



**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/82177376290>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 821 7737 6290
- 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.

June 3, 2026 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

URGENCY ITEM

- a. Consider Authorizing the City Manager to Negotiate and Execute Addendum No. 9 to the Ukiah Municipal Valley Course Lease Agreement with Tayman Park Golf Group, Inc.

Recommended Action: Authorize the City Manager to negotiate final terms and execute Addendum No. 9 to the Ukiah Valley Golf Course Lease Agreement with Tayman Park Golf Group, Inc. (TPGG).

Attachments:

1. TPGG DRAFT COU 1617-112-A9

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 4.a. Acknowledgements:

- June as California Mountain Biking Month
- June as Immigrant Heritage Month

- June as Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, Two-Spirit, Plus (LGBTQIA2S+) Pride Month

Recommended Action: Recognize acknowledgements.

Attachments:

1. June 2026 Acknowledgements

- 4.b. Presentation on the Annual Ukiah Airport Day, June 6, 2026.

Recommended Action: Receive Presentation.

Attachments:

1. 2026 Airport Day Flyer

5. **PETITIONS AND COMMUNICATIONS**

6. **APPROVAL OF MINUTES**

- 6.a. Approval of the Minutes for the May 20, 2026, Regular Meeting.

Recommended Action: Approve the minutes for the May 20, 2026, Regular Meeting.

Attachments:

1. 2026-05-20 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 to Council Regarding the 2026 Conflict of Interest Code Biennial Notice, and Direct the City Clerk to Amend the Conflict of Interest Code per Guidelines Provided by the Fair Political Practices Commission (FPPC), Conduct a 45-day Public Notice Period, and if Necessary, Schedule a Public Hearing to Consider Adoption of the Amended Conflict of Interest Code.

Recommended Action: Receive the 2026 Conflict of Interest Code Biennial Notice and direct City Clerk to amend the Conflict of Interest Code per the FPPC guidelines, seek review from the City Attorney, provide a 45-day public comment period for the suggested modifications, and if necessary, schedule a public hearing to consider adoption of the amended Conflict of Interest Code.

Attachments:

1. 2026 Local Agency Biennial Notice

- 8.b. Adoption of Resolution Calling for the Holding of a General Municipal Election to be Held on November 3, 2026, and to Consolidate and Request the County Elections Official to Conduct Said Election with the Statewide General Election.

Recommended Action: Adopt the resolution calling for the holding of a General Election November 3, 2026; to consolidate said Election with the Statewide General Election pursuant to Election Code §10403; and request the Board of Supervisors of the County of Mendocino to request the County Elections Official to Conduct the Municipal Election of the City of Ukiah on Tuesday, November 3, 2026, pursuant to Election Code §10002.

Attachments:

1. Resolution - Call for Election 2026

- 8.c. Consider Adoption of a Resolution Authorizing the Renewal of the City's Tax and Revenue Anticipation Note (TRAN) Program for Fiscal Year 2026-27; and Authorize Staff to Negotiate and Execute Corresponding Agreements and Documents.

Recommended Action:

- 1. Adopt the Resolution authorizing the issuance and sale of the City of Ukiah FY 2026-27 Tax and Revenue Anticipation Note in an amount not to exceed \$10,000,000, to be drawn upon if needed.**
- 2. Approve the substantially final form of the Note Purchase Agreement.**
- 3. Authorize the City Attorney to finalize the Note Purchase Agreement and related financing documents, subject to approval as to form.**
- 4. Authorize the City Manager to execute the final financing documents on behalf of the City following completion of negotiations and final legal review.**
- 5. Authorize the Finance Director and other authorized officers to take all additional actions necessary to implement and administer the financing program.**

Attachments:

1. Redline - Ukiah 2026-27 TRAN Authorizing Resolution
2. Redline - Ukiah 2026-27 TRAN Note Purchase Agreement

- 8.d. Approval of Real Property Purchase Agreement and Lease 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 Transaction; and Approve Corresponding Budget Amendment.

Recommended Action: Approve the Real Property Purchase Agreement and Lease and Lease Pending Close of Escrow Agreement between the City of Ukiah and the Willow County Water District for the property located at 151 Laws Avenue, APN 003-420-47 in substantial form; direct the City Attorney to finalize the agreements; authorize the City Manager to negotiate and execute the agreements and any related documents necessary to implement the transaction; and approve the corresponding budget amendment.

Attachments:

1. Purchase Agreement with Lease Pending Close of Escrow (clean)
2. Lease Pending Close of EscrowClean

- 8.e. Approval of Budget Amendment for SHN Consulting Engineers & Geologists, Inc. for Compaction Testing in the Amount of \$31,557.90.

Recommended Action: Approve budget amendment for SHN Consulting Engineers & Geologists, Inc. for compaction testing in the amount of \$31,557.90.

Attachments:

1. SHN Invoices

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 22-CDBG-PL-20038; Adopt Resolution Confirming Project 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 22-CDBG-PL-20038; 2) conduct a public hearing to receive public comment; 3) 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_2022-51
2. Standard-Agreement-22-CDBG-PL-20038
3. 2026-Housing-Conditions-Survey-Report_Adopted_5-20-2026
4. Closeout-Draft-Resolution

13. **UNFINISHED BUSINESS**

14. **NEW BUSINESS**

- 14.a. Presentation by PFM Asset Management LLC Regarding the City's Investment Portfolio and Consideration of Revisions to the City's Investment Policy.

Recommended Action: Receive the presentation from PFM Asset Management LLC regarding the City's investment portfolio and adopt the revised Statement of Investment Policy.

Attachments:

1. Quarterly Investment Report - CITY OF UKIAH CALIFORNIA - 20260331_final
2. PFMAM Presentation to Ukiah_City_Council_June 2026
3. Ukiah_Investment Policy Approved 5-21-25_REVIEW 2026
4. Ukiah IP 2026 Review Memo_final

- 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).

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: 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: 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.f. **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.g. **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.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: 5/29/26