction Phase.

Recommended Action: Approve contract amendment with The KPA Group for consulting services related to Phase 2 Design Services at 501 South State Street in the amount of \$96,555.

Attachments:

1. KPA Group - Phase 2 Design Services at 501 S State - 2223-157 - ASR
2. DMR Builders - Remodel of 501 S State St 2526-116 - ASR
3. Contract No. 2223-157-A2

8.f. Approval of Contract Amendment with Cintas for Uniform and Janitorial Rental Services.

Recommended Action: Approve contract amendment with Cintas for uniform and janitorial rental services.

Attachments:

1. Cintas COU No 2223-118
2. OMNIA Rental Acceptance Agreement City of Ukiah

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. Introduction by Title Only of an Ordinance to Modify the Ukiah City Code by adding Article 11.5 to Division 9, Chapter 2, to Establish and Regulate the Open Space (O-S) Zoning District.

Recommended Action: Introduce by title only an Ordinance amending the Ukiah City Code to add Article 11.5 to Division 9, Chapter 2, establishing and regulating the Open Space (O-S) Zoning District.

Attachments:

1. Draft Open Space Ordinance
2. PC Resolution No. 2025-05 - Signed
3. Draft Findings of Consistency - CEQA Statutory Exemption
4. O-S CC Presentation - 10.31.25

- 12.b. Introduction by Title Only of an Ordinance Prezoning 1 Carousel Lane (APN 167-280-15) to Public Facilities (PF) Zoning District and Adoption of a Resolution of Application to Mendocino Local Agency Formation Commission to Submit the "City of Ukiah - Corporation Yard Annexation" Application.

Recommended Action: Introduce by title only an Ordinance prezoning 1 Carousel Lane (APN 167-280-15) to Public Facilities (PF) Zoning District and adopt a Resolution of Application to Mendocino LAFCo to submit the 'City of Ukiah - Corporation Yard Annexation' application.

Attachments:

1. Planning Commission Resolution #25-04 (Signed)
2. Draft Ordinance - 1 Carousel Lane Annexation
3. Draft Resolution - 1 Carousel Lane Annexation
4. Draft CEQA NOE - 1 Carousel Lane Annexation
5. Maps - 1 Carousel Lane Annexation

13. UNFINISHED BUSINESS

- 13.a. Approval of Disbursement of up to \$300,000 in Opioid Settlement Funds for the Expansion of the Ford Street Project; Authorization for the City Manager to Negotiate and Execute Agreement for Said Distribution with the Ford Street Project; and Approval of Corresponding Budget Amendment.

Recommended Action: Approve the disbursement of up to \$300,000 in opioid settlement funds for the expansion of the Ford Street Project; authorize the City Manager to negotiate and execute agreement for said distribution with the Ford Street Project; and approve the corresponding budget amendment.

Attachments:

1. 2023-10-04 Staff Report
2. Ford Street Agreement_draft

- 13.b. Adoption of 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 2025-45 - Ratification of Proclamation of Local Emergency
3. Continuing Atmospheric River State of Emergency Nov 5 2025

14. NEW BUSINESS

- 14.a. Receive and File Fourth Quarter Financial Report (Preliminary Unaudited Year-End Results).
Recommended Action: Receive and file Fourth Quarter Financial Report (preliminary unaudited year-end results).

Attachments: None

- 14.b. Adoption of a Resolution Approving Successor Memoranda of Understanding Between the City of Ukiah and Operating Engineers, Local 3 — Water Utilities and Mechanics Unit, and Administrative and Maintenance Unit (if ratified), Effective September 19, 2025, through September 18, 2028, and Corresponding Salary Schedule(s); and Authorize the City Manager to Execute the Agreement(s) and Amend the Budget Accordingly.

Recommended Action: Adopt a Resolution approving the successor Memoranda of Understanding between the City of Ukiah and Operating Engineers Local 3 — Water Utilities and Mechanics Unit, and Administrative and Maintenance Unit (if ratified), Effective September 19, 2025, through September 18, 2028, and Corresponding Salary Schedule(s); and Authorize the City Manager to Execute the Agreement(s) and Amend the Budget Accordingly.

Attachments:

1. 9.19.25-9.18.28 Water Utilities & Mechanics MOU
2. Water Utilities & Mechanics Unit Salary Schedule - Year 1
3. Resolution Successor MOU 2025-2028
4. Budget Adjustment 2

- 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 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 (2 cases)

- 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. SCU-K-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.

Araceli Sandoval, Deputy City Clerk

Posted: 10/31/25