



**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/89884146226>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 898 8414 6226
- 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 19, 2025 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Proclamation of the Ukiah City Council Recognizing November as Native American Heritage Month in the City of Ukiah.
Recommended Action: The Ukiah City Council will issue a proclamation recognizing November as Native American Heritage Month in the City of Ukiah.
Attachments:
1. Native American Heritage Month Proclamation
- 4.b. Report on the Dia de los Muertos Event.
Recommended Action: Receive report on the Dia de los Muertos Event.
Attachments: None

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the November 5, 2025, Regular Meeting.

Recommended Action: Approve the minutes for the November 5, 2025, Regular Meeting.

Attachments:

1. 2025-11-05 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. Adoption of an Ordinance Amending 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: Adopt an Ordinance amending 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.

Attachments:

1. Open Spaces Proposed Ordinance
2. PC Resolution No. 2025-05 - Signed
3. Draft Findings of Consistency - CEQA Statutory Exemption

- 8.b. Adoption of an Ordinance Prezoning 1 Carousel Lane (APN 167-280-15) to the Public Facilities (PF) Zoning District for Future Use by the City of Ukiah as its Municipal Corporation Yard Following Annexation into the City's Jurisdiction.

Recommended Action: Adopt an Ordinance prezoning 1 Carousel Lane (APN 167-280-15) to the Public Facilities (PF) Zoning District for future use by the City of Ukiah as its municipal Corporation Yard following annexation into the City's jurisdiction.

Attachments:

1. Planning Commission Resolution #25-04 (Signed)
2. Prezoning Ordinance
3. City Council Resolution #25-54 (Signed)
4. Draft CEQA NOE - 1 Carousel Lane Annexation
5. Maps - 1 Carousel Lane Annexation_10.27.jd3 (1)

- 8.c. Approval of Contract Amendment with Ryan Jackson to Increase the Scope of Work by an Additional \$40,000 to Revise the Total Not-to-Exceed Amount From \$40,000 to \$80,000, and Approve Corresponding Budget Amendment.

Recommended Action: Approve a contract amendment with Ryan Jackson to increase the scope of work by an additional \$40,000 to revise the total not-to-exceed amount from \$40,000 to \$80,000, and approve corresponding budget amendment.

Attachments:

1. Attachment 1 - Ryan Jackson - IT Support Services 2526-095 - Agreement
2. COU No 2526-095-A1

- 8.d. Approval of Budget Amendment in the Amount of \$318,074.37 and Approval of the Notice of Completion for the Recycled Water Project Phase 4 Specification 23-01, and Final Payment of 5% Retention of Ghilotti Construction Co., Inc.

Recommended Action: Approve a budget amendment in the amount of \$318,074.37 and approve the Notice of Completion for the Recycled Water Project Phase 4 Specification 23-01, and final payment of 5% retention of Ghilotti Construction Co., Inc.

Attachments:

1. Awarding ASR
2. Recycled Water Project Phase 4 Vol 1 Tech Specs

3. Recycled Water Project Phase 4 Vol 2 Tech Specs
 4. Recycled Water Project Phase 4 Vol 3 Tech Specs
 5. Notice-of-Completion
 6. Certificate of Substantial Completion
- 8.e. Approval of Purchase of Multiple Fleet Vehicles and Equipment from the Willow County Water District in the Amount of \$219,670 Plus Tax, and Approval of Corresponding Budget Amendment.
- Recommended Action: Approve purchase of multiple fleet vehicles and equipment from the Willow County Water District in the amount of \$219,670 plus tax, and approval of corresponding budget amendment.**
- Attachments:
1. 2024-02-21 Agenda Item 13a
 2. Term Sheet, Willow Vehicles and Equipment, 11-13-2025
 3. Exhibit A, Willow Vehicles and Equipment
- 8.f. Adoption of Resolution Authorizing the City of Ukiah to Submit a Regional Payment Program Application on Behalf of Itself as Lead Participant and All Non-Lead Participants for All City/County Payment Programs with CalRecycle.
- Recommended Action: Adopt resolution authorizing the City of Ukiah to submit a Regional Payment Program Application on behalf of itself as lead participant and all non-lead participants for all City/County payment programs with CalRecycle.**
- Attachments:
1. Proposed Resolution

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. Review and Consider Introduction by Title Only of an Ordinance Adding Chapter 9 to Division 2 of Ukiah City Code to Regulate Sidewalk Vending on Public Property and in the Public Right-of-Way.
- Recommended Action: Review and provide input on the Ordinance adding a new Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and within the public right-of-way. Introduce and possibly adopt the Ordinance at a future date not yet certain.**
- Attachments:
1. Sidewalk Vending Ordinance
 2. Senate Bill 946, Safe Sidewalk Vending Act

13. UNFINISHED BUSINESS

- 13.a. Status Report from Owner of the Palace Hotel.
- Recommended Action: Receive report.**
- Attachments: None

14. NEW BUSINESS

- 14.a. Receive Presentation on 2025 Ukiah Valley Fire Authority Fuels Crew Accomplishments and Authorize the City Manager to Negotiate and Execute a Memorandum of Understanding Between the City of Ukiah and the Mendocino County Fire Safe Council for the Use of the Ukiah Valley Fire Authority Fuels Crew.
Recommended Action: Receive Presentation on 2025 Ukiah Valley Fire Authority Fuels Crew Accomplishments and authorize the City Manager to negotiate and execute Memorandum of Understanding between the City of Ukiah and the Mendocino County Fire Safe Council for the use of the Ukiah Valley Fire Authority Fuels Crew.
Attachments:
1. Draft UVFA-MCFSC MOU
2. UVFA Fuels Crew Accomplishments
- 14.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); Including the Possible Disbandment of the Zoning Reform Ad Hoc, and the Creation of an Airport Infill Policy Ad Hoc.
Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s); including the disbandment of the Zoning Reform Ad Hoc, and the creation and appointment of an Airport Infill Policy Ad Hoc.
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 (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. SCUK-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

11/14/25