



**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/88538774945>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 885 3877 4945
- 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](http://www.cityofukiah.com/meetings).

**July 15, 2026 - 5:15 PM**

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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 July 1, 2026, Regular Meeting.

***Recommended Action: Approve the Minutes for the July 1, 2026, Regular Meeting.***

Attachments:

1. 2026-07-01 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 June 2026.

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

Attachments:

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

- 8.b. Receive Annual Report of Boards and Commission Term Expirations and Vacancies, and Adoption of Resolution Making Appointments to the Public Spaces Commission.

**Recommended Action: Receive the report and adopt a resolution making appointments to the Public Spaces Commission.**

Attachments:

1. Resolution 2014-48
2. Boards and Commission Terms and Vacancies - rev 7-7-26
3. Tamira Jones Nomination and Application
4. Tyler Dailey Nomination and Application
5. Proposed Resolution

- 8.c. Approval of Award of Contract with Mead & Hunt for Services Related to the East Perkins Street Multimodal Transportation Plan in the Amount of \$285,636.

**Recommended Action: Approve the award of a contract to Mead & Hunt for services related to the East Perkins Street Multimodal Transportation Plan in the amount of \$285,636.**

Attachments:

1. Attachment 1 - RFP
2. Attachment 2 - Mead & Hunt Proposal
3. Attachment 3 - Mead & Hunt Fee Proposal

- 8.d. Adoption of a Resolution Establishing an Organizational Conflict of Interest Policy for Design-Build Construction Projects.

**Recommended Action: Adopt a resolution adopting an Organizational Conflict of Interest Policy for Design-Build Construction Projects.**

Attachments:

1. Design-Build Organizational Conflict of Interest Policy

- 8.e. Receive and File Adopted 2026-27 Fiscal Year City of Ukiah Budget Document.

**Recommended Action: Receive and file adopted 2026-27 Fiscal Year City of Ukiah budget document.**

Attachments: None

- 8.f. Approval of Professional Services Contract with EBA Engineering in the Amount of \$168,112 for Environmental Monitoring and Reporting Services for the Ukiah Landfill.

**Recommended Action: Approve a professional services contract with EBA Engineering in the amount of \$168,112 for environmental monitoring and reporting services for the Ukiah Landfill**

Attachments:

1. Cost Estimate for Environmental Monitoring and Reporting Services - Fiscal Year 2026-2027

- 8.g. Approval of a Budget Amendment in the Amount of \$216,700 to Reappropriate Funding for the Server Room Project.

***Recommended Action: Approve a budget amendment in the amount of \$216,700 to reappropriate funding for the Server Room Project.***

Attachments: None

- 8.h. Adoption of Resolution Amending a Membership Designation for the 2026 Measure P Oversight Committee.

***Recommended Action: Adopt a resolution amending a membership designation for the 2026 Measure P Oversight Committee.***

Attachments:

1. Amended Resolution

## **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 Report Regarding the Economic Development and Financing Corporation (EDFC); Consideration of Request for Funding from EDFC; and Authorize the City Manager to Negotiate and Execute Performance Agreement Between the City of Ukiah and EDFC in the Amount of \$12,455.25 for FY 2026-27.

***Recommended Action: Receive report regarding the Economic Development and Financing Corporation (EDFC) and authorize the City Manager to negotiate and execute performance agreement between the City of Ukiah and EDFC in the amount of \$12,455.25 for FY 2026-27.***

Attachments:

1. EDFC Annual Report FYE 25-26
2. Economic Development and Financing Corporation 2025-07-01

- 13.b. Adoption of 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: Adopt 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 #1139 (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

## **14. NEW BUSINESS**

- 14.a. Resolve Bid Protest Received for Specification No. 26-01, Capital Pavement Program: Preservation and Overlay Project, Approve Final Award Recommendation, and Approve Corresponding Budget Amendment.  
**Recommended Action: Consider the bid protest submitted by Ghilotti Construction Company, adopt findings proposed by the City Attorney; reject the protest, waive the bid irregularity in Granite Construction Company's bid, award the contract for Specification No. 26-01, Capital Pavement Program: Preservation and Overlay Project to the lowest responsible bidder, Granite Construction Company, in the amount of \$870,470, and approve corresponding budget amendment.**  
 Attachments:  
 1. Staff Report - 5-6-26  
 2. Granite Construction Company Bid  
 3. Ghilotti Construction Company Bid  
 4. Bid Tabulation Spec 26-01 Capital Pavement Program Preservation and Overlay  
 5. Ghilotti Protest - Spec No. 26.01  
 6. Specification No. 9-1.18A  
 7. 26-01 Preservation Program Ukiah Protest Response Granite 06.29.26  
 8. Memo re Ghilotti bid protest
- 14.b. Adoption of Resolution Recommending the Designation of Census Tract 06045011600 for Opportunity Zones 2.0; and Direction to the Community Development Director to Prepare and Submit the Local Authority Recommendation Form for Census Tract 06045011600 to the California Governor's Office of Business and Economic Development (GO-Biz).  
**Recommended Action: Adopt a resolution recommending the designation of Census Tract 06045011600 for Opportunity Zones 2.0; and direct the Community Development Director to prepare and submit the Local Authority Recommendation Form for Census Tract 06045011600 to the California Governor's Office of Business and Economic Development (GO-Biz).**  
 Attachments:  
 1. Census Tract 116 - Novogradac OZ 2.0 Map Viewer  
 2. Resolution - Census Tract 116 Recommendation as OZ
- 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).**  
 Attachments:  
 1. 2026 City Council Special Assignments & Ad Hocs
- 14.d. Consider Authorizing the City Manager to Negotiate and Execute a Tolling Agreement Between the Ukiah Rifle and Pistol Club and the City of Ukiah.  
**Recommended Action: Authorize the City Manager to negotiate and execute a Tolling Agreement between the Ukiah Rifle and Pistol Club and the City of Ukiah.**  
 Attachments: None

## 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 Legal Counsel - Existing Litigation**  
(Government Code § 54956.9(1)(d))  
*City of Camden et al. v. 3 M Corporation* (USDC South Carolina, Charleston Division) 2.23-cv-03147, 03230
- 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 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: 7/10/26