

**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/83674216619>**

**November 5, 2025
5:15 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on November 5, 2025, having been legally noticed on October 31, 2025. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/83674216619>. Mayor Crane called the meeting to order at 5:17 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin, Heather Criss, Juan V. Orozco, Susan Sher, and Douglas, F. Crane. **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.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

5. PETITIONS AND COMMUNICATIONS

Deputy City Clerk, Araceli Sandoval, stated that no communications had been received.

6. APPROVAL OF MINUTES

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

Motion/Second: Sher/Criss to approve Minutes of October 15, 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. Report of Disbursements for the Month of September 2025 – *Finance*.

b. Award Contract (2526-145) 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 – *Public Works*.

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 – *Public Works*.

- d. Approval of Contract Amendment (2324-082-A1) to JM Integration for On-call Maintenance and Troubleshooting at the Wastewater Treatment Plant in the Amount of \$73,187.90 – *Water Resources*.
- e. Approval of Contract Amendment (2223-157-A2) with The KPA Group for Consulting Services Related to Phase 2 Design Services at 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 – *Finance*.
- f. Approval of Contract Amendment (2223-118-A1) with Cintas for Uniform and Janitorial Rental Services – *Finance*.

** An administrative correction was made to the title for Agenda Item 8e to reflect the correct location.*

Motion/Second: Rodin/Criss to approve Consent Calendar Items 8a-8f, 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: Kylie St. Pierre – September 17, 2025, Council Minutes; Jacqueline Williams – Ukiah Food Bank; and Fred Conklin – NUI Rising Moon Trust.

10. COUNCIL REPORTS

Presenters: Vice Mayor Sher and Councilmembers Criss, Orozco, and Rodin.

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. 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.

Presenters: Jesse Davis, Chief Planning Manager and Blake Adams, Chief Resiliency Officer.

A presentation was received.

PUBLIC HEARING OPENED AT 5:56 P.M.

Public Comment: Kylie St. Pierre.

PUBLIC HEARING CLOSED AT 6:00 P.M.

Motion/Second: Criss/Rodin 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.

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

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING A NEW ARTICLE 11.5 TO DIVISION 9, CHAPTER 2 TO UKAH CITY CODE TO ESTABLISH AND REGULATE THE OPENSOURCE (O-S) ZONING DISTRICT.

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

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.

Presenter: Jesse Davis, Chief Planning Manager.

PUBLIC HEARING OPENED AT 6:15 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:16 P.M.

Motion/Second: Criss/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.

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

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH PREZONING 1 CAROUSEL LANE (APN 167-280-15) TO PUBLIC FACILITIES (PF) WITH A GENERAL PLAN DESIGNATION OF PUBLIC (P) IN ANTICIPATION OF THE "CITY OF UKIAH – CORPORATION YARD ANNEXATION"

Motion/Second: Rodin/Orozco to introduce an Ordinance prezoning 1 Carousel Lane (APN 167-280-15) to Public Facilities (PF) Zoning District and adopt a Resolution (2025-54) of Application to Mendocino LAFCo to submit the 'City of Ukiah - Corporation Yard Annexation' application. 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. 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.

Presenters: Shannon Riley, Deputy City Manager and Jacqueline Williams, Ford Street Project Executive Director.

A video was received.

No public comment was received.

Motion/Second: Criss/Sher to 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 (2526-146) for said distribution with the Ford Street Project; and approve the corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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.

Presenter: Traci Boyl, Senior Management Analyst.

No public comment was received.

Motion/Second: Crane/Criss to adopt a resolution (2025-55) affirming that the declaration of a local emergency remains in effect. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

14. NEW BUSINESS

a. Receive and File Fourth Quarter Financial Report (Preliminary Unaudited Year-End Results).

Presenter: Dan Buffalo, Finance Director.

A presentation was received.

No public comment was received.

Report was received.

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.

Presenter: Sheri Mannion, Risk Manager /Human Resources Director.

No public comment was received.

Motion/Second: Criss/Sher to adopt a Resolution (2025-56) approving the successor Memoranda of Understanding between the City of Ukiah and Operating Engineers Local 3 — Water Utilities and Mechanics Unit (2526-147), Effective September 19, 2025, through September 18, 2028, and Corresponding Salary Schedule; and Authorize the City Manager to Execute the Agreement and Amend the Budget Accordingly. 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).

No reports were received.

15. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation

(Government Code Section 54956.9(d)(4))

Initiation of litigation (2 cases)

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

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

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

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

16. ADJOURNMENT

There being no further business, the meeting adjourned at 7:55 p.m.



Araceli Sandoval, Deputy City Clerk

