

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/81684888938>

December 3, 2025
5:15 p.m.

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on December 3, 2025, having been legally noticed on November 26, 2025. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/81684888938>. Mayor Crane called the meeting to order at 5:18 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 City Manager Sage Sangiacomo.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

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

Presenters: Michael Maldonado, Assistant Facility Administrator and McKenzie Nelson, Event Coordinator.

A presentation was received.

No public comment was received.

Mayor Crane presented a donation check, which was received by Scott Cratty, Mendocino Fire Safe Council.

5. PETITIONS AND COMMUNICATIONS

Deputy City Clerk, Araceli Sandoval, stated that all communications had been distributed.

6. APPROVAL OF MINUTES

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

Motion/Second: Sher/Orozco to approve Minutes of November 19, 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. 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 – *Public Works*.

- 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 – *Public Works*.

Motion/Second: Criss/Orozco to approve Consent Calendar Items 8a-8b, 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**

No public comments were received.

10. **COUNCIL REPORTS**

Presenter: Vice Mayor Sher.

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

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Electric Utility Update** – Cindy Sauers, Electric Utility Director.
- **School Street Multimodal Study Public Forum** – Shannon Riley, Deputy City Manager.

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

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.**

Presenters: Jim Robbins, Housing and Grants Manager and Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 6:08 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:08 P.M.

Motion/Second: Sher/Rodin to adopt a Resolution (2025-58) acknowledging accomplishments, confirming activity completion, and confirming approval 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. **Approval of Plans and Specifications for the Corporation Yard Monitoring Well Abandonment Project, Specification 25-06, and Direct Staff to Advertise for Bids.**

Presenter: Tim Eriksen, Public Works Director/City Engineer.

No public comment was received.

Motion/Second: Criss/Rodin to approve the plans and specifications for the Corporation Yard Monitoring Well Abandonment Project, Specification 25-06, and direct Staff to advertise for bids. 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. Discussion, Direction, and Authorization to Staff Regarding the Utility's Proposed Electric Service Center Solar and Battery Project.

Presenters: Cindy Sauers, Electric Utility Director; Tim Holmes, Kenwood Energy Consultant; and Donna Boysen, Kenwood Energy Consultant.

A presentation was received.

Public Comment: Crispin Hollinshead.

Motion/Second: Criss/Rodin to discuss, provide direction, and authorize Staff to proceed with the proposed Electric Service Center Solar and Battery Project. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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.

Presenter: Dan Buffalo, Finance Director.

No public comment was received.

Motion/Second: Crane/Rodin to adopt a resolution (2025-59) 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 (2526-151), approve the illustrative Amortization Schedule, and authorize the Finance Director to implement and administer the loan. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

c. Receive and File First Quarter Financial Report.

Presenter: Dan Buffalo, Finance Director.

A presentation was received.

No public comment was received.

Report was received.

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

Presenter: Araceli Sandoval, Deputy City Clerk.

No public comment was received.

Motion/Second: Rodin/Crane to nominate and appoint Vice Mayor Sher as Mayor and Councilmember Orozco as Vice Mayor. 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 adopt an amended resolution (2025-60) providing Council rotation guidelines and approve the remaining Council seats (*Seat #1 – Mayor Crane; Seat #2 – Councilmember Rodin; Seat #3 – Councilmember Criss*). Motion **carried** by the following roll call

votes: AYES: Rodin, Criss, Orozco, Sher, and Crane. NOES: None. ABSENT: None. ABSTAIN: None.

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).

Presenter: Sage Sangiacomo, City Manager.

Report was received.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:09 P.M.

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: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUk-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. Conference with Labor Negotiator (54957.6)

Agency Designated Representative: Sage Sangiacomo, City Manager

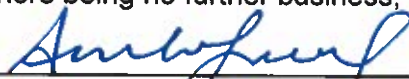
Employee Organizations: All bargaining units

Unrepresented Employee: Police Chief

No action reported; direction provided to Staff.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 p.m.


Araceli Sandoval, Deputy City Clerk