



**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/81684888938>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 816 8488 8938
- 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.

December 3, 2025 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Presentation of Donation Check to the Mendocino County Fire Safe Council.

Recommended Action: Receive presentation.

Attachments:

1. Attachment 1 - 2025 Mendocino Co. Homebrew Festival

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the November 19, 2025, Regular Meeting.

Recommended Action: Approve the minutes for the November 19, 2025, Regular Meeting.

Attachments:

1. 2025-11-19 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. Notification of Change Order to Ghilotti Construction, Inc. for Emergency Repair of the Water Main on East Smith Street and Utility Work on the Urban Core Rehabilitation Project, Specification No. 23-07, in the Amount of \$175,060.99, and Approval of Corresponding Budget Amendment.

Recommended Action: Receive notification of change order to Ghilotti Construction, Inc. for emergency repair of the water main on East Smith Street and utility work on the Urban Core Rehabilitation Project, Specification No. 23-07, in the amount of \$175,060.99, and approve the corresponding budget amendment.

Attachments:

1. Ghilotti Bid
2. CCO-No-27 Spec 23-07 EXECUTED

- 8.b. Notification of Change Order to Ghilotti Construction, Inc. for Utility Conflict Work on the Fairgrounds Storm Drain Replacement Project, Specification No. 25-02 in the Amount of \$98,580.50 and Approval of Corresponding Budget Amendment

Recommended Action: Receive notification of change order to Ghilotti Construction, Inc. for utility conflict work on the Fairgrounds Storm Drain Replacement Project, Specification No. 25-02 in the amount of \$98,580.50 and approve corresponding budget amendment

Attachments:

1. 7/16/25 Approving ASR
2. CCO-No-1 Spec 25-02 SIGNED

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 a Public Hearing to Receive Public Comment; Discuss Final Grantee Performance Under State Community Development Block Grant 21-CDBG-HA-00001; Adopt Resolution Confirming Program 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.

Recommended Action: 1) Receive report from Staff on final performance related to State Community Development Block Grant 21-CDBG-HA-00001; 2) conduct a public hearing to receive public comment; 3) consider and adopt a Resolution acknowledging accomplishments, confirming activity completion, and confirming approval of grant reimbursement funds from the

State; and 4) approve any corresponding budget amendments required as part of the grant closeout process.

Attachments:

1. Resolution 2021-12
2. Standard Agreement 21-CDBG-HA-00001
3. Program Marketing Materials
4. Program Application Packet
5. Proposed Resolution

13. UNFINISHED BUSINESS

- 13.a. Approval of Plans and Specifications for the Corporation Yard Monitoring Well Abandonment Project, Specification 25-06, and Direct Staff to Advertise for Bids.

Recommended Action: Approve the plans and specifications for the Corporation Yard Monitoring Well Abandonment Project, Specification 25-06, and direct Staff to advertise for bids.

Attachments:

1. Original PS&E Approval
2. Bid Rejection
3. Spec 25-06 Abandonment of Environmental Monitoring and Remediation Wells
4. Plans for Remediation System Decommissioning, Site Restoration, and Well Abandonment
5. Engineers Estimate of Cost

14. NEW BUSINESS

- 14.a. Discussion, Direction, and Authorization to Staff Regarding the Utility's Proposed Electric Service Center Solar and Battery Project.

Recommended Action: Discuss, provide direction, and authorize Staff to proceed with the proposed Electric Service Center Solar and Battery Project.

Attachments:

1. Californias Energy Mix 2023
2. RFP-PV-Hastings-251117

- 14.b. Adoption of a Resolution Authorizing an Interfund Loan from the Pension Debt Service Fund (Fund 130) to the Wastewater Utility Enterprise Fund in the Amount of \$3,000,000, Approval of the Interfund Loan Agreement, Approval of the Illustrative Amortization Schedule, and Authorize the Finance Director to Implement and Administer the Loan.

Recommended Action:

- 1. Adopt a resolution authorizing an interfund loan from the Pension Debt Service Fund (Fund 130) to the Wastewater Utility Enterprise Fund in the amount of \$3,000,000, approve the Interfund Loan Agreement, approve the illustrative Amortization Schedule, and authorize the Finance Director to implement and administer the loan.***
- 2. (Alternative) Revise the resolution and its exhibits, and adopt.***
- 3. (Alternative) Do not approve but provide direction to Staff.***

Attachments:

1. Resolution and Interfund Loan Agreement

- 14.c. Receive and File First Quarter Financial Report.

Recommended Action: Receive and file First Quarter Financial Report (preliminary unaudited quarter-end results).

Attachments: None

- 14.d. Consideration of Adoption of Amended Resolution Providing Council Rotation Guidelines; and Annual Appointment of Mayor, Vice Mayor, and Council Reorganization.

Recommended Action: 1) Adopt an amended resolution providing Council rotation guidelines; and 2) Nominate and appoint the positions of Mayor and Vice Mayor, and select seating for the remaining Councilmembers for the year 2026, starting at the December 17, 2025, meeting.

Alternate action: Take only partial action, and/or continue this item to the December 17, 2025, Council meeting.

Attachments:

1. Council Rotation Guidelines Proposed Resolution - Redline & Clean

- 14.e. 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 (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
Dated: 11/26/25