



**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/83075964263>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 830 7596 4263
- 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.

January 21, 2026 - 5:15 PM

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 December 17, 2025, Regular Meeting.

Recommended Action: Approve the Minutes for the December 17, 2025, Regular Meeting.

Attachments:

1. 2025-12-17 CC 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 November 2025.

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

Attachments:

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

- 8.b. Report of Disbursements for the Month of December 2025.

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

Attachments:

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

- 8.c. Adoption of Resolution Approving the City of Ukiah's Qualified Contractors List for 2026.

Recommended Action: Adopt the resolution approving the Qualified Contractors List for 2026.

Attachments:

1. City Code Section 1541-1543
2. Cost Accounting Manual - Partial
3. Annual Public Notice - November 2025
4. Proposed Resolution with Exhibit A

- 8.d. Notification of Purchase of Tablet Command Software in the Amount of \$40,450 for the Annual Renewal and Service Expansion.

Recommended Action: Receive notification of purchase of Tablet Command software in the amount of \$40,450 for the annual renewal and service expansion.

Attachments:

1. Tablet Command Brochure
2. Quote & PO

- 8.e. Approval of Contract Amendment with Van Lant & Fankhanel, LLP, in the Amount of \$189,955 for Auditing Services through Fiscal Year 2029/30.

Recommended Action: Approve a contract amendment with Van Lant & Fankhanel, LLP in the amount of \$189,955 for auditing services through Fiscal Year 2029/30.

Attachments:

1. Engagement letter 1-2-2026
2. Contract 1415197 - Auditing Services

- 8.f. Consideration and Possible Approval of Cancellations for the August 5, 2026; December 2, 2026, and January 6, 2027, Regular Meetings, with the Option for the Mayor and/or City Manager to Call for a Special Meeting on an Alternate Date if Time-Sensitive Business Arises.

Recommended Action: Approve cancellations for the August 5, 2026; December 2, 2026, and January 6, 2027, Regular City Council Meetings, with the option for the Mayor and/or City Manager to call for a special meeting on an alternate date if time-sensitive business arises.

Attachments: None

- 8.g. Approval of Budget Amendment in the Amount of \$9,960 for Structural Engineering Services from Dave Jankovsky and Fundraising Consulting Services from Phil Kohlmetz for the Grace Hudson Museum Sun House.
Recommended Action: Approve budget amendment in the amount of \$9,960 for structural engineering services from Dave Jankovsky and fundraising consulting services from Phil Kohlmetz for the Grace Hudson Museum Sun House.
Attachments:
1. COU 2425-237 - Jankovsky Engineering Services - GHM Evaluation
2. COU 2425-238 Phil Kohlmetz - General Nonprofit Consulting and Fundraising Counsel
- 8.h. Approval of Installment Purchase Agreement with Ukiah Valley Sanitation District and Authorize the City Manager to Execute the Agreement and Any Related Documents Necessary to Effectuate the Transaction.
Recommended Action: Approve the Installment Purchase Agreement with Ukiah Valley Sanitation District and authorize the City Manager to execute the agreement and any related documents necessary to effectuate the transaction.
Attachments:
1. Installment Purchase Agreement
- 8.i. Consideration of Award of Bid to C.V. Larsen in the Amount of \$374,596.39 for the Corporation Yard Environmental Well Abandonment, Specification 25-06, Plus a 10% Contingency; and Approve a Corresponding Budget Amendment.
Recommended Action: Award Bid to C.V. Larsen in the amount of \$374,596.39 for the Corporation Yard Environmental Well Abandonment, Specification 25-06, plus a 10% contingency, and approve a corresponding budget amendment.
Attachments:
1. Revised PS&E Approval ASR
2. Revised Project Plans
3. Bid Tabulation Spec 25-06 Abandonment of Environmental Monitoring and Remediation Wells
4. CV Larsen Bid
- 8.j. Notification of Contract with EBA Engineering for Environmental Engineering Services Related to the Corporation Yard Environmental Well Abandonment Project, Specification 25-06, and Approval of a Corresponding Budget Amendment.
Recommended Action: Receive notification of contract with EBA Engineering for environmental engineering services related to Corp Yard Environmental Well Abandonment Project, Specification 25-06, and approve a corresponding budget amendment.
Attachments:
1. City of Ukiah Well Abandonment Oversight 1-12-26
2. Clear Creek - Carbon Media Vac and Disposal Quote
3. Bradley Tanks-Waste Storage and Disposal Quote
- 8.k. Consideration of Approval of Notice of Completion for the Great Redwood Trail Phase 4, Specification 21-02; Approval of Release of Final Payment of the 5% Retention to Granite Construction Company; and Direction to the City Clerk to File the Notice of Completion with the County Recorder.
Recommended Action: Approve the Notice of Completion for the Great Redwood Trail Phase 4, Specification 21-02; approve the release of the final payment of the 5% retention to Granite Construction Company; and direct the City Clerk to file the Notice of Completion with the County Recorder.
Attachments:
1. Great Redwood Trail Phase 4 Final Plan REVISED
2. Notice of Completion-Spec 21-02

- 8.l. Approval of Professional Services Contract with EBA Engineering in the Amount of \$75,811 for Environmental Monitoring and Reporting Services for the Ukiah Landfill and Approval of Corresponding Budget Amendment.
Recommended Action: Approve a professional services contract with EBA Engineering in the amount of \$75,811 for environmental monitoring and reporting services for the Ukiah Landfill and approval of corresponding budget amendment.
Attachments:
1. Cost Estimate for Environmental Monitoring and Reporting_01-15-25
- 8.m. Approval of Contract Amendment with Ukiah Waste Solutions for Biosolids Removal at the Wastewater Treatment Plant.
Recommended Action: Approve contract amendment with Ukiah Waste Solutions for Biosolids Removal at the Wastewater Treatment Plant.
Attachments:
1. Original Agreement
2. Amendment 9
- 8.n. Notification of a Purchase from Pelham Paramedic School for Paramedic Training of Five Ukiah Valley Fire Authority (UVFA) Team Members in the Amount of \$106,500.
Recommended Action: Receive notification of purchase from Pelham Paramedic School for paramedic training of five Ukiah Valley Fire Authority (UVFA) team members in the amount of \$106,500.
Attachments:
1. Pelham Program Brochure
2. Pelham Paramedic School Invoices
- 8.o. Review and Accept the Annual Development Impact Fee Report for Fiscal Year 2024-25.
Recommended Action: Review and accept the Annual Development Impact Fee Report for Fiscal Year 2024-25.
Attachments:
1. Annual DIF Report 2025

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. Consideration of Approval of a Demolition Permit for Two Structures Over 50 Years Old at 101 and 105 South Main Street; Permit No. PA25-000021, File No. 25-000926.
Recommended Action: Approve the Demolition Permit for two structures over 50 years old at 101 and 105 South Main Street; Permit No. PA25-000021, File No. 25-000926.
Attachments:
1. Ukiah City Code Section 3016
2. Final ISMND (2022)
3. Stamped Metal Siding Panel Evaluation (2023)
4. Draft Addendum

5. Draft Findings
6. Draft Resolution

13. **UNFINISHED BUSINESS**

- 13.a. Presentation of City's Audited Annual Comprehensive Financial Report (ACFR) and Audit Reports for the Year Ended June 30, 2025.

Recommended Action: Receive and file Annual Comprehensive Financial Report (ACFR).

Attachments:

1. Annual-ACFR-Report-City-June-30-2025
2. ACFR_Presentation_Updated_FY2025
3. Ukiah Audit Communication Conclusion Letter FY 2025

14. **NEW BUSINESS**

- 14.a. Consideration of Adoption of a Resolution Authorizing an Exception to the 180-Day CalPERS Waiting Period, and Authorizing the City's Retired Water Resources Director to Work on a Temporary Basis as an Extra Help Employee in Accordance with Government Code Sections 7522.56 and 21224.

Recommended Action:

- 1. Adopt the resolution authorizing an exception to the 180-day waiting period and authorizing the employment of retired annuitant Sean White as an Extra Help employee pursuant to Government Code sections 7522.56 and 21224; and***
- 2. Authorize the City Manager to execute the associated Extra Help Employment Agreement, ensuring continued compliance with CalPERS requirements, including the 960-hour annual limit.***

Attachments:

1. Proposed Resolution – Exception to 180-Day Waiting Period
2. Sean White Employment Agreement – Extra Help (Exhibit A)

- 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); with Possible Changes to Airport Infill Policy Ad Hoc.

Recommended Action: 1. Receive report(s).

2. The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s).

3. Approve the name change of the Airport Infill Policy Ad Hoc to the Airport Policy Ad Hoc along with the identified scope modifications recommended by Staff.

Attachments:

1. 2025 City Council Special Assignments and Ad Hocs (1)

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: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUk-CVPT-2018-70200

- 15.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
- 15.d. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 151 Laws Ave, Ukiah, CA, 95482; APN 003-420-47
Negotiators: Sage Sangiacomo, City Manager; Dan Buffalo, Finance Director; Jared Walker, Water Resources Director
Negotiating Parties: Willow County Water District Board, Ukiah City Council
Under Negotiation: Property Acquisition, Price & Terms of Payment
- 15.e. **Conference Involving a Joint Powers Agency (Inland Water and Power Commission)**
City representative on IWPC Board (Mari Rodin)
Discussion will concern: (Conference with Real Property Negotiators (Gov't Code §54956.8)
Property: PG&E Potter Valley Project;
Agency Negotiators: Scott Shapiro, Janet Pauli.
Negotiating Parties: IWPC and PG&E
Under Negotiation: Price and Terms
- 15.f. **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
- 15.g. **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: 01/16/26