



**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/88430779301>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 884 3077 9301
- 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.

July 1, 2026 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

4.a. Acknowledgments:

- July 26, 2026, as Disability Independence Day

Recommended Action: Recognize acknowledgements.

Attachments:

1. July 2026 Acknowledgements

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

6.a. Approval of the Minutes for the June 17, 2026, Special Joint Meeting.

Recommended Action: Approve the minutes for the June 17, 2026, Special Joint Meeting.

Attachments:

1. 2026-06-17 Draft Minutes - Special Joint Mtg
- 6.b. Approval of the Minutes for the June 17, 2026, Regular Meeting.
Recommended Action: Approve the minutes for the June 17, 2026, Regular Meeting.
 Attachments:
 1. 2026-06-17 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. Approval of Contract with Stone Creek Environmental Consulting in the Amount of \$88,800 for Engineering and Consulting Services Related to Storm Water Permitting for Fiscal Year 2026/2027.
Recommended Action: Approve a professional services agreement with Stone Creek Environmental Consulting in the amount of \$88,800 for engineering and consulting services related to the City's Storm Water Permitting for fiscal year 2026/2027.
 Attachments:
 1. 260518 Ukiah Proposal for 2026 2027
- 8.b. Approve the Purchase of a Caterpillar 120 Motor Grader for \$426,970.39, with a Reimbursement of 75% of the Purchase Cost from the United States Department of Agriculture Rural Development Community Facilities Disaster Grant Program, and Authorize the City Manager to Execute the Grant Agreement and Any Amendments Thereto.
Recommended Action: Approve the purchase of a Caterpillar 120 Motor Grader for \$426,970.39, with reimbursement of 75% of the purchase cost from the United States Department of Agriculture Rural Development Community Facilities Disaster Grant Program, authorize the City Manager to execute the grant agreement and any amendments thereto.
 Attachments:
 1. PetersonCAT Quote & Specs_06-19-26
 2. USDA RD CF Grant_Letter of Conditions_Grader
- 8.c. Consideration of Approval of Amendment No. 1 to Project Agreement No. 3 (Amendment No. 1) by and among the Transmission Agency of Northern California and its Members, Adopt Resolution, and Authorize the City Manager to Execute Amendment No. 1 on Behalf of the City of Ukiah, Including any Non-Substantive Modifications.
Recommended Action: Adopt a resolution authorizing the City Manager or his designee to execute Amendment No. 1 to Project Agreement No. 3 by and among the Transmission Agency of Northern California and its Members, the Cities of Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Santa Clara, and Ukiah, the Sacramento Municipal Utility District, the Modesto Irrigation District, the Turlock Irrigation District, and the Plumas-Sierra Rural Electric Cooperative, on behalf of the City of Ukiah, including any non-substantive modifications approved by Ukiah's General Counsel.
 Attachments:
 1. Project_Agreement_Number_3
 2. Amendment No. 1 to Project Agreement No. 3 final_Approved by TANC
 3. AmendmentNo1_PA3_Resolution

- 8.d. Adopt Resolution Approving Revised Thresholds to the Support Services Program Agreement with Northern California Power Agency; and Confirm the Appointment of the City Attorney, City Manager, and the Electric Utility Director as Designated Representatives Under the SSPA, Authorize Them, Together, to Execute Service Confirmations for Amounts Not to Exceed \$60,000 per Confirmation or Such Greater Amount as May Be Authorized by City Council Action or Applicable City Ordinance.

Recommended Action: Adopt a resolution revising thresholds to the Support Services Program Agreement (SSPA) between the Northern California Power Agency and the City of Ukiah; confirm the appointment of the City Attorney, City Manager, and the Electric Utility Director as Designated Representatives under the SSPA, authorize them, together, to execute service confirmations for amounts not to exceed \$60,000 per confirmation or such greater amount as may be authorized by City Council action or applicable City ordinance.

Attachments:

1. CC Reso 2022-05 - Approving Support Services Program with NCPA
2. NCPA Support_Services_Program_Agreement
3. 2026 Resolution NCPA-Ukiah SSPA

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. Review and Consider Introduction By Title Only an Ordinance that Facilitates a Comprehensive Land Use Amendment and Rezoning of Parcels Within and Adjacent to the City of Ukiah's Downtown Zoning Code Boundary; and Creates a Recreational Zoning District compatible with the City's Existing Recreation (REC) Land Use Designation.

Recommended Action: Introduce by title only an ordinance that facilitates a comprehensive Land Use Amendment and Rezoning of parcels within and adjacent to the City of Ukiah's Downtown Zoning Code boundary; and creates a Recreational Zoning District compatible with the City's existing Recreation (REC) Land Use Designation.

Attachments:

1. Ordinance #1239 (2012)
2. Existing Downtown Zoning Code - Maps & Parcel List
3. ALUC_2026-0001 Resolution (Signed)
4. PC_Resolution 2026-06 (Signed)
5. Draft Ordinance
6. Draft Findings of Consistency

- 12.b. Annual Review and Consideration of the Fee Schedule for Community Services, Including Recreation Programs, Sports Fields, Parks, Municipal Pools, Ukiah Valley Conference Center, and the Grace Hudson Museum.

Recommended Action: Conduct a review of the fee schedule for Community Services, including recreation programs, sports fields, parks, Municipal Pools, Ukiah Valley Conference Center, and the Grace Hudson Museum; and adopt proposed changes to rental rates and user fees.

Attachments:

1. Attachment 1 - Fee Schedule for Facilities, Museum, Programs and Aquatics FY 27

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. Adopt a Resolution Approving the Electric Utility's Ten-Year Energy Efficiency Targets and Approve the Updated Public Benefits Programs and Rebates.

Recommended Action: Adopt a resolution approving the Electric Utility's ten-year energy efficiency targets and approve the updated Public Benefits Programs and rebates.

Attachments:

1. Ukiah Rebates-draft
2. Emergency Efficiency 10-Year Targets
3. CARES Program Credits and Rebate Details
4. Resolution Adopting Ten-Year Targets

- 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: 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.f. **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: 06/26/26