



**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/86926523277>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 869 2652 3277
- 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.

March 18, 2026 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

4.a. Presentation on the 2025/26 Ukiah On Ice Season.

Recommended Action: Receive presentation.

Attachments:

1. Ukiah on Ice Presentation
2. Ukiah On Ice Sponsors

4.b. Proclamation Celebrating the 150th Anniversary of the Incorporation of the City of Ukiah.

Recommended Action: Issue a proclamation recognizing the 150th Anniversary of the incorporation of the City of Ukiah.

Attachments:

1. Ukiah 150 Proclamation

4.c. Presentation on the 2025-2026 Volunteer Program.

Recommended Action: Receive the presentation and provide direction as appropriate.

Attachments:

1. Ukiah Volunteer Program - 20252026

- 4.d. Receive Presentation of Exceptional Employee Recognition Awards.
Recommended Action: Receive a presentation of the Exceptional Employee Recognition Awards.
Attachments: None

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

- 6.a. Approval of the Minutes for the March 4, 2026, Special Meeting.
Recommended Action: Approve the minutes for the March 4, 2026, Special Meeting.

Attachments:

1. 2026-03-04 CC Draft Minutes - Special Meeting

- 6.b. Approval of the Minutes for the March 4, 2026, Regular Meeting.
Recommended Action: Approve the minutes for the March 4, 2026, Regular Meeting.

Attachments:

1. 2026-03-04 CC Draft Minutes - Regular Meeting

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 February 2026.
Recommended Action: Approve the report of disbursements for the month of February 2026.

Attachments:

1. February 2026 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. February 2026 Disbursements Detail

- 8.b. Adoption of an Ordinance Adding a New Chapter 9 to Division 2 of the Ukiah City Code to Regulate Sidewalk Vending on Public Property and in the Public Right-of-Way.
Recommended Action: Adopt an ordinance adding a new Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and in the public right-of-way.

Attachments:

1. Public Materials Example - Sidewalk Vendors
2. Proposed Ordinance Modifications (Post-City Council Introduction)
3. Finalized Ordinance

- 8.c. Adoption of Resolution Authorizing the Submittal of an Application to the California Department of Housing and Community Development for \$530,000 in Funding Under Round 4 of the Prohousing Incentive Program; and if Selected, Authorize the City Manager to Execute a Standard Agreement, Any Amendments Thereto, and Any Related Documents Necessary to Participate in the Prohousing Incentive Program, as well as Authorization of the Corresponding Budget Amendments.

Recommended Action: Adopt a resolution authorizing submittal of an application to the California Department of Housing and Community Development for \$530,000 in funding under Round 4 of the Prohousing Incentive Program; and if the City is selected for award, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary to participate in the Prohousing Incentive Program; and authorize any corresponding budget amendments.

Attachments:

1. pip-round-4-nofa
2. pip-round-4-guidelines
3. 2017_Housing_Strategy
4. pip-round-4-application
5. pip-resolution

- 8.d. Adoption of Resolution Authorizing Submittal of an Application to the California Department of Housing and Community Development for Funding under the HOME Investment Partnerships Program; and if Selected, Authorize the City Manager to Execute a Standard Agreement, Any Amendments Thereto, and Any Related Documents Necessary to Participate in the HOME Investment Partnerships Program, as well as Authorization of the Corresponding Budget Amendments.

Recommended Action: Adopt a resolution authorizing submittal of an application to the California Department of Housing and Community Development for \$5,225,000 in funding under the HOME Investment Partnerships Program for a Multi-Family Affordable Rental Housing Rehabilitation Project; and if selected, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary; and authorize any corresponding budget amendments.

Attachments:

1. HOME-2025-Projects-Nofa
2. HOME-Income-Limits-2025
3. Resolution-HOME-2025-Nofa

- 8.e. Approval of Lease Agreement with Option to Purchase between the City of Ukiah and the Willow County Water District for the Property Located at 151 Laws Avenue, APN 003-420-47; Authorization for the City Manager to Negotiate and Execute the Agreement and Any Related Documents Necessary to Implement the Lease-Purchase Transaction; and Approve Corresponding Budget Amendment.

Recommended Action: Approve the Lease Agreement with Option to Purchase between the City of Ukiah and the Willow County Water District for the property located at 151 Laws Avenue, APN 003-420-47; authorize the City Manager to negotiate and execute the agreement and any related documents necessary to implement the lease-purchase transaction; and approve corresponding budget amendment.

Attachments:

1. LEASE AGREEMENT WITH OPTION TO PURCHASE - FINAL w attachments
2. SLA Process - Exemption (Public Use)

- 8.f. Award Purchase of Toyota Model 9FBZ80U Electric Pneumatic Lift Truck to Atlas Toyota Material Handling in the Amount of \$211,769.72, with \$183,500 to be Reimbursed through the Volkswagen Environmental Mitigation Trust Fund, and Approve Corresponding Budget Amendment.

Recommended Action: Award purchase of Toyota Model 9FBZ80U Electric Pneumatic Lift Truck to Atlas Toyota Material Handling in the amount of \$211,769.72, and approve corresponding budget amendment.

Attachments:

1. CC Reso 2026-07 - Authorizing Volkswagen Environmental Mitigation Fund Application
2. Quote - Toyota Electric Forklift

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)**

13. **UNFINISHED BUSINESS**

- 13.a. Receive and Approve Submittal of the 2025 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation.

Recommended Action: Receive and approve submittal of the 2025 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation, and provide direction to Staff as necessary.

Attachments:

1. Housing Element APR
2. General Plan APR

- 13.b. Re-Adoption of a Resolution Approving a Zero Tax Share Agreement Between the City of Ukiah and the County of Mendocino for the Ukiah Corporation Yard Annexation (1 Carousel Lane), Local Agency Formation Commission (LAFCo) File No. A-2025-06.

Recommended Action: Re-Adopt a resolution approving a Zero Tax Sharing Agreement between the City of Ukiah and the County of Mendocino for the Ukiah Corporation Yard Annexation (1 Carousel Lane), LAFCo File No. A-2025-06.

Attachments:

1. 1 Carousel Lane - Tax Share Agreement - LAFCo A-2025-06)
2. Draft Resolution

14. **NEW BUSINESS**

- 14.a. Adoption of Updates to General Plan Land Use, Zoning, and Downtown Zoning Code Maps Consistent with Goals and Policies of the 2040 General Plan.

Recommended Action: Adopt updates to the City of Ukiah's official Zoning Map, General Plan Land Use Map, and Downtown Zoning Code Map to reflect previously approved annexations, rezones, and General Plan amendments, to standardize a shared visual format for clarity and consistency, and to implement policies and goals of the 2040 General Plan.

Attachments:

1. City of Ukiah Existing Maps (Zoning, General Plan, DZC)
2. 2016 - 2025 Approved Land Use Modifications
3. City of Ukiah Proposed Maps (Zoning, General Plan, DZC)

- 14.b. Introduction of an Ordinance by Title Only Amending Section 1166 of the Ukiah City Code Pertaining to the Design Review Board Regular Meetings.

Recommended Action: Introduce an ordinance by title only amending Division 1, Chapter 3, Article 4B, Section 1166 of the Ukiah City Code, adjusting the regular meeting schedule of the Design Review Board to a single, annual regular meeting and special meetings as needed.

Attachments:

1. Proposed Ordinance - redline and clean

- 14.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).
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 Trench Cut Policy Development Ad Hoc.

Attachments:

1. 2026 City Council Special Assignments & 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 – Anticipated Litigation**

(Government Code Section 54956.9(d)(2))

Significant exposure to litigation (1 case)

15.c. **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.d. **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.e. **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.f. **Conference with Real Property Negotiators**

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 001-020-78-00, 001-030-01, 001-090-01

Negotiator: Maya Simerson, Senior Management Analyst, City Manager's Office

Negotiating Parties: Tayman Park Golf Group

Under Negotiation: Price & Terms of Agreement

15.g. **Conference with Labor Negotiator (54957.6)**

Agency Designated Representative: Sage Sangiacomo, City Manager

Employee Organizations: All bargaining units

Unrepresented Employee: Police Chief

15.h. **Public Employment (City Attorney)**

(Cal. Gov. Code § 54957(b)(1))

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: 03/13/26