

**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/81998296451>**

**May 20, 2026  
5:15 p.m.**

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**1. ROLL CALL**

Ukiah City Council met at a Regular Meeting on May 20, 2026, having been legally noticed on May 15, 2026. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/81998296451>. Mayor Sher called the meeting to order at 5:15 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Heather Criss, Juan V. Orozco, and Susan Sher. **Staff Present:** Sage Sangiacomo, City Manager; Darcy Vaughn, Assistant City Attorney; and Araceli Sandoval, Deputy City Clerk.

*MAYOR SHER PRESIDING.*

**2. PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Councilmember Criss.*

**3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS**

*There were no AB 2449 notifications or considerations.*

**4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

*No proclamation, introduction, or presentation items were placed on the agenda.*

**5. PETITIONS AND COMMUNICATIONS**

*Deputy City Clerk, Araceli Sandoval, stated that no communications had been received.*

**6. APPROVAL OF MINUTES**

- a. **Approval of the Minutes for the May 6, 2026, Regular Meeting.**
- b. **Approval of the Minutes for the May 12, 2026, Special Joint Meeting.**

**Motion/Second:** Orozco/Criss to approve Regular meeting minutes of May 6, 2026, and the Special joint meeting minutes of May 12, 2026, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

**7. RIGHT TO APPEAL DECISION**

*Mayor Sher read the right to appeal.*

**8. CONSENT CALENDAR**

- a. Report of Disbursements for the Month of April 2026 – *Finance.*
- b. Approval of a Budget Amendment for the Server Room Project in the Amount of \$487,633 – *Police.*

- c. Adoption of Resolution (2026-37) Making Appointments to the 2026 Measure P Oversight Committee – *City Clerk*.
- d. Consideration of Approval of Contract Amendment (2425-199-A3) 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 – *City Manager*.
- e. Consider Adoption of Resolution (2026-38) Authorizing Submittal of a Program Income Only Application (2526-222ga) 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 (252-222gb), 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 – *Community Development*.
- 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 (2026-39) Updating Program Fees for FY 26-27; and Authorization to Waive Invoicing the Mobilehome Parks – *City Clerk*.

**Motion/Second:** Criss/Rodin to approve Consent Calendar Items 8a-8f, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

9. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

*No public comments were received.*

10. **COUNCIL REPORTS**

**Presenters:** Councilmember Rodin and Mayor Sher.

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

*No City Manager/City Clerk reports were received.*

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

**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.**

**Presenters:** Jesse Davis, Chief Planning Manager and Craig Schlatter, Community Development Director.

*PUBLIC HEARING OPENED AT 5:49 P.M.*

*No public comment was received.*

*PUBLIC HEARING CLOSED AT 5:49 P.M.*

**Motion/Second:** Rodin/Criss to introduce and adopt an urgency ordinance by title only. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

*Deputy City Clerk, Araceli Sandoval, read the ordinance title into the record.*

**Motion/Second:** Rodin/Criss to introduce and adopt an urgency ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations. Motion **carried** by the

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

ORDINANCE NO. 1268

URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING ARTICLE 17, CHAPTER 2, DIVISION 9 OF THE CITY CODE REGULATING OFF STREET PARKING AND LOADING IN THE CITY.

13. **UNFINISHED BUSINESS**

*No unfinished business items were placed on the agenda.*

14. **NEW BUSINESS**

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

**Presenter:** Greg Owen, Airport Manager.

*No public comment was received.*

**Motion/Second:** Rodin/Criss to receive and file the Ukiah Regional Airport Business Plan and One-Page Business Plan; and to Staff to utilize the plans as guiding documents for airport development, grant applications, and budgeting. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

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

**Presenters:** Mariam Garcia, GIS Analyst, Jesse Davis, Chief Planning Manager, and Craig Schlatter, Community Development Director.

*No public comment was received.*

**Motion/Second:** Criss/Rodin to receive report on current efforts and strategic direction of the City of Ukiah's Geographic Information System (GIS) services. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

**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.**

**Presenters:** Jim Robbins, Housing and Grants Manager, Andrea Trincado, Project and Grant Administrator, and Craig Schlatter, Community Development Director.

*No public comment was received.*

**Motion/Second:** Criss/Orozco to receive and accept the completed 2026 Housing Conditions Survey, funded by a State Community Development Block Grant Planning Grant. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

**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).**

**Presenters:** Maya Simerson, Senior Management Analyst and Cindy Sauers, Electric Utility Director.

*No public comment was received.*

**Motion/Second:** Crane/Rodin to 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). Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

**Motion/Second:** Crane/Rodin to approve the acquisition of real property at 701 South Orchard Ave and authorize the City Manager to negotiate and execute a Purchase Agreement (2526-220) with D&J Investments Inc. in the amount of \$329,000, plus closing costs, and approve the corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

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

**Presenters:** Cindy Sauers, Electric Utility Director and Olga Keough, Finance Controller.

*Electric Utility – Cindy Sauers, Electric Utility Director*

*Electric Distribution (7:06 p.m.)*

*Electric Technical Services (7:09 p.m.)*

*Electric Administration (7:17 p.m.)*

*No public comment was received.*

*Presentation was received.*

**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).**

**Presenter:** Mayor Sher and Vice Mayor Orozco.

*THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 7:35 P.M.*

**15. CLOSED SESSION**

**a. Conference with Legal Counsel – Anticipated Litigation**

(Government Code Section 54956.9(d)(4))

Initiation of litigation (1 case)

**b. Conference with Legal Counsel – Anticipated Litigation**

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

Significant exposure to litigation (2 cases)

**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

- 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
- 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
- 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
- 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
- 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

*No action reported; direction provided to Staff.*

**16. ADJOURNMENT**

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

  
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Araceli Sandoval  
Deputy City Clerk