



**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/81998296451>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 819 9829 6451
- 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.

May 20, 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 May 6, 2026, Regular Meeting.

Recommended Action: Approve the minutes for the May 6, 2026, Regular Meeting.

Attachments:

1. 2026-05-06 Draft Minutes

6.b. Approval of the Minutes for the May 12, 2026, Special Joint Meeting.

Recommended Action: Approve the minutes for the May 12, 2026, Special Joint Meeting.

Attachments:

1. 2026-05-12 Special Joint Meeting 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 April 2026.

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

Attachments:

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

8.b. Approval of a Budget Amendment for the Server Room Project in the Amount of \$487,633.

Recommended Action: Approve a budget amendment for the Server Room Project in the amount of \$487,633.

Attachments: None

8.c. Adoption of Resolution Making Appointments to the 2026 Measure P Oversight Committee.

Recommended Action: Adopt resolution making appointments to the 2026 Measure P Oversight Committee.

Attachments:

1. Proposed Resolution

8.d. Consideration of Approval of Contract Amendment with Rincon Consultants, Inc. in the Amount of \$86,600, Adding Additional Services for the Purpose of Providing California Environmental Quality Act (CEQA) Professional Consulting Services and Geographic Information System (GIS) Support Pertaining to the City's Reorganization.

Recommended Action: Approve a contract amendment with Rincon Consultants, Inc. in the amount of \$86,600, adding additional services for the purpose of providing California Environmental Quality Act (CEQA) Professional Consulting Services and Geographic Information System (GIS) support pertaining to the City's reorganization.

Attachments:

1. Rincon Consultants COU 2425-199
2. Rincon Amendment

8.e. Consider Adoption of Resolution Authorizing Submittal of a Program Income Only Application to the California Department of Housing and Community Development for Funding under the HOME Investment Partnerships Program; and if Selected, the Execution of a Standard Agreement, Any Amendments Thereto, and of 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 a Program Income Only application from the City of Ukiah for \$343,568 in HOME Investment Partnerships Program funds for the deployment of a First-Time Homebuyer Program; and if selected, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary; and authorize the corresponding budget amendments if awarded the grant.

Attachments:

1. HOME-2024-NOFA
2. HOME-Income-Limits-2026
3. Resolution-HOME-PI-Only-Application

- 8.f. Annual Report on Mobilehome Park Rent Stabilization Program; Consideration to Authorize Use of Account Reserves for FY 25-26 Administrative Costs; Adoption of Resolution Updating Program Fees for FY 26-27; and Authorization to Waive Invoicing the Mobilehome Parks.
Recommended Action: 1) Receive the report on the Mobilehome Park Stabilization Program, and 2) Authorize Staff to use the Mobilehome Rent Stabilization Trust Fund (90000000.23251) to cover the FY 25-26 administrative costs per Resolution 2025-18; 3) Adopt the proposed resolution amending Exhibit A - updating the program costs for FY 26-27; and 4) Authorize Staff to waive invoicing the mobilehome parks.

Attachments:

1. ORDINANCE 1126 Mobilehome rent stabilization
2. RESOLUTION 2025-18 - Mobilehome Rent Stabilization Admin Fees
3. 2026 Annual CPI Index Letter to Mobilehome Park Owners
4. Proposed Resolution - redline and clean

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. Possible Adoption of an Urgency Ordinance Adopting Modifications to Ukiah City Code by Amending Chapter 2, Article 17, to Update Off-Street Parking Regulations.

Recommended Action: Adopt an Urgency Ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations.

Attachments:

1. UKGP Mobility Element
2. Ukiah City Code, Chapter 2, Article 17 - Off Street Parking (Existing Regulations)
3. PC Reso 2026-05 - Off-Street Parking Regulations w Exhibit A
4. Draft Urgency Ordinance

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. Presentation and Direction to Staff Regarding the Ukiah Regional Airport Business Plan and One-Page Business Plan.

Recommended Action: Receive and file the Ukiah Regional Airport Business Plan and One-Page Business Plan; direct Staff to utilize the plans as guiding documents for airport development, grant applications, and budgeting; and provide any additional direction to Staff regarding priorities or next steps.

Attachments:

1. Ukiah Regional Airport Business Plan
2. One Page Airport Business Plan

14.b. Receive a Report on Current Efforts and Strategic Direction of the City of Ukiah's Geographic Information System (GIS) Services.

Recommended Action: Receive a report on current efforts and strategic direction of the City of Ukiah's Geographic Information System (GIS) services.

Attachments:

1. Official Map Updates - Examples
2. GIS Project Examples (Static)

14.c. Receive and Accept the 2026 City of Ukiah Housing Conditions Survey, Funded by a State Community Development Block Grant Planning Grant, and Provide Additional Direction to Staff as Necessary.

Recommended Action: Receive and accept the completed 2026 Housing Conditions Survey, funded by a State Community Development Block Grant Planning Grant, and provide additional direction to Staff as necessary.

Attachments:

1. 2026-Housing-Conditions-Survey-Report_5-11-26

14.d. Requesting Approval for the Acquisition of Real Property at 701 South Orchard Ave and Authorization for the City Manager to Negotiate and Execute a Purchase Agreement to Benefit the Electric Utility Department in the Amount of \$329,000, Plus Closing Costs and Find the Project Categorically Exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Recommended Action: Find that the acquisition of real property at 701 South Orchard Ave is categorically exempt from CEQA pursuant to Guidelines §15301(b), Class 1 (Existing Facilities). Approve the acquisition of real property at 701 South Orchard Ave and authorize the City Manager to negotiate and execute a Purchase Agreement with D&J Investments Inc. in the amount of \$329,000, plus closing costs, and approve the corresponding budget amendment.

Attachments:

1. Prelim 701 S Orchard Ave
2. Hull Orchard Gobbi Draft Purchase Agreement
3. 701 South Orchard Avenue Ukiah CA_CEQA NOE_05.20.26

14.e. Presentation of the Fiscal Year 2026–27 Electric Utility Department Draft Budget and Five-Year Capital Improvement Plan.

Recommended Action: Receive presentation of the proposed Fiscal Year 2026–27 Electric Utility Department budget and five-year Capital Improvement Program and provide direction as necessary.

Attachments:

1. CIP -5 year-FYE 2027 - EUD - 4-11-26
2. EUD Vehicle Justification FY27

14.f. 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. 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 (1 case)

- 15.b. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(2))
Significant exposure to litigation (2 cases)
- 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 and Jake Burgess, Community Services Director
Negotiating Parties: Tayman Park Golf Group
Under Negotiation: Price & Terms of Agreement
- 15.g. **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.h. **Conference with Labor Negotiator (54957.6)**
Agency Designated Representative: Sage Sangiacomo, City Manager
Employee Organizations: All bargaining units
Unrepresented Employee: Police Chief and City Attorney

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: 5/15/26