City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 21, 2026
6:00 PM

CITY COUNCIL

In addition to being held in-person at City Hall, this meeting is accessible through the zoom link below or by calling the telephone number provided.
To provide public comment, please fill out the Speaker Sign Up form: https://forms.office.com/g/7EuQPwy415. The City Clerk will call your name and unmute your microphone when it is your turn to speak. You may also use the "raise hand" feature in zoom to request to speak. If calling using the phone number, please press the star key and the number nine (*9) to raise your hand to speak.
Zoom Link: https://us06web.zoom.us/j/82355871863
Zoom Phone Number: 1(669) 900-6833
Zoom ID Number: 823 5587 1863

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Land Acknowledgment Statement - *The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please *identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.*

1. SUBJECT: General Public Comments

   WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

2. SUBJECT: Long Range Calendar

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

3. SUBJECT: Approval of a Contract Increase with Golden State Emergency for the Maintenance and Repair Services for Fire Apparatus.

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve the first amendment to an agreement with Golden State Emergency Services to increase the amount of the contract by $70,000 for a total not to exceed $220,000.
4. SUBJECT: Award Construction Contract for ASR Well #31 Well Drilling Project, CIP 17-05

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____ to award a construction contract in an amount of $1,489,065 to Nor-Cal Pump & Well Drilling, Inc. for CIP 17-05, ASR Well #31 Well Drilling Project and authorize a contract contingency of up to 10% ($148,907).
5. SUBJECT: Authorize Purchase Authority for Magnesium Hydroxide for the Water Pollution Control Facility

   RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Water Pollution Control Facility's purchase of magnesium hydroxide from Hill Brothers Chemical Company for a total of $276,040.
6. SUBJECT: Approve Amendment #1 to the Agreement with The Gualco Group for State Representation and Advocacy Services for Flood Mitigation for Lower Cache Creek Flood Risk Reduction Project, CIP 22-16

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing Amendment #1 to extend The Gualco Group agreement for an additional 12 months for an additional amount not to exceed $90,000.

7. SUBJECT: Prudler Community Facilities District Annual Levy and Collection for Fiscal Year 2026/27

   RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, ordering the annual levy and collection of the assessment within the Prudler Community Facilities District for Fiscal Year 2026/2027.

8. SUBJECT: Special Assessment Tax Roll Collections — Fiscal Year 2026/27

   RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, requesting collection of charges on the Fiscal Year 2026/27 tax roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts described herein.

9. SUBJECT: Approval of the 2025-2026 Continuum of Care Grant Agreement with the U.S. Department of Housing and Urban Development and Subrecipient Agreement with the Yolo Wayfarer Center for the Grant (Permanent Supportive Housing through the U.S. Department of Housing and Urban Development's Continuum of Care Program).

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No._____, authorizing the City Manager to 1) execute Grant Agreement No. CA1423L9T212510 with U.S. Department of Housing and Urban Development for the 2025-2026 Continuum of Care Program (Catalog of Federal Domestic Assistance No. 14.267) funded in the amount of $380,933 and 2) execute a Subrecipient Agreement with the Yolo Wayfarer Center (dba Fourth and Hope) funded in the amount of $379,961.

10. SUBJECT: Denial of Appeal of Notice of Violation and Stop Work Order, and Memorializing of Findings: 652 4th Street

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____denying the appeal of Gabriel Ledesma, sustaining the Community Services Director's June 18, 2026 Notice of Violation and Stop Work Order concerning City-owned street trees and established trees located in front of Gabriel Ledesma's property at 652 4th Street, Woodland California 95695, and adopting written findings memorializing the City Council's decision made following the public hearing held on July 7, 2026.

11. SUBJECT: Side Letter of Agreement — Woodland Professional Firefighters' Association

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Side Letter of Agreement to amend the Memorandum of Understanding with the Woodland Professional Firefighters' Association.

G. PUBLIC HEARINGS

12. SUBJECT: 2026 Weed Abatement Program Parcels Not in Compliance

    RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, to hear and approve the list of parcels that were out of compliance with weed abatement requirements for the year 2026 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the properties.

13. SUBJECT: Waste Management Liens

    RECOMMENDATION FOR ACTION: Staff recommend the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, requesting collection of charges on the 2026-27 tax roll.

14. SUBJECT: Public Hearing — Gateway Lighting & Landscaping District

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) Conduct a public hearing; (2) Adopt Resolution No. ____, approving the Fiscal Year 2026/27 annual levy report; and (3) Adopt Resolution No. ____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

15. SUBJECT: Public Hearing — Gibson Ranch Lighting & Landscaping District

    RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

16. SUBJECT: Public Hearing — North Park Lighting and Landscaping District

    RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

17. SUBJECT: Public Hearing — Spring Lake Lighting & Landscaping District

    RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Conduct a public hearing; 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/27 annual levy report; and 3) Adopt Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

18. SUBJECT: Public Hearing - Streng Pond Landscape Maintenance District

    RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Conduct a public hearing; and 2) adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and ordering the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

19. SUBJECT: Public Hearing - West Wood Lighting and Landscaping District

    RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

H. REPORTS OF THE CITY MANAGER

20. SUBJECT: Community Development Building Fee Schedule Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the revised Woodland Community Development Building fee schedule with a phased increase of the Valuation Table A, including the addition of an annual Construction Cost Index (CCI) increase (if needed), to cover the City's estimated reasonable costs of providing services for permits and inspections.

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular Meeting of the Woodland Finance Authority/ City Council of the City of Woodland scheduled for July 21, 2026 was posted on July 17, 2026 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Marissa Kersey
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.
Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	D.1
SUBJECT:	General Public Comments

This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

Ken Hiatt
City Manager

Attachments:
None

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	E.2
SUBJECT:	Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Ken Hiatt
City Manager

Attachments:
1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

August 4th — **SUMMER RECESS - NO REGULAR MEETING**

August 18th — **REGULAR MEETING**

Closed Session – PPA Buyout
City Solar Arrays – Madison Energy PPA Buyout
Civic Fellows Presentation
Award Meter Install Construction Project, Gibson Ranch Water Meter Replacement Project, CIP 26-16
Authorize Appropriations and a Construction Contract Contingency for Hiddleson Park Phase 1 CIP 25-10
Operating Agreement Renewal – Epic Pros/Space Station
Adopt the Salary Schedule
Approve the Associate Planner Job Description
Approve Job Description for Fire Department Mechanic Position
Authorize Appropriations for the Replacement of Fire Dept Vehicle 6-904
Public Hearing: 2026/27 CDBG Action Plan
Fire Department Semiannual Report
Police Department Semiannual Report

September 1st — **REGULAR MEETING**

Authorization to Bid, Tupelo Offsite, CIP 26-15
CDD Semi-Annual Report
CSD Semi-Annual Report

Future Topics / Study Sessions:

YoloTD Short Range Transit Plan Presentation (TBD)
Library Eave and Roof Replacement Project - Approve Plans and Authorize Bid (TBD)
Sewer and Water Rate Adjustment – 218 Hearing (TBD)

Updated 7/17/2026

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	F.3
SUBJECT:	Approval of a Contract Increase with Golden State Emergency for the Maintenance and Repair Services for Fire Apparatus.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to approve the first amendment to an agreement with Golden State Emergency Services to increase the amount of the contract by $70,000 for a total not to exceed $220,000.

Staff Contact:
Eric Zane, Fire Chief (530) 661-5861, eric.zane@cityofwoodland.gov

Fiscal Impact:

Sufficient funds are available within the Fire Department Fund 2010 to support the increase in contract authority. No additional appropriation is required.

Background:

The City of Woodland has been under contract with Golden State Emergency since August 16, 2025 for maintenance and repair services for Fire Department apparatus. The original contract authorized expenditures not to exceed $150,000. Throughout the fiscal year, multiple apparatus underwent required maintenance and repairs. These services have been completed, and expenditures have reached approximately 81% of the total contract authority.

Discussion:

Golden State Emergency provides the specialized expertise necessary for effective fire apparatus maintenance and repair. All planned repairs and maintenance for the fiscal year have been performed. However, cumulative costs for completed work exceed the remaining balance of the original contract.The proposed first amendment increases the contract authority by $70,000, bringing the not-to-exceed amount to $220,000. This adjustment ensures all invoices for completed services can be processed, and the fiscal year contract can be properly closed. No additional repairs are pending under this contract, and all other terms remain unchanged.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, to approve the first amendment to an agreement with Golden State Emergency Services to increase the amount of the contract by $70,000 for a total not to exceed $220,000.

Prepared by: Nallely Castro, Management Analyst
Reviewed by: Eric Zane, Fire Chief

Ken Hiatt
City Manager

Attachments:

1. Golden State 1st Amendment 2025-2026
2. Proposed Resolution - Golden State Contract Amendent 25-26

ARTICLE 1. PARTIES AND DATE

This First Amendment to the Professional Services Agreement ("First Amendment") dated as of the 21th day of July, 2026 is entered into by and between the City of Woodland ("City") and Golden State Emergency ("Contractor").

ARTICLE 2. RECITALS

2.1 City and Contractor entered into that certain Professional Services Agreement dated August 16, 2025 ("Agreement"), whereby Contractor agreed to provide maintenance and repair services for fire apparatus.

2.2 City and Contractor now desire to amend the Agreement include additional compensation in accordance with the Contractor's original contract scope of work dated August 16, 2025. The total compensation for the first amendment shall not exceed $70,000 bringing the total not to exceed amount to $220,000.

ARTICLE 3. TERMS

3.1 Continuing Effect of Agreement. Except as amended by this Amendment, including the updated fee schedule attached to this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

3.2 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

3.3 Counterparts. This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

City Of Woodland	**Golden State Emergency**
By: ______________________________	By: ______________________________
Ken Hiatt	Daron Wright President/ CEO
City Manager	

ATTEST:

____
Marissa Kersey, City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FIRST AMENDMENT TO AN AGEEMENT WITH GOLDEN STATE EMERGENCY FOR MAINTENANCE AND REPAIR SERVICES FOR FIRE APPARATUS

WHEREAS, the City of Woodland has been under contract with Golden State Emergency since August 16, 2025 for maintenance and repair services for fire apparatus; and

WHEREAS, the City's initial contract authority was in an amount not to exceed $150,000; and

WHEREAS, the City has reached 81% of the authorized contract amount and cumulative costs for completed work exceed the remaining available balance; and

WHEREAS, the City wishes to approve amendment to the agreement with Golden State Emergency that increases the contract amount by $70,000, resulting in a revised not-to-exceed amount of $220,000, in order to process all outstanding invoices and properly close the contract for the fiscal year; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City Council hereby approves the First Amendment to the Agreement with Golden State Emergency to increase the not to exceed amount by $70,000 bringing the total contract authority to $220,000 and authorizes the City Manager to execute the Agreement.

SECTION 2. A copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made a part of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting on the 21st day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

____
Marissa Kersey, City Clerk

____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	F.4
SUBJECT:	Award Construction Contract for ASR Well #31 Well Drilling Project, CIP 17-05

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____ to award a construction contract in an amount of $1,489,065 to Nor-Cal Pump & Well Drilling, Inc. for CIP 17-05, ASR Well #31 Well Drilling Project and authorize a contract contingency of up to 10% ($148,907).

Staff Contact:
Matt Cohen, Associate Engineer - (530) 661-5973; matt.cohen@cityofwoodland.gov

Fiscal Impact:
The project to construct ASR Well #31, CIP 17-05, is included in the approved FY26 Capital Improvement Program with a total budget of $11,821,976.94. The total budget consists of $5,557,000 of prior year funding from the Water Enterprise Fund plus an additional $1,530,033 allocation from the Water Enterprise Fund in FY2026. The project fund received an additional allocation of $592,453.94 from the Woodland Davis Clean Water Agency (WDCWA) via Resolution 8572, as part of the Drought Protection Water Program Agreement between the Sacramento River Settlement Contractors (SRSC) and the United States Bureau of Reclamation (USBR), as explained further in the background section of this staff report. Additionally, the City of Woodland was selected by the USBR for a $3,000,000 grant through the WaterSMART Drought Response Program. The City Council accepted the $3,000,000 grant award from USBR and allocated the funds to CIP 17-05 via Resolution 8621, along with an additional $1,142,490 allocation from the Water Enterprise Fund. The Project is considered fully funded with an approx. $11.8 million total.

The proposed contract award, construction contingency, engineering services during construction, and staff time result in a total cost of approximately $2,000,000 for the first phase of the project. This well drilling project is the first phase of the ASR Well #31 Project. The second phase of the project includes the well building and equipping, with an estimated phase two project cost of approximately $5,000,000. The second construction phase of the project is expected to have bids opened this winter, with phase two construction expected during 2027.

The existing professional services contract with Carollo Engineers, Inc., approved via Resolution 8450 in the amount of $1,904,501 on May 4th, 2025, includes engineering services during construction, sufficient for oversight of the drilling contractor without the need for a supplemental construction management contract.

Background:
The City of Woodland relies on treated surface water from the Woodland Davis Clean Water Agency (WDCWA) for its water supply, with augmentation through its Aquifer Storage & Recovery (ASR) program. Woodland's ASR program improves short-term drought resiliency and long-term water supply reliability by storing high-quality treated Sacramento River water in the underground aquifer when water is abundant (winter) for use during peak demand (summer) or in drought years. Woodland currently has three ASR Wells (ASR Wells #28, #29, and #30) residing in Freeman Park, Christiansen Park, and Ferns Park respectively. ASR Well #31 will be Woodland's fourth ASR Well,

to be constructed in Everman Park. The addition of a fourth ASR well will increase Woodland's overall injection and pumping capabilities to provide increased reliability of Woodland's highest quality supplemental source to the WDCWA.

The WDCWA holds a 10,000 acre-foot (AF) water right through the Sacramento River Settlement Contractors (SRSC). The ASR wells are used to meet peak summer demands, provide continuous critical water supply during droughts, and to offset the use of water diverted under the SRSC water right. The SRSC is a senior water right and is available for use between April 1 and October 31 each year. WDCWA relies on this water right during the Term 91 curtailment, which curtails WDCWA's primary post-1914 water right issued by the SWRCB. The Term 91 curtailment is in effect nearly all summers to meet certain Delta water quality objectives. The SRSC water right is subject to a 25% reduction in years when a "Shasta Critical Year" is declared. The Shasta Critical Year designation occurs when Shasta Lake receives insufficient inflow or has insufficient storage.

WDCWA entered into the Drought Protection Plan Agreement (DPP) with the SRSC and the United States Bureau of Reclamation (USBR). The DPP modified the existing contract with USBR to improve drought protection for both water users and the environment by permitting USBR to keep more water in Shasta Lake. The DPP implements a water reduction and water acquisition program over the next 20 years in response to drought conditions at Shasta Lake. The DPP is expected to improve water storage in Shasta Lake to improve both water deliveries in droughts and to improve water supply and temperature management for salmonids. The DPP provided $250 million in federal funding to the SRSC contractors and obligated the participating contractors to spend at least 50% of the funding proceeds on drought resiliency projects. The WDCWA's share of the funding was $1,137,147.67 in total, of which the City of Woodland's portion was $592,453.94, which City Council previously accepted and allocated to the ASR Well #31 project, CIP 17-05, via Resolution 8572 on Oct 7, 2025.

ASR Well #31 is needed to augment water supply during drought years and to meet peak demands as well as to replace lost water system capacity. Well #22G was a backup well that had a catastrophic failure in 2024 and cannot be repaired. Well #16 is an active blending well that cannot be used after October 1, 2026, due to the new hexavalent chromium regulation. The hexavalent chromium levels have risen over time and cannot be blended to below the new regulatory limit.

Discussion:
The City advertised for bids on June 11, 2026. On June 30, 2026, the City received 2 bids for CIP 17-05 in the amounts tabulated below:

Contractor	Base Bid	Deductive Bid Alt 1
Nor-Cal Pump & Well Drilling, Inc.	$1,489,065.00	$40,000
Parks Water Resources LLC	$1,558,011.50	$5,000

After reviewing the bid packages, staff determined that Nor-Cal Pump & Well Drilling, Inc., is the lowest responsive, responsible bidder with a base bid of $1,489,065.

Staff are recommending that City Council award based on base bid alone, but one deductive bid alternate was also included in the bid package, representing a potential decrease in total contract cost due to expected reductions in contractor downtime if the lithology of the monitoring wells is consistent with expectations from former Well #8 logs in Everman Park. The project consists of drilling two monitoring wells in addition to the ASR well. The two monitoring wells are to be drilled before the ASR well, such that the ASR well can be informed by the monitoring well drilling results. If the bid alternate conditions apply and the contractor chooses the pre-design option for the ASR well, the deductive bid alternate can be used as a basis for pricing the reduction in contractor downtime between drilling the monitoring wells and ASR well.

The engineer’s estimate for the ASR Well #31 drilling construction phase is $1,750,000. Staff have performed due diligence in reviewing the bids. Nor-Cal Pump & Well Drilling, Inc., has been determined to be the low-bidder and has complied with all technical submittal requirements.

Water system planning has indicated the need for the 4th ASR Well to improve water system reliability and accommodate growth in the City. The development of an ASR well takes over 3 years total, including design, construction in two phases, and initial injection of surface water prior to use as a production well. To meet these timelines and maintain drought resiliency with respect to water supply as the City grows and develops, it’s critical that the City begin drilling of ASR Well #31. The results of the new well capacity testing are used to design the phase two well building and equipping package. The phase two ASR Well #31 Well Building and Equipping Project is anticipated for 2027 construction. ASR Well #31 would then be available for drinking water supply in summer 2028.

Woodland has been recognized by the Federal EPA for being a leader in water resiliency and climate change adaptation, with the ASR program being central to the City’s water resiliency portfolio. A podcast by FEMA (Level Up Audio Project) released an episode on drought mitigation featuring the City of Woodland as a case study (Season 3, Episode 5: Mitigating Drought with the City of Woodland, CA) in 2023, citing the ASR program as a principal measure in the City’s drought resiliency.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____ to award a construction contract in an amount of $1,489,065 to Nor-Cal Pump & Well Drilling, Inc. for CIP 17-05, ASR Well #31 Well Drilling Project and authorize a contract contingency of up to 10% ($148,907).

Prepared by: Matt Cohen, Associate Engineer
Reviewed by: Tim Busch, Utilities Engineering Manager
Brent Meyer, Community Development Director / City Engineer

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution_ Award ASR Well #31 Well Drilling CIP 17-05

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AWARDING A CONSTRUCTION CONTRACT WITH NOR-CAL PUMP & WELL DRILLING, INC. IN THE AMOUNT OF $1,489,065 FOR CIP 17-05, ASR WELL #31 WELL DRILLING PROJECT

WHEREAS, on May 5, 2026, the City Council approved the plans and specifications for CIP 17-05, the ASR Well #31 Well Drilling Project (the "Project") and authorized advertisement for bids; and

WHEREAS, on June 11, 2026, the City of Woodland advertised for bids; and

WHEREAS, on June 30, 2026, the City of Woodland received 2 bids and Nor-Cal Pump & Well Drilling, Inc. was determined to be the lowest responsible bidder submitting a responsive bid with a base bid amount of $1,489,065; and

WHEREAS, the City of Woodland wishes to award a Construction Contract in the amount of $1,489,065 with Nor-Cal Pump & Well Drilling, Inc. for construction of the Project and authorize a contract contingency of up to 10% ($148,907); and

WHEREAS, on March 4, 2025, the City Council approved Resolution 8450 to execute a professional services agreement for engineering design services, including engineering services during construction, with Carollo Engineers, Inc. for the Project; and

WHEREAS, the City Council wishes to award a Construction Contract with Nor-Cal Pump & Well Drilling, Inc. and authorize its execution through adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

<u>SECTION 1</u>. The City Council hereby approves the Construction Contract with Nor-Cal Pump & Well Drilling, Inc., for an amount of $1,489,065 and approves an additional ten percent construction contingency in the amount of $148,907. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

<u>SECTION 2</u>**.** Copies of the Construction Contract are available and on file in the City Clerk's office and are incorporated herein by reference and made a part of this Resolution.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	F.5
SUBJECT:	Authorize Purchase Authority for Magnesium Hydroxide for the Water Pollution Control Facility

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Water Pollution Control Facility's purchase of magnesium hydroxide from Hill Brothers Chemical Company for a total of $276,040.

Staff Contact:
Shane Carlsen, Treatment Plant Superintendent, (530)661-2054, shane.carlsen@cityofwoodland.gov

Fiscal Impact:
The FY2026/27 Water Pollution Control Facility (WPCF) budget includes $276,040 for the purchase of magnesium hydroxide (MgOH). No additional funds are being requested; this request is only to increase the spending authority.

Background:
Activities at the WPCF are governed by the City's National Pollutant Discharge Elimination System (NPDES) permit, which is enforced by the Regional Water Quality Control Board. Dosing the effluent with MgOH adjusts the pH and creates the environment for efficient biologic digestion of waste, which is essential in maintaining acceptable final effluent quality.

Hill Brothers is one of the few local manufacturers who can supply MgOH in the required quantities. Rather than go through a distributor who marks up the commodity, the City entered into a long-term contract directly with Hill Brothers in 2019 to supply MgOH at an agreed upon price.

Discussion:

Although the unit price of the MgOH is determined by the contract, the total cost of chemical to the WPCF varies depending on the effluent chemical demand and flow. When the city used groundwater, significantly less MgOH was necessary to maintain proper pH in the effluent. Since the transition to surface water, plant processes have evolved to a new equilibrium requiring more MgOH.

Pursuant to Woodland Municipal Code section 3.32.140(E), staff finds that it is in the best interest of the City and its administrative operations to dispense with public bidding for this purchase.

Conclusion:
Staff recommends the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Water Pollution Control Facility's purchase of magnesium hydroxide from Hill Brothers Chemical Company for a total of $276,040.

Prepared by: Shane Carlsen, Treatment Plant Superintendent
Reviewed by: Craig Locke, Public Works Director

Ken Hiatt
City Manager

Attachments:

1. Hill Bros Goods Purchase Agreement
2. Proposed Resolution_FY27 Hill Brothers

CITY OF WOODLAND
GOODS PURCHASE AGREEMENT

This Goods Purchase Agreement ("Agreement") is entered into this **21th** day of **October, 2019,** by and between the City of Woodland, a municipal corporation organized and operating under the laws of the State of California with its principal place of business at a municipal corporation organized under the laws of the State of California with its principal place of business at 42929 County road 24, Woodland, CA 95776 ("City"), and **Hill Brothers Chemical Company**, a **CORPORATION** with its principal place of business at **3000 East Birch Street #108, Brea CA 92821** ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

Section 1. <u>DEFINITIONS.</u>

A. "Goods" means all machinery, equipment, supplies, items, parts, materials, labor or other services, including design, engineering and installation services, provided by Contractor as specified in Exhibit "A," attached hereto and incorporated herein by reference.

B. "Delivery Date(s)" means that date or dates upon which the Goods is to be delivered to City, ready for approval, testing and/or use as specified in Exhibit "B."

Section 2. <u>MATERIALS AND WORKMANSHIP.</u>

When Exhibit "A" specifies machinery, equipment or material by manufacturer, model or trade name, no substitution will be made without City's written approval. Machinery, equipment or material installed in the Goods without the approval required by this Section 2 will be deemed to be defective material for purposes of Section 4. Where machinery, equipment or materials are referred to in Exhibit "A" as equal to any particular standard, City will decide the question of equality. When requested by City, Contractor will furnish City with the name of the manufacturer, the performance capabilities and other pertinent information necessary to properly determine the quality and suitability of any machines, equipment and material to be incorporated in the Goods. Material samples will be submitted at City's request.

Section 3. <u>INSPECTIONS AND TESTS.</u>

City shall have the right to inspect and/or test the Goods prior to acceptance. If upon inspection or testing the Goods or any portion thereof are found to be nonconforming, unsatisfactory, defective, of inferior quality or workmanship, or fail to meet any requirements or specifications contained in Exhibit "A," then without prejudice to any other rights or remedies, City may reject the Goods or exercise any of its rights under Section 4.C. The inspection, failure to make inspection, acceptance of goods, or payment for goods shall not impair City's right to reject nonconforming goods, irrespective of City's failure to notify Contractor of a rejection of nonconforming goods or revocation of acceptance thereof or to specify with particularity any defect in nonconforming goods after rejection or acceptance thereof.

Section 4. WARRANTY.

A. Contractor warrants that the Goods will be of merchantable quality and free from defects in design, engineering, material, and workmanship for a period of two (2) years, or such longer period as provided by a manufacturer's warranty or as agreed to by Contractor and City, from the date of final written acceptance of the Goods by City as required for final payment under Section 7. Contractor further warrants that any services provided in connection with the Goods will be performed in a professional and workmanlike manner and in accordance with the highest industry standards.

B. Contractor further warrants that all machinery, equipment, or process included in the Goods will meet the performance requirements and specifications specified in Exhibit "A" and shall be fit for the purpose intended. City's inspection, testing, approval, or acceptance of any such machinery, equipment, or process will not relieve Contractor of its obligations under this Section 4.B.

C. For any breach of the warranties contained in Section 4.A and Section 4.B, Contractor will, immediately after receiving notice from City, at the option of City, and at Contractor's own expense and without cost to City:

1. Repair the defective Goods;

2. Replace the defective Goods with conforming Goods, F.O.B. City's plant, office or other location of City where the Goods was originally performed or delivered; or

3. Repay to City the purchase price of the defective Goods.

If City selects repair or replacement, any defects will be remedied without cost to City, including but not limited to, the costs of removal, repair, and replacement of the defective Goods, and reinstallation of new Goods. All such defective Goods that is so remedied will be similarly warranted as stated above. In addition, Contractor will repair or replace other items of the Goods which may have been damaged by such defects or the repairing of the same, all at its own expense and without cost to City.

D. Contractor also warrants that the Goods is free and clear of all liens and encumbrances whatsoever, that Contractor has a good and marketable title to same, and that Contractor owns or has a valid license for all of the proprietary technology and intellectual property incorporated within the Goods. Contractor agrees to indemnify, defend, and hold City harmless against any and all third party claims resulting from the breach or inaccuracy of any of the foregoing warranties.

E. In the event of a breach by Contractor of its obligations under this Section 4, City will not be limited to the remedies set forth in this Section 4, but will have all the rights and remedies permitted by applicable law, including without limitation, all of the rights and remedies afforded to City under the California Commercial Code.

Section 5. PRICES.

Unless expressly provided otherwise, all prices and fees specified in Exhibit "C," attached hereto and incorporated herein by reference, are firm and shall not be subject to change without the written approval of City. No extra charges of any kind will be allowed unless specifically agreed to in writing by City's authorized representative. The total price shall include (i) all federal, state and local sales, use, excise, privilege, payroll, occupational and other taxes applicable to the Goods furnished to City hereunder; and (ii) all charges for packing, freight and transportation to destination.

Section 6. CHANGES.

City, at any time, by a written order, and without notice to any surety, may make changes in the Goods, including but not limited to, City's requirements and specifications. If such changes affect the cost of the Goods or time required for its performance, an equitable adjustment will be made in the price or time for performance or both. Any change in the price necessitated by such change will be agreed upon between City and Contractor and such change will be authorized by a change order document signed by City and accepted by Contractor.

Section 7. PAYMENTS.

A. Terms of payment, are net thirty (30) days, less any applicable retention, after receipt of invoice, or completion of applicable Progress Milestones. Final payment shall be made by City after Contractor has satisfied all contractual requirements. Payment of invoices shall not constitute acceptance of Goods.

B. If Progress Milestones have been specified in Exhibit "B," then payments for the Goods will be made as the requirements of such Progress Milestones are met. Progress payments for the Goods will be made by City upon proper application by Contractor during the progress of the Goods and according to the terms of payment as specified in Exhibit "B." Contractor's progress billing invoice will include progress payments due for the original scope of work and changes. Each "Item for Payment" shown in Exhibit "B" and each change order will be itemized on the invoice. Invoices for cost plus work, whether part of Exhibit "B" or a change order, must have subcontractor and/or supplier invoices attached to Contractor's invoice. Other format and support documents for invoices will be determined by City in advance of the first invoice cycle.

C. Payments otherwise due may be withheld by City on account of defective Goods not remedied, liens or other claims filed, reasonable evidence indicating probable filing of liens or other claims, failure of Contractor to make payments properly to its subcontractors or for material or labor, the failure of Contractor to perform any of its other obligations under the Agreement, or to protect City against any liability arising out of Contractor's failure to pay or discharge taxes or other obligations. If the causes for which payment is withheld are removed, the withheld payments will be made promptly. If the said causes are not removed within a reasonable period after written notice, City may remove them at Contractor's expense.

D. Payment of the final Progress Milestone payment or any retention will be made by City upon:

1. Submission of an invoice for satisfactory completion of the requirements of a Progress Milestone as defined in Exhibit "B" and in the amount associated with the Progress Milestone;

2. Written acceptance of the Goods by City;

3. Delivery of all drawings and specifications, if required by City;

4. Delivery of executed full releases of any and all liens arising out of this Agreement; and

5. Delivery of an affidavit listing all persons who might otherwise be entitled to file, claim, or maintain a lien of any kind or character, and containing an averment that all of the said persons have been paid in full.

If any person refuses to furnish an actual release or receipt in full, Contractor may furnish a bond satisfactory to City to indemnify City against any claim or lien at no cost to City.

E. Acceptance by Contractor of payment of the final Progress Milestone payment pursuant to Section 7.D will constitute a waiver, release and discharge of any and all claims and demands of any kind or character which Contractor then has, or can subsequently acquire against City, its successors and assigns, for or on account of any matter or thing arising out of, or in any manner connected with, the performance of this Agreement. However, payment for the final Progress Milestone by City will not constitute a waiver, release or discharge of any claims or demands which City then has, or can subsequently acquire, against Contractor, its successors and assigns, for or on account of any matter or thing arising out of, or in any manner connected with, the performance of this Agreement.

Section 8. SCHEDULE FOR DELIVERY.

A. The time of Contractor's performance is of the essence for this Agreement. The Goods will be delivered in accordance with the schedule set forth in Exhibit "B." Contractor must immediately notify City in writing any time delivery is behind schedule or may not be completed on schedule. In the event that the Goods is part of a larger project or projects that require the coordination of multiple contractors or suppliers, then Contractor will fully cooperate in scheduling the delivery so that City can maximize the efficient completion of such project(s).

Section 9. TAXES.

A. Contractor agrees to timely pay all sales and use tax (including any value added or gross receipts tax imposed similar to a sales and use tax) imposed by any federal, state or local taxing authority on the ultimate purchase price of the Goods provided under this Agreement.

B. Contractor will withhold, and require its subcontractors, where applicable, to withhold all required taxes and contributions of any federal, state or local taxing authority which is measured by wages, salaries or other remuneration of its employees or the employees of its subcontractors. Contractor will deposit, or cause to be deposited, in a timely manner with the appropriate taxing authorities all amounts required to be withheld.

C. All other taxes, however denominated or measured, imposed upon the price of the Goods provided hereunder, will be the responsibility of Contractor. In addition, all taxes assessed by any taxing jurisdiction based on Contractor property used or consumed in the provision of the Goods such as and including ad valorem, use, personal property and inventory taxes will be the responsibility of Contractor.

D. Contractor will, upon written request, submit to City written evidence of any filings or payments of all taxes required to be paid by Contractor hereunder.

Section 10. INDEPENDENT CONTRACTOR.

Contractor enters into this Agreement as an independent contractor and not as an employee of City. Contractor shall have no power or authority by this Agreement to bind City in any respect. Nothing in this Agreement shall be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by the Contractor are employees, agents, contractors or subcontractors of the Contractor and not of City. City shall not be obligated in any way to pay any wage claims or other claims made against Contractor by any such employees, agents, contractors or subcontractors or any other person resulting from performance of this Agreement.

Section 11. SUBCONTRACTS.

Unless otherwise specified, Contractor must obtain City's written permission before subcontracting any portion of the Goods. Except for the insurance requirements in Section 13.A, all subcontracts and orders for the purchase or rental of supplies, materials or equipment, or any other part of the Goods, will require that the subcontractor be bound by and subject to all of the terms and conditions of the Agreement. No subcontract or order will relieve Contractor from its obligations to City, including, but not limited to Contractor's insurance and indemnification obligations. No subcontract or order will bind City.

Section 12. TITLE AND RISK OF LOSS.

Unless otherwise agreed, City will have title to, and risk of loss of, all completed and partially completed portions of the Goods upon delivery, as well as materials delivered to and stored on City property which are intended to become a part of the Goods. However, Contractor will be liable for any loss or damage to the Goods and/or the materials caused by Contractor or its subcontractors, their agents or employees, and Contractor will replace or repair said Goods or materials at its own cost to the complete satisfaction of City. Notwithstanding the foregoing, in the event that the City has paid Contractor for all or a portion of the Goods which remains in the possession of Contractor, then City shall have title to, and the right to take possession of, such

Goods at any time following payment therefor. Risk of loss for any Goods which remains in the possession of Contractor shall remain with Contractor until such Goods has been delivered or City has taken possession thereof. Contractor will have risk of loss or damage to Contractor's property used in the construction of the Goods but which does not become a part of the Goods.

Section 13. **INDEMNIFICATION.**

A. Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions, negligence or willful misconduct of Contractor, its officials, officers, employees, agents, subcontractors and subconsultants arising out of or in connection with the Goods or the performance of this Agreement, including without limitation the payment of all consequential damages and attorneys' fees and other related costs and expenses except such loss or damage which was caused by the sole negligence or willful misconduct of the City.

B. Contractor's defense obligation for any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against the City, its officials, officers, employees, agents, or volunteers shall be at Contractor's own cost, expense, and risk. Contractor shall pay and satisfy any judgment, award, or decree that may be rendered against City or its officials, officers, employees, agents, or volunteers, in any such suit, action, or other legal proceeding. Contractor shall reimburse City and its officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

C. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its officials, officers, employees, agents or volunteers.

Section 14. **INSURANCE.**

A. General. Contractor shall take out and maintain:

1. Commercial General Liability Insurance, of at least $1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury and property damage, at least as broad as Insurance Services Office Commercial General Liability most recent Occurrence Form CG 00 01;

2. Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, of at least $1,000,000 per accident for bodily injury and property damage, at least as broad as most recent Insurance Services Office Form Number CA 00 01 covering automobile liability, Code 1 (any auto);

3. Workers' Compensation in compliance with applicable statutory requirements and Employer's Liability Coverage of at least $1,000,000 per occurrence; and

4. Pollution Liability Insurance of at least $1,000,000 per occurrence and $2,000,000 aggregate shall be provided by the Contractor if transporting hazardous materials.

5. If Contractor is also the manufacturer of any equipment included in the Goods, Contractor shall carry Product Liability and/or Errors and Omissions Insurance which covers said equipment with limits of not less than $1,000,000.

B. Additional Insured; Primary; Waiver of Subrogation; No Limitation on Coverage. The policies required under this Section shall give City, its officials, officers, employees, agents or volunteers additional insured status. Such policies shall contain a provision stating that Contractor's policy is primary insurance and that any insurance, self-insurance or other coverage maintained by the City or any additional insureds shall not be called upon to contribute to any loss, and shall contain or be endorsed with a waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers. The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as additional insured pursuant to this Agreement.

C. Insurance Carrier. All insurance required under this Section is to be placed with insurers with a current A.M. Best's rating no less than A-:VII, licensed to do business in California, and satisfactory to the City.

D. Evidence of Insurance. Contractor shall furnish City with original certificates of insurance and endorsements effecting coverage required by the Agreement. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms supplied or approved by the City. All certificates and endorsements must be received and approved by the City before delivery commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

E. Subcontractors. All subcontractors shall meet the requirements of this Section before commencing work. In addition, Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

F. Freight. Contractor shall ensure that third party shippers contracted by Contractor have adequate insurance coverage for the shipped Goods.

Section 15. LIENS.

A. Contractor, subcontractors and suppliers will not make, file or maintain a mechanic's or other lien or claim of any kind or character against the Goods, for or on account of any labor, materials, fixtures, tools, machinery, equipment, or any other things furnished, or any other work done or performance given under, arising out of, or in any manner connected with the

Agreement (such liens or claims referred to as "Claims"); and Contractor, subcontractor and suppliers expressly waive and relinquish any and all rights which they now have, or may subsequently acquire, to file or maintain any Claim and Contractor, subcontractor and suppliers agree that this provision waiving the right of Claims will be an independent covenant.

B. Contractor will save and hold City harmless from and against any and all Claims that may be filed by a subcontractor, supplier or any other person or entity and Contractor will, at its own expense, defend any and all actions based upon such Claims and will pay all charges of attorneys and all costs and other expenses arising from such Claims.

Section 16. TERMINATION OF AGREEMENT BY CITY.

A. Should Contractor at any time refuse or fail to deliver the Goods with promptness and diligence, or to perform any of its other obligations under the Agreement, City may terminate Contractor's right to proceed with the delivery of the Goods by written notice to Contractor. In such event City may obtain the Goods by whatever method it may deem expedient, including the hiring of another contractor or other contractors and, for that purpose, may take possession of all materials, machinery, equipment, tools and appliances and exercise all rights, options and privileges of Contractor. In such case Contractor will not be entitled to receive any further payments until the Goods is delivered. If City's cost of obtaining the Goods, including compensation for additional managerial and administrative services, will exceed the unpaid balance of the Agreement, Contractor will be liable for and will pay the difference to City.

B. City may, for its own convenience, terminate Contractor's right to proceed with the delivery of any portion or all of the Goods by written notice to Contractor. Such termination will be effective in the manner specified in such notice, will be without prejudice to any claims which City may have against Contractor, and will not affect the obligations and duties of Contractor under the Agreement with respect to portions of the Goods not terminated.

C. On receipt of notice under Section 16.B, Contractor will, with respect to the portion of the Goods terminated, unless the notice states otherwise,

1. Immediately discontinue such portion of the Goods and the placing of orders for materials, facilities, and supplies in connection with the Goods,

2. Unless otherwise directed by City, make every reasonable effort to procure cancellation of all existing orders or contracts upon terms satisfactory to City; and

3. Deliver only such portions of the Goods which City deems necessary to preserve and protect those portions of the Goods already in progress and to protect material, plant and equipment at the Goods site or in transit to the Goods site.

D. Upon termination pursuant to Section 16.B, Contractor will be paid a pro rata portion of the compensation in the Agreement for any portion of the terminated Goods already delivered, including material and services for which it has made firm contracts which are not canceled, it being understood that City will be entitled to such material and services. Upon determination of the amount of said pro rata compensation, City will promptly pay such amount to Contractor upon delivery by Contractor of the releases of liens and affidavit, pursuant to Section 7.C.

Section 17. MISCELLANEOUS PROVISIONS.

A. Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address or at such other address as the respective parties may provide in writing for this purpose:

CITY:	CONTRACTOR:
City of Woodland	**Frank Alari**
42929 county road 24	**California Sales Manager**
Woodland, CA 95776	**Hill Brothers Chemical Company**
Attn: WPCF / Shane Carlsen	**3000 East Birch Street #108**
	Brea, CA 92821

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

B. Assignment or Transfer. Contractor shall not assign or transfer any interest in this Agreement whether by assignment or novation, without the prior written consent of the City, which will not be unreasonably withheld. Provided, however, that claims for money due or to become due Contractor from the City under this Agreement may be assigned to a financial institution or to a trustee in bankruptcy, without such approval. Notice of any assignment or transfer, whether voluntary or involuntary, shall be furnished promptly to the City.

C. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

D. Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

E. Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

F. Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Yolo County.

G. Interpretation. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party.

H. No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

I. Authority to Enter Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right and authority to make this Agreement and bind each respective Party.

J. Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

K. Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

L. City's Right to Employ Other Contractors. City reserves its right to employ other contractors in connection with the Goods.

M. Entire Agreement. This Agreement constitutes the entire agreement between the Parties relative to the Goods specified herein. There are no understandings, agreements, conditions, representations, warranties or promises with respect to this Agreement, except those contained in or referred to in the writing.

SIGNATURE PAGE FOR GOODS PURCHASE AGREEMENT

BETWEEN THE CITY OF WOODLAND

AND HILL BROTHERS CHEMICAL COMPANY

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF WOODLAND
Approved By:

Paul Nevazio, City Manager

10/25/19
Date

Attested By:

Ana Gonzalez, City Clerk

Approved As To Form:

Kara Ueda, City Attorney

Hill Brothers Chemical Company

Signature

Frank Alari

Frank Alari

California Sales Manager

10/23/19
Date

82093.00016\31289960.1

EXHIBIT "A"
GOODS SPECIFICATIONS

PURCHASE SPECIFICATION

FOR

TECHNICAL GRADE AQUEOUS SUSPENSION OF TECHNICAL GRADE MAGNESIUM HYDROXIDE SLURRY DERIVED FROM CALCINED MAGNESIUM OXIDE

FOR WASTEWATER TREATMENT PLANTS

1) PRODUCT SPECIFICATIONS AND MATERIAL REQUIREMENTS

a) Product Specifications

1. The Contractor shall ***at a minimum*** meet the following specifications in Table 1A directly below as well as the Technical Material Requirements in section b) below. The Contractor shall provide ***with the bid submittal*** written specifications for the product bid that meet the minimum specifications listed in Table 1A below:

Table 1A:

	Typical	Maximum	Minimum
Slurry Basis			
$Mg(OH)_2$ contained lb/gal	7.7	8.0	7.3
Dry Solids Basis			
MgO, wt%	93.0		88.0
CaO, wt%	3.5	4.0	
SiO_2, wt%	1.5	3.5	
Fe_2O_3, wt%	.50	.60	
Median Particle Size, Micron	6.0	12.0	
Specific Surface Area, m^2/g	16	25	12
Lbs Alkalinity/Gallon	13.3	13.7	12.6
Caustic Magnesia Activity/Sec	75	135	
% Passing 325 Mesh Sieve	99.2	100	98.0
Stabilized Residual Test, Grams*	16.0	24.0	
NaOH Equivalent	1 lb Equivalent to .73 lb Mg(OH)2		
$CaCO_3$ Equivalent	1 lb Equivalent to .59 lb Mg(OH)2		
Physical Properties:			
Density, lbs/gal	12.90		12.71
Solids, Weight Percent %	60	62	58
Viscosity, cps*	150	500	100
*TP-112 14 Hour Stability Residual Test			
*Brookfield RVT Viscometer #3 spindle @ 100 rpm, 60 seconds at 70°F			

b) Material Specifications and Requirements

1. To be considered, the technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide must also meet the following specifications, which shall be confirmed by a written analysis. Bid submittal will not be considered complete without requested documentation and *must be provided with the bid submittal*:

   (i) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide must be produced and derived from highly reactive calcined magnesium oxide utilizing a wet milling process for consistent product sizing, uniformity, reactivity and highest purity. This requirement is utilized to provide consistent performance, better dispersion and suspension stability. Magnesium hydroxide slurry produced or derived from uncalcined brucite, uncalcined dolomite, dolime, brucitic marble, or any caustic-enhanced or lime/calcium carbonate-enhanced versions of the former are not compliant with this bid. Proof of origination of the technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall require ***the contractor to provide a written description of the method confirming how the technical grade magnesium hydroxide slurry is derived from highly reactive calcined magnesium oxide with the bid submittal.***

   (ii) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide must be produced and derived from highly reactive calcined magnesium oxide that originates and is manufactured in the United States. Proof of origination of the technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide ***shall require the contractor to provide the written street address, town, state, zip code, contact name and contact name telephone number at the manufacturing location address with the bid submittal.***

   (iii) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall have a minimum $Mg(OH)_2$ dry weight percent purity of 88.0% or greater to insure high grade consistency, sufficient surface area and reactivity within the municipal wastewater. ***Contractor shall confirm this requirement by providing written analysis performed by certified 3rd party laboratory with the bid submittal.***

(iv) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall have a minimum 7.3 pounds per gallon of a minimum 88.0% $Mg(OH)_2$ dry weight percent purity to insure a minimum reactive solids content per gallon, consistent sufficient surface area and reactivity within the municipal wastewater. ***Contractor shall confirm this requirement by providing written analysis performed by certified 3rd party laboratory with the bid submittal.***

(v) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall have a median particle size no greater than 12.0 microns in order to insure sufficient surface area and reactivity within the municipal wastewater. ***Contractor shall confirm this requirement by providing written analysis performed by certified 3rd party laboratory with the bid submittal.***

(vi) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall have a specific surface area, m^2/g of no less than 12 square meters per gram in order to insure sufficient surface area and reactivity within the municipal wastewater. ***Contractor shall confirm this requirement by providing written analysis performed by certified 3rd party laboratory with the bid submittal.***

(vii) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall have a Caustic Magnesia Activity/Sec no greater than 135 seconds in order to insure sufficient surface area and reactivity within the municipal treatment plant. ***Contractor shall confirm this requirement by providing written analysis with the bid submittal.***

(viii) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall have a Stabilized Residual Test result in grams of less than or equal to 24 grams to prevent feed tank handling and wastewater treatment plant problems associated with instability of low grade magnesium hydroxide slurry produced from uncalcined brucite, uncalcined dolomite, dolime, brucitic marble, or any caustic-enhanced or lime-enhanced versions of the former. ***Contractor shall confirm this requirement by providing written analysis with the bid submittal.***

(ix) The technical grade magnesium hydroxide slurry derived from highly reactive calcined magnesium oxide shall be capable of cost effectively providing non-carbonate alkalinity for biological treatment plant processes. The percent by weight of the

<u>Contractor's magnesium hydroxide slurry shall not exceed</u> <u>4.0% by weight of CaO</u>. This requirement is to prevent water softening and to prevent the precipitation of magnesium and calcium that results in sludge production, calcium scaling and reduced reactivity / reduced available alkalinity. ***Contractor shall confirm this requirement by providing written analysis performed by certified 3rd party laboratory with the bid submittal.***

<u>Exhibit "B"</u>
<u>Delivery Schedule</u>

Delivery of Magnesium Hydroxide (Thioguard) will be on an as needed basis, typically every 4-5 weeks dependent on demand and dose of product. Delivery is expected 2-6 business days after the City of Woodland/WPCF requests product delivery, as this is time sensitive delivery because of the possibility to cause a violation at the treatment plant should the WPCF facility run out of Thioguard.

Exhibit "C"
Fee Schedule

The pricing, effective November 1, 2019 will be $2.73/gallon. This is delivered pricing for full truckloads (approx.. 4000 gallons). This price will be firm through October 31st 2020. Thereafter, we will offer pricing not to exceed 3% for the next two years on the same calendar. The 3% is a maximum and will only increase based on cost increases we incur.

Current pricing can be found in Attachment "A."

HILL BROTHERS Chemical Co.
Regional Marketing Office
3000 E. Birch St., Suite 108
Brea, CA 92821-6261
Phone 714 579 3333
Fax 714 579 3399
Order Desk 626 333 2251

QUOTATION

DATE: 7/1/26 SALESPERSON: Jose Negrete

CUSTOMER INFORMATION

CUSTOMER NAME: City of Woodland
CONTACT NAME: Shane Carlsen TITLE:
ADDRESS: 42929 County Road
CITY: Woodland STATE: CA ZIP:
PHONE: 530-661-2054 Email: Shane.Carlsen@cityofwoodland.gov

QUOTE: Prices subject to industry wide increases/decreases.

QUANTITY	PACKAGE	DESCRIPTION	UNIT PRICE	UNIT
3,900 GAL	FTL – Bulk	THIOGUARD	$3.63	GAL.
		Effective 7/1/26		

TERMS: Net 30 Days w/credit approval F.O.B.: Delivered

Prices are subject to revision if they are not accepted within 30 days from date of this quotation

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE PURCHASE OF MAGNESIUM HYDROXIDE FROM HILL BROTHERS CHEMICAL COMPANY, IN AN AMOUNT NOT-TO-EXCEED $276,040 FOR FISCAL YEAR 2027

WHEREAS, the use of alkalinity chemicals as part of the wastewater treatment process at the City's Water Pollution Control Facility ("WPCF") is a required element of the City's National Pollutant Discharge Elimination System ("NPDES") permit regulated by the Regional Water Quality Control Board; and

WHEREAS, dosing with magnesium hydroxide ("MgOH") controls pH levels in the effluent and maintains a heathy environment for the treatment biology to grow and thrive which maintains final effluent quality; and

WHEREAS, the volume of MgOH necessary to maintain the treatment plant biology is estimated prior to the beginning of the fiscal year and unforeseen changes can have significant impacts on the water chemistry and the cost of chemicals; and

WHEREAS, the total authorization for fiscal year 2027 (FY27) is proposed to be $276,040; and

WHEREAS, funding for these chemicals is already available in the FY27 budget and no additional funds are being requested at this time; and

WHEREAS, pursuant to Woodland Municipal Code section 3.32.140(E), the City Council finds that it is in the best interest of the City and its administrative operations to dispense with public bidding for this contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The above recitals are true and correct and adopted herein by this reference.

SECTION 2. That the City Council hereby authorizes The City Manager to approve the purchase with Hill Brothers Chemical Company, in an amount not-to-exceed $276,040 for FY27 for magnesium hydroxide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	F.6
SUBJECT:	Approve Amendment #1 to the Agreement with The Gualco Group for State Representation and Advocacy Services for Flood Mitigation for Lower Cache Creek Flood Risk Reduction Project, CIP 22-16

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing Amendment # 1 to extend The Gualco Group agreement for an additional 12 months for an additional amount not to exceed $90,000.

Staff Contact:
Tim Busch, Principal Utilities Engineer (530) 661-5963, tim.busch@cityofwoodland.gov

Fiscal Impact:
The Gualco Group has been providing state representation and advocacy services for flood mitigation to the City for more than two years. The cost of the advocacy services is considered part of the project's budget. Approval of amendment #1 will bring the total not-to-exceed cost for the Lower Cache Creek Flood Risk Reduction Project (LCCFRRP) services to $187,500. The amendment covers The Gualco Group services through the attached scope of work.

This project is included in the Capital Budget approved by Council with $3,400,000 being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on June 16, 2026. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing, including project management services, with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

Background:
In January 2024, the City entered into an agreement with The Gualco Group to provide state advocacy on the City's behalf to help with the City's need to develop comprehensive state government relations to secure state financial assistance for solving flood problems associated with Cache Creek. The original agreement was for at least a 12-month period. A second contract was executed in 2025. The amendment to the 2025 contract is necessary to continue this work for an additional 12 months.

Discussion:
Addressing the flood problem from Cache Creek is a complex process involving the City, County, State and Federal governments. The Gualco Group helps the City maintain a presence in the State Capitol to assist the City in developing and maintaining a relationship with a goal of ultimately receiving state funding for a future Woodland Flood Risk Reduction Project.

The City of Woodland and The Gualco Group will continue to advocate for additional state funding to chart a path forward for flood protection.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing Amendment # 1 to extend The Gualco Group agreement for an additional 12 months for an additional amount not to exceed $90,000.

Prepared by: Tim Busch, Utilities Engineering Manager
Reviewed by: Brent Meyer, CDD Director, City Engineer

Ken Hiatt
City Manager

Attachments:

1. FIRST AMENDMENT_TGG2025
2. Proposed Resolution_Gualco Group

ARTICLE 1. PARTIES AND DATE

This First Amendment to the Professional Services Agreement ("First Amendment") dated as of the _____ day of _________________, 2026_ is entered into by and between the City of Woodland ("City") and The Gualco Group, Inc., a Corporation ("Consultant").

ARTICLE 2. RECITALS

2.1 City and Consultant entered into that certain Professional Services Agreement dated the 24th of June, 2025 ("Agreement"), whereby Consultant agreed to **supply the professional advocacy and consulting services necessary for the Lower Cache Creek Flood Risk Reduction Project, CIP 22-16**.

2.2 City and Consultant now desire to amend the Agreement to extend the term and total compensation of the Agreement in accordance with the Consultant's proposal dated June 30, 2026 attached hereto. The total compensation for the First Amendment shall not exceed Ninety Thousand Dollars ($90,000) for a new contract total not to exceed One Hundred Eighty-Seven Thousand, Five Hundred Dollars ($187,500).

ARTICLE 3. TERMS

3.1 **Continuing Effect of Agreement.** Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

3.2 **Adequate Consideration.** The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

3.3 **Counterparts.** This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

City Of Woodland	**The Gualco Group, Inc.**
By: ______________________________	By: ______________________________
Ken Hiatt	Jackson R. Gualco
City Manager	President

ATTEST:

____
Marissa Kersey, City Clerk

CONSULTANT PROPOSAL FOR ADDITIONAL WORK

The Gualco Group, Inc.

MEMO

DATE: June 30, 2026

TO: City of Woodland
Ken Hiatt, City Manager
Tim Busch, Utilities Engineering Manager

FROM: Jackson R. Gualco

RE: Proposal-in-Brief

Below you will find the essential elements of a proposal to continue to provide the City of Woodland with State government relations advocacy and consulting services relative to the funding of a comprehensive, multi-benefit flood control project.

Scope of Representation

Continue to advocate for the funding of the Cache Creek Flood Control Project via all available and appropriate executive and legislative avenues through the end of this Session and into 2027. Provide ongoing review and engagement in legislative and executive policy deliberations and rulemaking related to flood protection in the Central Valley. Should a water or infrastructure bond be contemplated in 2027 then actively advocate for funding of the city's preferred option. Continue to provide monitoring of all legislative bill introductions and amendments to ensure the city's best interests are protected. Continue to provide curated

Term

Effective upon execution of a written agreement through June 30, 2027.

500 Capitol Mall, Suite 2600
Sacramento, CA 95814
(916) 441-1392
FAX: (916) 446-6003
E-mail: tgg@gualcogroup.com
www.gualcogroup.com

Fee Structure
A monthly retainer of $7,500 plus expenses incurred to be billed at actual cost through June 30, 2027.

Assigned Professionals
Jackson R. Gualco, President/Lead Professional
Daniel J. Merkley, Senior Advisor
Clifford Moriyama, Senior Advisor

Please feel free to contact me with any questions or comments. Thank you for the opportunity to provide you with this updated proposal.

RESOLUTION NO._______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT #1 WITH THE GUALCO GROUP FOR STATE REPRESENTATION AND ADVOCACY SERVICES FOR FLOOD MITIGATION

WHEREAS, the City entered into an agreement with The Gualco Group in January of 2024 to provide state advocacy on the City's behalf to help with the City's need to develop comprehensive state government relations to secure state financial assistance for solving flood problems associated with Cache Creek; and

WHEREAS, the City desires the consultant to continue in necessary advocacy efforts with the State of California with a goal of ultimately receiving state funding for flood protection; and

WHEREAS, The Gualco Group has agreed to extend their contract through this amendment for an additional 12 months at a cost not to exceed $90,000 with a new contract limit of $187,500; and

WHEREAS, the City Council wishes to approve the Amendment to the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City Council hereby authorizes the City Manager to execute the amendment with The Gualco Group subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the amendment does not change.

SECTION 2. The contract amendment cost of $90,000 and the total contract amount of $187,500 is hereby approved.

SECTION 3. An executed copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made part of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

	TO:	THE HONORABLE MAYOR AND CITY COUNCIL
	AGENDA:	City Council Regular Meeting
CITY OF WOODLAND CALIFORNIA	DATE:	July 21, 2026
	ITEM #:	F.7
	SUBJECT:	Prudler Community Facilities District Annual Levy and Collection for Fiscal Year 2026/27

Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, ordering the annual levy and collection of the assessment within the Prudler Community Facilities District for Fiscal Year 2026/2027.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The Fiscal Year (FY) 2026/27 assessment is calculated to be $841.43 for each single family home. If approved, the proposed assessment for the District would generate $145,000 in revenue. The Prudler Community Facilities District (CFD) assessment will generate sufficient revenue to pay for operational expenditures required to maintain the approved amenities within the District.

Background:
The City Council previously undertook proceedings under and pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982” of the Government Code of the State of California, to form Community Facilities District No. 2022-01 (Prudler Services), to authorize the levy of special taxes upon land within the District to finance the cost of maintenance of public facilities including a neighborhood park, landscaping, lighting, sound walls, and a traffic signal, and incidental expenses within the boundaries of the District.

The City Council, by Ordinance No. 1680, has authorized the levy of a special tax to pay for costs and expenses related to the Prudler CFD.

The Prudler CFD is located in the southeast portion of the City, generally north of Sports Park Drive, south of County Fair Mall, and east of East Street. The District was formed in 2022 and FY2023/24 was the first year properties within the District were assessed.

Discussion:
Each year the City prepares an operating budget to calculate the annual assessment levied on each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel.

This particular CFD requires that the City Council adopt a resolution to order an annual levy and collection of assessment. This is typically accomplished at one Council meeting and does not require a public hearing.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, ordering the annual levy and collection of the assessment within the Prudler Community Facilities District for Fiscal Year 2026/2027.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution_CFD-2022-1 (Prudler) Annual Levy FY27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PRUDLER SERVICES) AUTHORIZING THE ANNUAL LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026/27

WHEREAS, the City Council of the City of Woodland ("City"), previously undertook proceedings under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, to form Community Facilities District No. 2022-01 (Prudler Services) (hereinafter referred to as the "District"), to authorize the levy of special taxes upon land within the District to finance certain services.

WHEREAS, the City Council, by Ordinance No. 1680 as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said District, and this City Council is desirous to establish the specific rate of the special tax for the District to be collected for the next fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That in accordance with the Act and Ordinance, there is hereby levied upon all parcels within the District which are not otherwise exempt from taxation under the Act or the Ordinance the special taxes for fiscal year 2026/27 at or below the maximum rates set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rate determined and as set forth above does not exceed the amount as previously authorized by Ordinance of this City Council, and is not in excess of that as previously approved by the qualified electors of the District, and meets the requirements of Proposition 218 that added Articles XIIIC and XIIID to the State Constitution.

SECTION 4. That the proceeds of the special tax shall be used to pay, in whole or in part, the cost of the following:

A. The cost of maintenance of public facilities including a neighborhood park, landscaping, lighting, sound walls, and a traffic signal, within the boundaries of the District; and
B. Payment of incidental expenses of the District, including costs incurred to determine the amount of and collection of special taxes and costs otherwise incurred in order to carry out the authorized purposes of the District.

The proceeds of the special taxes shall be used as set forth above, and shall not be used for any other purpose.

SECTION 5. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6. All monies above collected shall be paid into the District funds.

SECTION 7. The Finance Director is hereby authorized to transmit a certified copy of this Resolution to the County of Yolo ("County") Office of the Auditor-Controller ("County Auditor"). The County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected the installment of the special tax, reference is made to the attached Exhibit "A" for the maximum rates of the Special Tax.

SECTION 8. The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

SECTION 9. The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

SECTION 10. This Resolution relating to the levy of the special tax shall take effect immediately upon its final passage in accordance with the provisions of Government Code Section 53340, as amended.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

EXHIBIT "A"

COMMUNITY FACILITIES DISTRICT NO. 2022-01
(Prudler)

FISCAL YEAR 2026/27
SPECIAL TAX RATES

Description	Special Tax Rate
Single Family Property	$841.43
Approved Property	$841.43

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	F.8
SUBJECT:	Special Assessment Tax Roll Collections — Fiscal Year 2026/27

Recommendation for Action: Staff recommend the City Council adopt Resolution No. ______, requesting collection of charges on the Fiscal Year 2026/27 tax roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts described herein.

Staff Contact:
Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:
City assessments that will be collected through County property tax rolls for the special districts described herein total about $11.3 million, which have been included in the Fiscal Year 2026/27 budget.

Background:
In conjunction with the annual collection of property taxes, Yolo County collects special assessment taxes on behalf of the City of Woodland. These special assessments include the following:

- Lighting and Landscape Districts (Spring Lake, Gateway, Gibson Ranch, North Park, Streng Pond, West Wood);
- Assessment Districts (Fire Suppression);
- Community Facility Districts (Spring Lake Maintenance, Prudler Services, and Spring Lake CFD 2004-1);
- Waste Management Liens;
- Weed Abatement Liens

The intent of the attached resolution is to specify the respective responsibility of the County and the City regarding the collection of special taxes, fees, and assessments as required by Proposition 218. All the conditions expressed in the resolution, including compliance with Proposition 218 and collection of the annual assessments, have been in existence throughout the life of each of the assessments discussed herein. Annual approval of the resolution is required by the County to ensure these practices are documented in a specific and formal manner.

Discussion:
For the 2026-2027 tax levies, consistent with past practice, Yolo County is requiring a resolution to be passed authorizing the collection of the special assessments by Yolo County and also releasing Yolo County from any liability which may arise regarding the collection of the special assessments. The six parts of the resolutions are summarized as follows:

- The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls the related special assessment(s) detailed in each of the resolutions.
- The City releases and discharges the County from any potential liability or expenditures arising from the collection of any special assessments authorized by the City.

- In the event of a judgment against the City arising from the collection of the special assessment(s), the County may offset the amount of the judgment from any monies collected by the County on behalf of the City, including property taxes.
- The City will agree to cooperate with the County in answering questions related to special assessments and the City will not refer inquirers to County staff for response.
- The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs related to the collection of the special assessments as provided by Government Code sections 29304 and 51800. The County is charging an annual $1 levy per parcel for all special assessments. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, requesting collection of charges on the Fiscal Year 2026/27 tax roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts described herein.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution_Requesting Collection Of Charges on Tax Roll FY27

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REQUESTING COLLECTION OF CHARGES ON TAX ROLL

WHEREAS, the City of Woodland requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to section 50078 of The Government Code of the State of California by the City for the following District:

Fire Suppression Assessment District

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to section 22645 and 22646 of The Streets and Highways Code of the State of California by the City for the following Districts:

Spring Lake Landscaping and Lighting District
Gateway Landscaping and Lighting District
Gibson Ranch Landscaping and Lighting District
North Park Landscaping and Lighting District
Streng Pond Landscape Maintenance District
West Wood Unit No. 1 Landscaping and Lighting District

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the California Government Code by the City for the following Districts:

City of Woodland Community Facilities District No. 2004-1 (Spring Lake)
City of Woodland Community Facilities District No. 2022-1 (Prudler)

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to section 53340 of Government Code of the State of California by the City for the following District:

Spring Lake Maintenance Community Facilities District

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to section 13.04.130 of the City Municipal Code by the City for the following:

Waste Management Liens

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to section 9.44.130 of the City Municipal Code by the City for the following:

Weed Abatement Liens

WHEREAS, the County has required as a condition of the collection of said charges that the District/City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.

SECTION 2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIIIC and XIIID of the California Constitution (Proposition 218).

SECTION 3. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action and judgments, in any manner arising out of the collection by County of any taxes, assessments, fees and/or charges on behalf of City,

SECTION 4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City's said taxes, assessments, fees and/or charges requested to be collected by County for City, or in any manner arising out of City's establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City's taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.

SECTION 5. The City agrees that its officers, agents and employees will cooperate with the County in answering questions referred to City by County from any person concerning the City's taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.

SECTION 6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800.

The County is charging an annual $1 levy fee per parcel for all special assessments. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	F.9
SUBJECT:	Approval of the 2025-2026 Continuum of Care Grant Agreement with the U.S. Department of Housing and Urban Development and Subrecipient Agreement with the Yolo Wayfarer Center for the Grant (Permanent Supportive Housing through the U.S. Department of Housing and Urban Development's Continuum of Care Program).

Recommendation for Action: Staff recommends that the City Council approve Resolution No._____, authorizing the City Manager to 1) execute Grant Agreement No. CA1423L9T212510 with U.S. Department of Housing and Urban Development for the 2025-2026 Continuum of Care Program (Catalog of Federal Domestic Assistance No. 14.267) funded in the amount of $380,933 and 2) execute a Subrecipient Agreement with the Yolo Wayfarer Center (dba Fourth and Hope) funded in the amount of $379,961.

Staff Contact:
Katharine Apicella, Housing Analyst, (530) 661-2019, katharine.apicella@cityofwoodland.gov

Fiscal Impact:
A portion of the grant, $972, will be retained by the City to defray its costs for administration of the grant. The Continuum of Care Program Interim Rule permits the City to retain up to 50 percent of the administration funds of $1,944.

Background:
The City has been receiving Continuum of Care (CoC) grants from HUD since at least 1994 to provide permanent supportive and transitional housing programs for individuals and families. In most instances, the programs have been operated by the Yolo Wayfarer Center.

Discussion:
HUD awarded the City a renewal grant of $380,933 through the 2025-2026 Continuum of Care Competition for a permanent supportive housing project. Of the total grant, $379,961 will be sub-awarded to Yolo Wayfarer Center (dba Fourth and Hope) to provide permanent supportive housing for chronically homeless families and single individuals. Program participants will also receive supportive services. The sub-award will cover costs associated with rental assistance, supportive services, program operations, and administration.

The following table illustrates the subrecipient's awarded funds as approved by the City of Woodland and the United States Department of Housing and Urban Development. The performance period of the program commenced on February 1, 2026, and terminates on January 31, 2027.

Grant Term 12 Months	Performance Period 2/1/2026 - 1/31/2027
Federal Funds in 2025-26 CoC Agreement:	**$380,933**
Allocated between budget line items as follows:	
1. Rental Assistance	$214,920
2 Supportive Services	$57,479
3. Operating Costs	$106,590
5. Subrecipient (Yolo Wayfarer Center) Administrative Costs *	$972
6. City of Woodland Administrative Costs *	$972
Total CoC Award Amount:	**$380,933**
Total CoC Amount Sub-Awarded to Yolo Wayfarer Center:	**$379,961**

* The CoC Program Interim Rule permits the City to retain up to 50% of the administration funds.

Conclusion:
Staff recommends that the City Council approve Resolution No._____, authorizing the City Manager to 1) execute Grant Agreement No. CA1423L9T212510 with U.S. Department of Housing and Urban Development for the 2025-2026 Continuum of Care Program (Catalog of Federal Domestic Assistance No. 14.267) funded in the amount of $380,933 and 2) execute a Subrecipient Agreement with the Yolo Wayfarer Center (dba Fourth and Hope) funded in the amount of $379,961.

Prepared by: Katharine Apicella, Housing Analyst
Reviewed by: Brent Meyer, Community Development Director

Ken Hiatt
City Manager

Attachments:
1. HUD Continuum of Care Grant for the City of Woodland_Executed FY25-26
2. CoC Grant 2025-26 Yolo Wayfarer Center Subrecipient Agreement
3. Proposed Resolution_2025-26 CoC Grant

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address: City of Woodland 300 First Street Woodland, California 95695	12. Assistance listing number and title: 14.267, Continuum of Care (CoC) Program
2. Recipient's Unique Entity Identifier: PJBKW1CUHUL1	13. Amount of federal funds obligated by this action: See Addendum 2
3. Tax identification number: 94-6000459	14. Total amount of federal funds obligated: See Addendum 2
4. Federal Award Identification Number (FAIN): See Addendum 2	15. Total approved cost sharing (if applicable): See Addendum 2
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing: See Addendum 2
6. Period of performance start and end date: See Addendum 2	17. Budget approved by HUD:
7. Budget period start and end date: See Addendum 2	18. Fiscal year: 2025
8. Initial Agreement ☒ Amendment ☐ # ☐	19. Statutory authority: 42 U.S.C. § 11301 et seq.
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 119-4; Public Law 119-75
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. Part 578

23. Federal award description:
The Continuum of Care (CoC) program is designed to promote communitywide commitment to the goal of ending homelessness by providing funding for efforts by nonprofit providers, Tribes and Tribally Designated Housing Entities, and State and local governments and promoting access to and effect utilization of mainstream programs by homeless individuals and families.

- Addendum 1. Policy Requirements
- Addendum 2. Program-Specific Requirements
- Addendum 3. Indirect Cost Rate Schedule

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Continuum of Care program statute 42 U.S.C. 11301 et seq., the program regulations at 24 C.F.R. § 578 (as now in effect and as may be amended from time to time), the relevant funding notice (box 21), the Recipient's application submission on the basis of which these Grant Funds were approved by HUD including the certifications, assurances, technical submission documents, and any information or documentation required to meet any grant award condition (collectively, the "Application"), any attached Specific Terms and Conditions, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.

2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:

   ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement

   ☒ The Recipient shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.

3. *Applicability of 2 C.F.R. part 200.*

   ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. This includes 2 CFR 200.332(b)(2), which requires all agreements or contracts made with subrecipients to contain the same terms and conditions as those in this agreement. Any conflicting terms and conditions must be approved by HUD. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

   ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. This includes 2 CFR 200.332(b)(2), which requires all agreements or contracts made with subrecipients to contain the same terms and conditions as those in this agreement. Any conflicting terms and conditions must be approved by HUD. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.

5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, with this agreement using "Addendum #3 "Indirect Cost Rate Schedule". The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.

6. *Recipient integrity and performance matters.* If the Federal share of this award is more than $500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.

7. *Recordkeeping and Access to Records*. The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the Recipient to prepare statements and reports in compliance with applicable HUD requirements and OMB requirements in 2 CFR part 200 for recordkeeping and reporting, which may be amended from time to time.

   HUD, Inspectors General, the Comptroller General of the United States, or any of their authorized presentatives shall have the right of access to any records of the Recipient or Subrecipient pertinent to the Federal Award, including those relevant to the administration, receipt, and use of this award and award activities, in order to perform audits, execute site visits, or for any other official use. Such records include those that identify the source and application of funds, including relevant subrecipient data, in such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law. The right of access includes timely and reasonable access to the Recipient's or Subrecipient's personnel for the purpose of interview and discussion related to such documents or the Federal award in general. In lieu of or in addition to an on-site inspection, Recipient also agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents in such form, and accompanied by such reporting data as required by HUD where doing so is not impracticable.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools for all records pertinent to the Federal award. Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released and to satisfy occasional requests for records pertinent to the federal award as described above. HUD will work with the Recipient to support the Recipient's transition to the new reporting tools. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring additional or more detailed reports, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance

9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.

10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.

11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient-as well as a personal services contractor-who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.

12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

13. *Rule of Construction and No Construction Against Drafter*. Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

14. *Severability*. If any part or provision of this agreement is enjoined or held to be void or unenforceable in any jurisdiction, it shall be ineffective as to such jurisdiction and only to the extent of such prohibition or enjoinment and shall not invalidate or affect the legality or enforceability of the remaining provisions and applications of this agreement. In the event the enjoinment of such provisions is stayed, dissolved or reversed, the full terms of this agreement, including such provisions, will automatically become effective. This clause is self-executing and will become effective, binding, and enforceable automatically upon execution of this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions

Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date/ Federal Award Date
For the Recipient (name and title of authorized official) Ken Hiatt City Manager	Signature Signed by: Ken Hiatt 82026960D70D4CE...	Date 6/11/2026

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,

5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 , or other Executive Orders or immigration laws.

7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

10. The Recipient and any Project Sponsors will not use this award to fund, promote, encourage or facilitate the use of illicit drugs.

11. The Recipient and any Project Sponsors will not use this award to fund any activity, service provider, or organization that operates illegal drug injection sites or "safe consumption sites" in violation of 21 U.S.C. § 856.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS
Assistance Listing 14.264, Continuum of Care (CoC) Program

The total amount of federal funds obligated by this grant agreement are allocated between the project(s) listed below (each identified by a separate grant number) and, within those projects, between budget line items, as shown below. The Grant Funds an individual project will receive are as shown in the Application on the final HUD-approved Summary Budget for the project. Recipient shall use the Grant Funds provided for the projects listed below, during the budget period(s) period stated below.

Grant No. (FAIN)	Grant Term	Performance Period	Budget Period
CA1423L9T212510	12 months	2/1/2026 - 1/31/2027	2/1/2026 - 1/31/2027
Amount of federal funds obligated by this grant agreement:			$380,933
Total amount of federal funds obligated:			$380,933
allocated between budget line items as follows:			
a. Continuum of Care Planning Activities			$0
b. Acquisition			$0
c. Rehabilitation			$0
d. New construction			$0
e. Leasing			$0
f. Rental assistance			$214,920
g. Supportive services			$57,479
h. Operating costs			$106,590
i. Homeless Management Information System			$0
j. Administrative costs			$1,944
k. Relocation costs			$0
l. VAWA Costs			$0
m. Rural Costs			$0
n. HPC homelessness prevention activities: Housing relocation and stabilization services			$0
Short-term and medium-term rental assistance			
Rural Set Aside Activities			
a. Rent or utility assistance after 2 months of nonpayment of rent or utilities			$0
b. Short-term emergency lodging in motels or shelters costs			$0
c. Repairs necessary to make housing habitable to be used for transitional or permanent housing			$0
d. Capacity building activities			$0

e. Emergency food and clothing assistance	$0
f. Costs associated with making use of Federal Inventory property programs to house homeless individuals and families	$0

The provisions apply to all Recipients:

1. *Pre-Award Costs.* The Recipient may, at its own risk, incur pre-award costs for continuum of care planning awards, after the date of the HUD selection notice and prior to the effective date of this Agreement, if such costs: a) are consistent with 2 CFR 200.458; and b) would be allowable as a post-award cost; and c) do not exceed 10 percent of the total funds obligated to this award. The incurrence of pre-award costs in anticipation of an award imposes no obligation on HUD either to make the award, or to increase the amount of the approved budget, if the award is made for less than the amount anticipated and is inadequate to cover the pre-award costs incurred.

2. *Housing First*. HUD will not enforce provisions of the Grant Agreement to the extent that they require the project to use a housing first program model

3. *Project-based Rental Assistance.* If any new projects funded under this Agreement are for project-based rental assistance for a term of fifteen (15) years, the funding provided under this Agreement is for the performance period stated herein only. Additional funding is subject to the availability of annual appropriations.

4. *Renewal Projects.* The budget period and performance period of renewal projects funded by this Agreement will begin immediately at the end of the budget period and performance period of the grant being renewed. Eligible costs incurred between the end of Recipient's budget period and performance period under the grant being renewed and the date this Agreement is executed by both parties may be reimbursed with Grants Funds from this Agreement. No Grant Funds for renewal projects may be drawn down by Recipient before the end date of the project's budget period and performance period under the grant that has been renewed.

5. *High-performing Communities.* HUD designations of Continuums of Care as High-performing Communities (HPCS) are published on HUD.gov in the appropriate Fiscal Years' CoC Program Competition Funding Availability page. Notwithstanding anything to the contrary in the Application or this Agreement, Recipient may only use grant funds for HPC Homelessness Prevention Activities if the Continuum that designated the Recipient to apply for the grant was designated an HPC for the applicable fiscal year.

6. *Communications.* HUD notifications to the Recipient shall be to the address of the Recipient as stated in the Recipient's applicant profile in e-snaps. Recipient notifications to HUD shall be to the HUD Field Office executing the Agreement. No right, benefit, or advantage of the Recipient hereunder may be assigned without prior written approval of HUD.

7. *Cost Sharing*. This award is subject to match provisions in 24 CFR 578.73 which requires that CoC Recipients must match all grant funds, except for leasing funds, with no less than 25 percent of funds or in-kind contributions from other sources. Since these factors are fact-sensitive, the amount of match is not included in either Box 15 or Box 16 of this Agreement.

U.S. Department of Housing and Urban Development - Federal Award Agreement

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

OMB Number. 2501-0044
Expiration Date: 2/28/2027

Indirect Cost Information for Award Applicant/Recipient

1. Federal Program/Assistance Listing Program Title:
CONTINUUM OF CARE PROGRAM/Assistance Listing# 14.267

2. Legal Name of Applicant/Recipient:
City of Woodland

3. Indirect Cost Rate Information for the Applicant/Recipient:
Please check the box that applies to the Applicant/Recipient and complete the table only as provided by the instructions accompanying this form.

☒ The Applicant/Recipient will not charge indirect costs using an indirect cost rate.

☐ The Applicant/Recipient will calculate and charge indirect costs under the award by applying a *de minimis* rate as provided by 2 CFR 200.414(f), as may be amended from time to time.

☐ The Applicant/Recipient will calculate and charge indirect costs under the award using the indirect cost rate(s) in the table below, and each rate in this table is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 CFR part 200 and, *if required*, has been approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect Cost Rate	Type of Direct Cost Base	Type of Rate
	%		
	%		
	%		

4. Submission Type (check only one):
☒ Initial Submission ☐ Update

5. Effective date(s):

6. Certification of Authorized Representative for the Applicant/Recipient:
**Under penalty of perjury, I certify on behalf of the Applicant/Recipient that
(1) all information provided on this form is true, complete, and accurate, and
(2) the Applicant/Recipient will provide HUD with an update to this form immediately upon learning of any change in the information provided on this form, and
(3) I am authorized to speak for the Applicant/Recipient regarding all information provided on this form.

Signature: Signed by: Ken Hiatt
82626966D70D4CE...

Date: 6/11/2026

Name: Ken Hiatt

Title: City Manager

****Warning:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802; 24 CFR § 28.10(b)(iii)).

U.S. Department of Housing and Urban Development - Federal Award Agreement

Public Reporting Burden Statement: This collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including of the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

OMB Number. 2501-0044
Expiration Date: 2/28/2027

Instructions for Completing the Indirect Cost Information for the Award Applicant/Recipient

Number	Item	Instructions
1	Federal Program/ Assistance Listing Program Title	Enter the title of the program as listed in the applicable funding announcement or notice of funding availability.
2	Legal Name of Applicant/ Recipient	Enter the legal name of the entity that will serve as the recipient of the award from HUD.
3	Indirect Cost Rate Information for the Applicant/ Recipient	Mark the one (and only one) checkbox that best reflects how the indirect costs of the Applicant/Recipient will be calculated and charged under the award. Do not include indirect cost rate information for subrecipients. The table following the third checkbox must be completed only if that checkbox is checked. When listing a rate in the table, enter the percentage amount (for example, "15%"), the type of direct cost base to be used (for example, "MTDC"), and the type of rate ("predetermined," "final," "fixed," or "provisional"). If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table. If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the award, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied. If the Applicant/Recipient is a government and more than one agency or department will carry out activities under the award, enter each agency or department that will carry out activities under the award, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied. To learn more about the indirect cost requirements, see 2 CFR part 200, subpart E, and the applicable appendix that is listed under 2 CFR 200.414(e).
4	Submission Type	Check the appropriate box to identify whether this is the first submission of this form for the award or an update to a previous submission of this form for the award.
5	Effective date(s)	Enter the date(s) for which the information on this form applies.
6	Certification of Authorized Representative for the Applicant/ Recipient	An employee or officer of the Applicant/Recipient with the capacity and authority to make this certification for the Applicant/Recipient must make the certification by signing as provided. They must also provide the date of their signature, full name, and position title.

SUBRECIPIENT AGREEMENT

By and Between

THE CITY OF WOODLAND

and

YOLO WAYFARER CENTER

for the

2025-2026 CONTINUUM OF CARE PROGRAM (CFDA NO. 14.267)
Reallocation Permanent Supportive Housing 2025-2026

funded by the

McKinney-Vento Act

SUBRECIPIENT AGREEMENT

(CONTINUUM OF CARE PROGRAM CFDA NO. 14.267)

This **SUBRECIPIENT AGREEMENT** (this "Agreement"), dated for purposes of identification only this ______ day of ________________, 2026 (the "Date of Agreement"), is made and entered into by and between the **CITY OF WOODLAND**, a municipal corporation and charter city, ("WOODLAND") and **YOLO WAYFARER CENTER**, a California non-profit corporation ("SUBRECIPIENT").

RECITALS

A. WOODLAND is the recipient of (McKinney-Vento Act Funds) Homeless Assistance Funds from the United States Department of Housing and Urban Development ("HUD") through the Continuum of Care Program (CFDA No. 14.267) for the Calendar Year 2025 (payment year 2026/27) in the amount of Three Hundred Eighty Thousand Nine Hundred Thirty-Three Dollars ($380,933), Grant Number: CA 1423L9T212510.

B. SUBRECIPIENT proposes to provide the following scope of services for one Continuum of Care Program component: Permanent Supportive Housing for chronically homeless individuals, increasing the number of participants served in the SUBRECIPIENT'S Permanent Supportive Housing Program. The clients of the program will be provided with supportive services. The SUBRECIPIENT'S mailing address is as follows: Yolo Wayfarer Center, P.O. Box 1248, Woodland, California 95776, Attention: Executive Director.

C. SUBRECIPIENT submitted to WOODLAND an application to receive a grant of Homeless Assistance Funds for the Calendar Year 2025 to assist with the administration of a Permanent Supportive Housing Program as described in Recital B, above.

D. SUBRECIPIENT's application for a grant of MCKINNEY-VENTO ACT Funds was approved by the City Council of the City of Woodland, subject to (i) approval by HUD of WOODLAND's MCKINNEY-VENTO ACT Application for Calendar Year 2025 and (ii) the execution by WOODLAND and SUBRECIPIENT of an agreement containing substantially the terms and conditions set forth in this Agreement.

E. In February 2026, HUD informed WOODLAND of approval of Homeless Assistance Funds available under the 2025-2026 Continuum of Care Competition (McKinney-Vento Homeless Assistance Act).

F. WOODLAND and SUBRECIPIENT (jointly, the "Parties") desire to enter into this Agreement so that SUBRECIPIENT may receive a grant of Homeless Assistance Funds in consideration for SUBRECIPIENT's provision of certain services to WOODLAND and the community.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS AND CONDITIONS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

Section 1. Definitions.

The following capitalized terms used in this Agreement shall have the following meanings:

"Agreement" means this Subrecipient Agreement by and between WOODLAND and SUBRECIPIENT.

"MCKINNEY-VENTO ACT" is defined in Recital A hereof.

"MCKINNEY-VENTO ACT Funds" is defined in Recital A hereof.

"C.F.R." means the Code of Federal Regulations.

"Community Services Director" means the Director of Community Services for the City of Woodland, or designee.

"Conditions to Disbursement" is defined in Section 2.3.2 hereof.

"Costs" means personnel services and non-personnel services costs necessary to provide the homeless assistance services under the Continuum of Care Program.

"Covenants Re: Use of Federal Funds" means those additional covenants of SUBRECIPIENT required due to the federal source of the Grant Proceeds which are attached hereto as Exhibit C and incorporated herein by this reference.

"Date of Agreement" is defined in the initial paragraph of this Agreement.

"Default" is defined in Section 7.1 hereof.

"Disbursement Schedule" is defined in Section 2.3.1 hereof.

"Effective Date" is defined in Section 10.14 hereof.

"Grant" is defined in Section 2.1 hereof.

"Grant Proceeds" means the proceeds of the Grant.

"HUD" is defined in Recital A hereof.

"Operating Budget" is defined in Section 6 hereof.

"Parties" is defined in Recital F hereof.

"Salary and Benefits" means the reasonable salary and benefits paid by SUBRECIPIENT to Staff.

"Schedule of Performance" means the schedule pursuant to which SUBRECIPIENT shall provide the Services and the schedule which is attached hereto as Exhibit B and incorporated herein by this reference.

"Scope of Services" means the scope of services (i) which describes the Services to be provided by SUBRECIPIENT and (ii) which is attached hereto as Exhibit A and incorporated herein by this reference.

"Services" is defined in Section 4.1 of this Agreement.

"Staff" means each of the persons, individually, and all of the persons, collectively, hired by SUBRECIPIENT to provide the Services under this Agreement.

"SUBRECIPIENT" means the Yolo Wayfarer Center, a California non-profit corporation. The SUBRECIPIENT's Representative shall represent SUBRECIPIENT in all matters pertaining to this Agreement. Whenever a reference is made herein to an action or approval to be undertaken by SUBRECIPIENT, the SUBRECIPIENT's Representative is authorized to act on behalf of SUBRECIPIENT unless this Agreement specifically provides otherwise or the context should otherwise require.

"SUBRECIPIENT's Representative" means Doug Zeck, Executive Director of the Yolo Wayfarer Center.

"WOODLAND" means the City of Woodland, a municipal corporation and general law city, and any assignee of or successor to the rights, powers, and responsibilities of WOODLAND. The City Manager of the City of Woodland, or designee (hereinafter defined as the "City Manager"), shall represent WOODLAND in all matters pertaining to this Agreement. Whenever a reference is made herein to an action or approval to be undertaken by WOODLAND, the City Manager is authorized to act on behalf of WOODLAND unless this Agreement specifically provides otherwise or the context should otherwise require.

Section 2. Grant.

2.1 Amount of Grant. WOODLAND agrees to grant to SUBRECIPIENT funds in the amount of Three Hundred Seventy-Nine Thousand Nine Hundred Sixty-One Dollars ($379,961) (of the $380,933 total grant amount, the City retains $972, 50 percent of the administrative funds, for administration of the Grant) (the Grant") subject to all of the terms, covenants, and conditions of this Agreement. SUBRECIPIENT shall use the Grant Proceeds to provide Permanent Supportive Housing for chronically homeless individuals as identified in Attachment A—Scope of Services.

2.2 Use of Federal Funds. SUBRECIPIENT acknowledges and agrees that the Grant is funded from McKinney-Vento Homeless Assistance Act of 1987, Title IV, Subtitle C, as amended, allocated to WOODLAND by the United States of America. Accordingly, SUBRECIPIENT hereby provides to WOODLAND those covenants set forth in the Covenants Re: Use of Federal Funds.

2.3 Disbursement of Grant Proceeds. Upon satisfaction of the Conditions to Disbursement or written waiver thereof by WOODLAND, WOODLAND shall distribute the Grant Proceeds in accordance with the Disbursement Schedule.

2.3.1 Schedule. The Grant Proceeds shall be disbursed in by WOODLAND in accordance with the following schedule (the "Disbursement Schedule"):

A. Three Hundred Seventy-Nine Thousand Nine Hundred Sixty-One Dollars ($379,961) shall be distributed upon receipt by WOODLAND from SUBRECIPIENT periodic performance reports in accordance with the proposed program goals and accomplishments that are reasonably satisfactory to the Community Services Director.

2.3.2 Conditions Precedent to Disbursement. SUBRECIPIENT agrees further that WOODLAND shall not be obligated to make any disbursement of the Grant Proceeds unless and until SUBRECIPIENT has fulfilled all of WOODLAND's customary conditions for a Grant (the "Conditions of Disbursement"). Such conditions include, for purposes of guidance and illustration, but are not limited to, the following:

A. WOODLAND shall have received and approved the Operating Budget pursuant to and in accordance with Section 6 of this Agreement.

B. WOODLAND shall have received all insurance certificates and endorsements required by it pursuant to and in accordance with Section 5.1 of this Agreement.

C. WOODLAND shall have received evidence that SUBRECIPIENT is a corporation duly organized and existing as a California non-profit corporation presently in good standing; that SUBRECIPIENT has the power as a corporation to enter into this Agreement; that all documents executed by SUBRECIPIENT pertaining to the Grant are valid and binding obligations; and that the officers and agents executing such documents are duly empowered and authorized to execute them.

D. WOODLAND shall, if requested, receive copies of any and all licenses, permits, notices, and certificates required by WOODLAND pursuant to and in accordance with Section 4.6 of this Agreement.

The Community Services Director may waive or modify in writing any of the Conditions to Disbursement of the Grant Proceeds.

Section 3. Term.

The term of this Agreement (the "Term") shall commence on February 1, 2026 and shall terminate on January 31, 2027 unless terminated earlier pursuant to Subsection 5.1.4 or Section 7 hereof.

Section 4. Services.

4.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, SUBRECIPIENT shall provide those services (the "Services") as specified in the Scope of Services. SUBRECIPIENT represents and warrants that all Services to be provided hereunder shall be performed in a competent, professional, and satisfactory manner in accordance with the standards prevalent in the industry for such services.

4.2 Time for Performance. Time is of the essence in the performance of this Agreement. SUBRECIPIENT shall perform and complete all Services hereunder in a timely and expeditious manner in accordance with the Schedule of Performance.

SUBRECIPIENT shall not be responsible for delays caused by circumstances beyond its control, provided that SUBRECIPIENT has delivered to WOODLAND written notice of the cause of any such delay within ten (10) days of the occurrence of such cause.

4.3 SUBRECIPIENT's Application. The Scope of Services shall include the Services set forth in the SUBRECIPIENT's application for the grant of McKinney-Vento Act funds which shall be incorporated herein by this reference as through fully set forth herein. In the event of any inconsistency between the terms of such application and this Agreement, the terms of this Agreement shall govern.

4.4 Compliance with Law. All Services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, regulations, and laws of the City and any Federal, State, or local governmental agency of competent jurisdiction.

4.5 Licenses, Permits, Fees, and Assessments. SUBRECIPIENT shall obtain, at SUBRECIPIENT's sole cost and expense, any such licenses, permits, and approvals as may be required by law for the performance of the Services required by this Agreement. SUBRECIPIENT shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and which arise from or are necessary for the performance of the Services required by this Agreement. If requested by WOODLAND, SUBRECIPIENT shall provide copies of any and all licenses, permits, notices, and certificates required by law for the provision of the Services. Within (7) days of receipt by SUBRECIPIENT, SUBRECIPIENT shall provide WOODLAND with copies of any notices, audits, inspections, or other documents received by SUBRECIPIENT form any Federal, State, or local governmental body, arising out of or relating to the provision of the Services.

4.6 Nondiscrimination. SUBRECIPIENT agrees not to discriminate against any person or class of persons by reason of sex, color, race, creed, religion, marital status, handicap, ancestry, or national origin in its provision of Services. To the extent this Agreement provides that SUBRECIPIENT offer accommodations or services to the public, such accommodations or services shall be offered by SUBRECIPIENT to the public on fair and reasonable terms.

4.7 Familiarity with Work. By executing this Agreement, SUBRECIPIENT represents and warrants that SUBRECIPIENT (i) has thoroughly investigated and considered the work to be performed, (ii) has investigated the site of the work and fully acquainted itself with the conditions there existing, (iii) has carefully considered how the work should be performed, and (iv) fully understands the facilities, difficulties, and restrictions attending the performance of the work under this Agreement. Should the SUBRECIPIENT discover any latent or unknown conditions materially differing from those inherent in the work or as represented by WOODLAND, SUBRECIPIENT shall immediately inform WOODLAND of such fact and shall not proceed except at SUBRECIPIENT's risk until written instructions are received from WOODLAND.

4.8 Prohibition Against Subcontracting and Assignments. Neither the whole nor any interest in, nor any of the rights or privileges granted under this Agreement shall be assignable or transferable or encumbered in any way without the prior written consent of WOODLAND. Any such purported assignment, transfer, encumbrance, pledge, subuse, or permission given without such consent shall be void as to WOODLAND. This is a personal services contract and the SUBRECIPIENT was chosen on the basis of characteristics unique to the SUBRECIPIENT. WOODLAND shall have the right to unreasonably or arbitrarily withhold its consent to any such assignment, transfer, encumbrance, pledge, subuse, or permission.

4.9 Independent SUBRECIPIENT. SUBRECIPIENT and any agent or employee of SUBRECIPIENT shall act in an independent capacity and not as officers or employees of WOODLAD. WOODLAND assumes no liability for SUBRECIPIENT's actions and performance, nor assumes responsibility for taxes, bonds, payments, or other commitments, implied, or explicit, by or for SUBRECIPIENT. SUBRECIPIENT shall not have authority to act as an agent on behalf of WOODLAND unless specifically authorized to do so in writing. SUBRECIPIENT acknowledges that it is aware that because it is an independent SUBRECIPIENT, WOODLAND is making no deduction from any amount paid to SUBRECIPIENT and is not contributing to any fund on its behalf. SUBRECIPIENT disclaims the right to any fee or benefits except as expressly provided for in this Agreement.

SUBRECIPIENT represents that SUBRECIPIENT has or will secure and maintain, at SUBRECIPIENT's sole cost and expense, all qualified and licensed personnel required to perform the Services. Staff and any additional personnel hired by SUBRECIPIENT shall be employees of SUBRECIPIENT. Such personnel shall not be deemed to be employees of WOODLAND or to have any contractual relationship with WOODLAND. Such personnel shall be authorized or permitted under State and local law to perform the Services.

4.10 Inspection. WOODLAND and its agents and representatives shall have the right at any reasonable time to observe the provision of the Services. WOODLAND is under no duty to supervise the provision of the Services. Any inspection or examination by WOODLAND is for the sole purpose of protecting and preserving WOODLAND's rights under this Agreement. No default of SUBRECIPIENT shall be waived by any inspection that there has been or will be compliance with this Agreement or that SUBRECIPIENT or Staff is in compliance with any Federal, State, and local laws, ordinances, regulations, and directives applicable to the performance of this Agreement or to the provision of the Services. SUBRECIPIENT shall make or cause to be made such other independent inspections as SUBRECIPIENT may desire for SUBRECIPIENT's own protection.

Section 5. Insurance and Indemnification.

5.1 Insurance. Without limiting WOODLAND's right to indemnification, SUBRECIPIENT shall secure prior to commencing any activities under this Agreement, and maintain during the Term of this Agreement, insurance coverage as set forth in this Section.

5.1.1 Required Insurance. SUBRECIPIENT shall secure and maintain the following coverage:

A. Workers' Compensation Insurance as required by California statutes;

B. Comprehensive General Liability Insurance, or Commercial General Liability Insurance, including coverage for Premises and

Operations, Contractual Liability, Personal Injury Liability, Products/Completed Operations Liability, Broad-Form Property Damage, Independent SUBRECIPIENT's Liability and Fire Damage Legal Liability, in an amount of not less than One Million Dollars ($1,000,000) per occurrence, combined single limit, written on an occurrence form; and

C. Comprehensive Automobile Liability coverage, including—as applicable—owned, non-owned, and hired autos, in an amount of not less than One Million Dollars ($1,000,000) per occurrence, combined single limit, written on an occurrence form.

The City Manager, with the consent of WOODLAND's Risk Manager, is hereby authorized to reduce the requirements set forth above in the event it is determined that such reduction is in WOODLAND's best interest.

5.1.2 Required Clauses in Policies. Each insurance policy required by this Agreement shall contain the following clauses:

> "This insurance shall not be canceled, limited in scope or coverage, or non-renewed until after thirty (30) days' prior written notice has been given to the Secretary of the City of Woodland, 300 First Street, Woodland, CA 95695."
>
> "It is agreed that any insurance maintained by the City of Woodland shall apply in excess of and not contribute with insurance provided by this policy."

Each insurance policy required by this Agreement, excepting policies for workers' compensation and professional liability, shall contain the following clause:

> "The City of Woodland, its officials, agents, employees, representatives, and volunteers are added as additional insured as respects of operations and activities of, or on behalf of the named insured, performed under contract with the City of Woodland."

5.1.3 Required Certificates and Endorsements. Prior to commencement of any work under this Agreement, SUBRECIPIENT shall deliver to WOODLAND (i) insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above and (ii) endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Such endorsements shall be signed by an authorized representative of the insurance company and shall include the signator's company affiliation and title.

Should it be deemed necessary by WOODLAND, it shall be SUBRECIPIENT's responsibility to see that WOODLAND receives documentation, acceptable to WOODLAND, which confirms that the individual signing such endorsements is indeed authorized to do so by the insurance company. Also, WOODLAND has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

5.1.4 Remedies for Defaults Re: Insurance. In addition to any other remedies WOODLAND may have if the SUBRECIPIENT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, WOODLAND may, at its sole option:

A. Obtain such insurance and deduct and retain the amount of the premium for such insurance from any sums due under the Agreement;

B. Order the SUBRECIPIENT to stop work under this Agreement and/or withhold any payment(s) which become due to the SUBRECIPIENT hereunder until the SUBRECIPIENT demonstrates compliance with the requirements hereof;

C. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies WOODLAND may have and is not the exclusive remedy for the SUBRECIPIENT's failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which the SUBRECIPIENT may be held responsible for payment of damages to person or property resulting from the SUBRECIPIENT's or its subcontractor's performance of the work covered under this Agreement.

5.2 Indemnification. As respects acts, errors, or omissions in the performance of Services under this Agreement, SUBRECIPIENT agrees to indemnify and hold harmless WOODLAND, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability or consequential acts, errors, or omissions in the performance of Services under the terms of this Agreement.

As respects all acts or omissions which do not arise directly out of the performance of Services, including but limited to those acts or omissions normally covered by general and automobile liability insurance, SUBRECIPIENT agrees to indemnify, defend (at WOODLAND's option), and hold harmless WOODLAND, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with SUBRECIPIENT's performance or failure to perform, under this Agreement; excepting those which arise out of the sole negligence of WOODLAND.

Section 6. SUBRECIPIENT's Operating Budget.

Concurrently with the submission to WOODLAND of copies of this Agreement executed by SUBRECIPIENT, SUBRECIPIENT shall submit to WOODLAND an operating budget (the "Operating Budget") which specifies how SUBRECIPIENT proposes that the Grant Proceeds be allocated among the following permitted uses: Salary, Benefits, and Costs. WOODLAND shall have the right to review and either approve or disapprove the proposed Operating Budget, in WOODLAND's sole discretion. In the event WOODLAND disapproves the proposed Operating Budget, Woodland shall deliver in writing the reasons for such disapproval. In such event, SUBRECIPIENT shall revise and resubmit the proposed Operating Budget to WOODLAND within thirty (30) days of such disapproval. WOODLAND shall either approve or disapprove the revised Operating Budget within fifteen (15) days of WOODLAND's receipt. The approved Operating Budget is included as Exhibit E of this Agreement.

Section 7. Enforcement of Agreement; Termination of Agreement.

7.1 Events of Default. For purposes of this Section 7, the word "Default" shall mean the failure of SUBRECIPIENT to perform any of SUBRECIPIENT's duties or obligations or the breach by SUBRECIPIENT of any of the terms and conditions set forth in this Agreement. In addition, SUBRECIPIENT shall be deemed to be in Default upon SUBRECIPIENT's (i) application for, consent to, or suffering of, the appointment of a receiver, trustee or liquidator for all or a substantial portion of its assets, (ii) making a general assignment for the benefit of creditors, (iii) being adjudged bankrupt, (iv) filing a voluntary petition or suffering an involuntary petition under any bankruptcy, arrangement, reorganization, or insolvency law (unless in the case of an involuntary petition, the same is dismissed within thirty (30) days of such filing), or (v) suffering or permitting to continue unstayed and in effect for fifteen (15) consecutive days any attachment, levy, execution, or seizure of all or a substantial portion of SUBRECIPIENT's assets or of SUBRECIPIENT's interests hereunder.

WOODLAND shall not be deemed to be in Default in the performance of any obligation required to be performed by WOODLAND hereunder unless and until WOODLAND has failed to perform such obligation for a period of thirty (30) days after receipt of written notice from SUBRECIPIENT specifying in reasonable detail the nature and extent of any such failure; provided, however, that if the nature of WOODLAND's obligation is such that more than thirty (30) days are required for its performance, then WOODLAND shall not be deemed to be in Default if WOODLAND shall commence to cure such performance within such thirty (30) day period and thereafter diligently prosecute the same to completion.

7.2 Institution of Legal Actions. In addition to any other rights and remedies, and subject to the restrictions otherwise set forth in this Agreement, either Party may institute an action at law or in equity to seek the specific performance of the terms of this Agreement, to cure, correct, or remedy any Default, to recover damages for any Default, or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the Superior Court of the County of Yolo, State of California, in an appropriate municipal court in Yolo County, or in the United States District Court for District of California in which Yolo County is located.

7.3 Acceptance of Service of Process. In the event that any legal action is commenced by the SUBRECIPIENT against WOODLAND, service of process on WOODLAND shall be made by personal service upon the Community Development Department Director or in such other manner as may be provided by law. In the event that any legal action is commenced by WOODLAND against the SUBRECIPIENT, service of process on the SUBRECIPIENT shall be made in such other manner as may be provided by law.

7.4 Rights and Remedies Are Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same Default or any other Default by the other Party.

7.5 Inaction Not a Waiver of Default. Any failures or delays by either Party in asserting any of its rights and remedies to any Default shall not operate as a waiver of any Default or of any such rights or remedies, or deprive either such Party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies.

7.6 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

7.7 Attoneys' Fees. WOODLAND and SUBRECIPIENT agree that in the event of litigation to enforce this Agreement or terms, provisions, and conditions contained herein, to terminate this Agreement, or to collect damages for a Default hereunder, the prevailing party shall be entitled to all costs and expenses, including reasonable attorneys' fees, incurred in connection with such litigation.

7.8 Immediate Termination for SUBRECIPIENT's Default. In the event of any Default by SUBRECIPIENT, WOODLAND may immediately terminate this Agreement. Such termination shall be effective immediately upon receipt by SUBRECIPIENT of written notice from WOODLAND. In such event, SUBRECIPIENT shall have no further rights hereunder; WOODLAND shall have all other rights and remedies as provided by law.

7.9 Termination Without Cause. WOODLAND may terminate this Agreement at any time without the necessity of cause or Default by SUBRECIPIENT by giving fifteen (15) days notice in writing to SUBRECIPIENT. In such event, SUBRECIPIENT shall have no further rights hereunder, except that SUBRECIPIENT shall be paid for all Services rendered prior to receipt of notice of such termination.

Section 8. Documents and Data.

8.1 Data to be Furnished by WOODLAND. WOODLAND shall furnish to SUBRECIPIENT such documents and materials pertinent to the provision of Services hereunder as WOODLAND may possess or acquire.

8.2 Ownership of Documents. All documents and materials furnished by WOODLAND to SUBRECIPIENT pursuant to Section 8.1 hereof shall remain the property of WOODLAND and shall be returned to WOODLAND upon termination of this Agreement.

Section 9. Audit of Records.

SUBRECIPIENT shall keep such books and records as shall be necessary to perform the Services required by this Agreement and to enable WOODLAND to evaluate the cost and the performance of such services. Books and records shall be kept and prepared in accordance with generally accepted accounting principles.

WOODLAND shall have the right to audit SUBRECIPIENT's records pertaining to this Agreement and the services to be performed hereunder at SUBRECIPIENT's office location as set forth in Section 10.2 hereof. SUBRECIPIENT agrees to make available all pertinent records for the purpose of conducting such an audit at that location, during normal business hours.

Section 10. Miscellaneous Provisions.

10.1 Waiver. Inaction by WOODLAND or SUBRECIPIENT with respect to a Default hereunder shall not be deemed to be a waiver of such Default. The waiver by either WOODLAND or SUBRECIPIENT of any Default hereunder shall not be deemed to be a waiver of any subsequent Default.

10.2 Notices. All notices, demands, or other writings to be made, given, or sent hereunder, or which may be so given or made or sent by either WOODLAND or SUBRECIPIENT to the other shall be deemed to have been given when in writing and personally delivered or if mailed on the third (3^{rd}) day after being deposited in the United States mail, certified or registered, postage prepaid, and addressed to the respective Parties at the following addresses:

If to WOODLAND:	City Clerk City of Woodland 300 First Street Woodland, California 95695 FAX No. (530) 661-5813
With copies to:	City of Woodland Community Development Department 300 First Street Woodland, California 95695
If to SUBRECIPIENT:	Executive Director Yolo Wayfarer Center P.O. Box 1248 Woodland, CA 95776

10.3 Relationship of Parties. Nothing contained herein shall be deemed or construed by the Parties, nor by and third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that SUBRECIPIENT is and will be at all times an independent SUBRECIPIENT pursuant to this Agreement and shall not, in any way, be considered to be an officer, agent or employee of the Agency or the City.

10.4 Time of the Essence. Time is hereby expressly declared to be the essence of this Agreement and of each and every term, covenant and condition hereof which relates to a date or a period of time.

10.5 Remedies Cumulative. The remedies given to WOODLAND and SUBRECIPIENT herein shall be cumulative and are given without impairing any other rights given WOODLAND or SUBRECIPIENT by statute or other law now existing or hereafter enacted, and the exercise of any one (1) remedy by WOODLAND or SUBRECIPIENT shall not preclude the exercise of any other remedy.

10.6 Effect of Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of its terms and provisions to persons and circumstances other than those to which it has been held invalid or enforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

10.7 Successors and Assigns. This Agreement and the covenants and conditions contained herein shall be binding upon and inure to the benefit of and shall apply to the successors and assigns of WOODLAND and to the permitted successors and assigns of SUBRECIPIENT, and all references to "WOODLAND" or "SUBRECIPIENT" shall be deemed to refer to and include all permitted successors and assigns of such Party.

10.8 Entire Agreement. This Agreement and the exhibits hereto contain the entire agreement of WOODLAND and the SUBRECIPIENT with respect to the matters covered hereby, and no agreement, statement or promise made by any of the Parties which is not contained herein, shall be valid or binding. No prior agreement, understanding, or representation pertaining to any such matter shall be effective for any purpose. No provision of this Agreement may be amended, modified, or added except by an agreement in writing signed by WOODLAND and SUBRECIPIENT.

10.9 Authority. Each individual executing this Agreement on behalf of a corporation, nonprofit corporation, partnership, or other entity or organization, represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of such entity or organization and that this Agreement is binding upon the same in accordance with its terms. SUBRECIPIENT shall, at WOODLAND's request, deliver a certified copy of its governing board's resolution or certificate authorizing or evidencing such execution.

10.10 Conflicts of Interest. No member, official, or employee of WOODLAND shall have any interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affect his or her interests or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested.

10.11 Time for Acceptance of Agreement by WOODLAND. This Agreement, when executed by SUBRECIPIENT and delivered to WOODLAND, must be authorized, executed and delivered to WOODLAND on or before forty-five (45) days after the execution and delivery by the SUBRECIPIENT or this Agreement shall be void, except to the extent that SUBRECIPIENT and WOODLAND shall consent in writing to a further extension of time for the authorization, execution, and delivery of this Agreement.

10.12 Non-Liability of Members, Officials, and Employees of WOODLAND. No member, official, or employee of WOODLAND shall be personally liable to SUBRECIPIENT, or any successor in interest, in the event of any Default of breach by WOODLAND or for any amount which may become due to SUBRECIPIENT or SUBRECIPIENT's successors, or on any obligation under the terms of this Agreement. SUBRECIPIENT hereby waives and releases any claim SUBRECIPIENT may have against the members, officials, or employees of WOODLAND with respect to any Default or breach by WOODLAND or for any amount which may become due to SUBRECIPIENT or SUBRECIPIENT's successors, or any obligations under the terms of this Agreement. SUBRECIPIENT makes such release with the full knowledge of Civil Code Section 1542 and hereby waives any and all rights thereunder to the extent of this release, if such Section 1542 is applicable. Section 1542 of the Civil Code provides as follows:

> "A general release does not extend claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

10.13 Controlling Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

10.14 Effective Date. This Agreement shall be effective on the date on which this Agreement is executed by WOODLAND and such date shall be the "Effective Date."

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT AS OF THE RESPECTIVE DATES SET FORTH BELOW.

"WOODLAND"

CITY OF WOODLAND
a municipal corporation

Dated: ___________________ By: ______________________________________
Ken Hiatt, City Manager

ATTEST:

By: ________________________________
Marissa Kersey, City Clerk

"SUBRECIPIENT"

YOLO WAYFARER CENTER
(dba Fourth & Hope)
a California non-profit pubic benefit corporation

Dated: ___________________ By: ______________________________________
Doug Zeck, Executive Director

EXHIBIT A—SCOPE OF SERVICES

During the Term of this Agreement, SUBRECIPIENT shall diligently and continuously provide the following services (the "Services"):

Section 1. Maintain Office. Throughout the term of this Agreement, to provide the Services, SUBRECIPIENT shall manage and operate its proposed programs at the designated locations and provide its mailing address at P.O. Box 1248, Woodland, CA 95776 and maintain its office located at 814 Court Street, Woodland, CA 95695.

Section 2. Hours of Operation. SUBRECIPIENT shall provide staff to operate office continuously between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except on legal holidays.

Section 3. SUBRECIPIENT's Reports. SUBRECIPIENT shall file reports on a quarterly basis in the format provided by WOODLAND, or in a format provided by SUBRECIPIENT that is acceptable to WOODLAND.

3.1 Schedule. All Quarterly Reports shall be filed in accordance with the format as set forth by the U.S. Department of Housing and Urban Development (HUD).

3.2 Contents. Each Quarterly Report shall contain, or be accompanied by, an itemized statement showing all information required by WOODLAND, including, without limitation:

A. The amount expended or incurred by SUBRECIPIENT and due and payable for Salary and Benefits, and Costs for such reporting quarter.

B. Evidence reasonably satisfactory to the Community Development Director showing that allowable costs and expenses for which SUBRECIPIENT seeks reimbursement were actually incurred in the reporting field.

3.3 Certification. Each Quarterly Report shall be certified as complete and correct by the Chief Executive Officer of SUBRECIPIENT.

Section 4. Permanent Supportive Housing Program Services. SUBRECIPIENT shall provide all costs and services associated with the one Permanent Supportive Housing Program components: Permanent Supportive Housing for chronically homeless individuals in the City of Woodland.

Section 5. Administration of Grant Funds. Throughout the term of this Agreement, WOODLAND shall administer the grant funds as well as review the Quarterly Reports submitted by SUBRECIPIENT. From the grant amount of Three Hundred Eighty Thousand Nine Hundred Thirty-Three Dollars ($380,933), WOODLAND shall retain a total of Nine Hundred Seventy-Two Dollars ($972) for its grant administration.

EXHIBIT B—SCHEDULE OF COMPENSATION

SUBRECIPIENT will be reimbursed for approved costs associated with the implementation of the Permanent Supportive Housing Program component (Reallocation Permanent Supportive Housing for Chronically Homeless 2025) following the submission of invoices with attached documentation in a format acceptable to WOODLAND. Total reimbursement for costs associated with the Supportive Housing Program shall not exceed the total grant amount of Three Hundred Eighty Thousand Nine Hundred Thirty-Three Dollars ($380,933) less City administrative costs of Nine Hundred Seventy-Two Dollars ($972; 50 percent of administrative funds) in the amounts listed in Exhibit E—Operating Budget.

EXHIBIT C—COVENANTS RE: USE OF FEDERAL FUNDS

SUBRECIPIENT acknowledges and agrees that the Grant is funded from McKinney-Vento Homeless Assistance Act of 1987, Title IV, Subtitle C, as amended, allocated to WOODLAND by the United States of America. Accordingly, SUBRECIPIENT covenants and agrees as follows:

Section 1. Non-Discrimination. SUBRECIPIENT shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, age, national origin, or ancestry.

Section 2. Civil Rights Act. SUBRECIPIENT shall comply with the Civil Rights Act of 1964, as amended, and all regulations applicable thereto.

Section 3. Compliance with OMB Circular No. A-122. SUBRECIPIENT shall comply with the requirements and standards of OMB Circular No. A-122 and with the Attachments A, B, C, F, H, N (as modified in accordance with the provisions of 24 C.F.R. 570.502 (b)(6)) and O.

Section 4. Reversion of Assets. Upon the expiration or termination of this Agreement, SUBRECIPIENT shall transfer to WOODLAND any McKinney-Vento Act funds on hand and any accounts receivable attributable to the use of McKinney-Vento Act funds. If at the time of the expiration or termination of this Agreement there is under the control of SUBRECIPIENT any real property that was acquired or improved in whole or in part with McKinney-Vento Act funds in excess of Twenty-Five Thousand Dollars ($25,000), then such real property shall either be:

A. Used to meet one (1) or more of the national objectives set forth in 24 C.F.R. 570.208 for not less than fifteen (15) years after the date of expiration or termination of this Agreement, or such longer period of time as determined appropriate by WOODLAND; or

B. Disposed of, within five (5) years after the date of expiration or termination of this Agreement, in a manner which results in WOODLAND being reimbursed in the amount of the then current fair market value of said real property less any portion thereof attributable to expenditure of non-McKinney-Vento Act funds for said acquisition or improvement.

Section 5. Program Income. Any Program Income received by SUBRECIPIENT prior to the expiration of this Agreement shall either (i) be treated as additional grant proceeds subject to all applicable requirements governing the use of grant proceeds, or (ii) be returned to WOODLAND, as required by 24 C.F.R. 570.504(b). Any Program Income on hand when this Agreement expires or received after the expiration of this Agreement shall be paid to WOODLAND as required by 24 C.F.R. 570.503(8).

Section 6. Training and Employment Opportunities. SUBRECIPIENT acknowledges that the work to be performed under this Agreement is on a project assisted under a program providing direct Federal financial assistance from the U.S. Department of Housing and Urban Development (the "Department"), and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("Section 3"). Section 3 requires, that to the greatest extent feasible, opportunities for training and employment be given to lower income residents and that contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by, persons residing in the area of the project. SUBRECIPIENT shall comply with the provisions Section 3 and the regulations issued pursuant thereto by the U.S. Secretary of Housing and Urban Development as set forth in 24 C.F.R. Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Agreement.

Section 7. No Disability. SUBRECIPIENT certifies and agrees that it is under no contractual or other disability which would prevent it from complying with the laws and regulations referred to in this Exhibit C of the Agreement.

Section 8. Notice to Labor Organizations. SUBRECIPIENT shall send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising such labor organization or workers' representative of its commitments under the Section 3 clause (set forth in Section 6 of this Exhibit C) and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

Section 9. Include in Subcontracts. SUBRECIPIENT shall include a Section 3 clause in every subcontract for work in connection with the project and shall, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the sub-contractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 C.F.R. Part 135. SUBRECIPIENT shall not subcontract with any sub-contractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 C.F.R. Part 135 and shall not let any subcontract unless the sub-contractor has first provided it with a preliminary statement of ability to comply with the requirements of said regulations.

Section 10. Sanctions. Compliance with the provisions of Section 3, the regulations set forth in 24 C.F.R. Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Agreement shall be a conditional of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject SUBRECIPIENT, its sub-contractors, its successors, and assigns to those sanctions as are specified by 24 C.F.R. Part 135.

Section 11. Americans with Disabilities. SUBRECIPIENT shall not discriminate against handicapped persons in the provision of the Services and shall provide accessibility for handicapped persons to the Services provided under this Agreement. SUBRECIPIENT shall comply with all applicable requirements of the Americans with Disabilities Act of 1990 and implementing regulations (28 C.F.R. Parts 35-36), in order to provide handicapped accessibility to the extent readily achievable.

Section 12. Patents and Copyrights. SUBRECIPIENT acknowledges and agrees that HUD reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish, and otherwise use, and to authorize others to use, for Federal Government purposes:

A. The copyright in any work developed under the Grant or this Agreement;

B. Any rights of copyright to which SUBRECIPIENT purchases ownership with Grant Proceeds;

C. The patent for any invention developed under the Grant or this Agreement; and

D. Any rights in any patent to which SUBRECIPIENT purchases ownership with Grant Proceeds.

Section 13. Compliance with Law. SUBRECIPIENT hereby covenants and agrees that it has complied and will continue to comply with the Housing and Community Development Act of 1974 ("the Act"), and all applicable Federal, State, and local laws, ordinances, regulations, policies, guidelines, and requirements as they relate to acceptance and use of Federal funds for this Federally-assisted program. This Agreement is subject to all such laws, ordinances, regulations, policies, and guidelines, including, without limitation, the Act; 24 CFR Part 85; 24 CFR Part 570; and applicable U.S. Office of Management and Budget Circulars, including, without limitation, A-21, A-110, A-122, and A-133.

Section 14. Records Retention. Financial records, supporting documents, statistical records, and all other records pertaining to the use of the funds provided under this Agreement shall be retained by SUBRECIPIEINT for a period of five (5) years, at a minimum, and in the event of litigation, claim, or audit, the records shall be retained until all litigation, claims, and audio findings involving the records have been fully resolved. Records for non-expendable property acquired with Federal funds provided under this Agreement shall be retained for five (5) years after the ifnal disposition of such property.

Section 15. Monitoring. WOODLAND will conduct a monitoring review. This review will focus on the extent to which the planned program has been implemented measurable goals achieved, effectiveness of program management, and impact of the program. Authorized representatives of WOODLAND and HUD shall have the right of access to all activities and facilities operated by SUBRECIPIENT under this Agreement. Facilities include all files, records, and other documents related to the performance of this Agreement. Activities include attendance, board of directors, advisory committee, and advisory board meetings and inspection by WOODLAND and HUD representatives. SUBRECIPIENT shall ensure that its employees and board members furnish such information as, in the judgment of WOODLAND and HUD representatives, may be relevant to the question of compliance with contractual conditions and HUD directives, or the effectiveness, legality, and achievements of the program.

Section 16. Program Reporting. SUBRECIPIENT agrees to prepare and submit financial, program progress, evaluations, and other reports as required by HUD, or WOODLAND per the terms of this Agreement. SUBRECIPIENT shall maintain such property, personnel, financial, and other records and accounts as are considered necessary by HUD or WOODLAND to assure proper accounting for all Grant funds. All SUBRECIPIENT records, with the exception of confidential information, shall be made available to representatives of WOODLAND and appropriate Federal agencies. SUBRECIPIENT is required to submit data necessary to complete the Annual Grantee Performance Report in accordance with HUD regulations in the format and at the time designated by WOODLAND.

Section 16.1 Federal Funding Accountability and Transparency Act. SUBRECIPIENT agrees to comply with the "Federal Funding Accountability and Transparency Act" through reporting required information at https://www.fsrs.gov/.

Section 17. Accounting. SUBRECIPIENT shall establish, and maintain on a current basis, an adequate accrual and accounting system in accordance with generally accepted accounting principles and standards.

Section 18. Audits. SUBRECIPIENT is required to arrange for an independent financial and compliance audit annually for each fiscal year Federal funds are received under this Agreement. Audits must be in compliance with O.M.B. Circular No. A-133. An audit may be conducted by Federal, State, or local funding source agencies as part of WOODLAND's audit responsibilities. The results of the independent audit must be submitted to WOODLAND within thirty (30) days of completion. Within thirty (30) days of the submittal of said audit report, SUBRECIPIENT shall provide a written response to all conditions of findings reported in said audit report. The response must examine each condition or finding and explain a proposed resolution, including a schedule for correcting any deficiency. All conditions or finding corrective actions shall take place within six (6) months after receipt of the audit report. WOODLAND and its authorized representatives shall at all times have access for the purpose of audit or inspection to any and all books, documents, papers, records, property, and premises of SUBRECIPIENT.

SUBRECIPIENT staff will cooperate fully with authorized auditors when they conduct audits and examinations of SUBRECIPIENT's program.

If indications of misappropriation or misapplication of funds granted under this Agreement cause WOODLAND to require a special audit, the cost of the audit will be encumbered and deducted from the Grant. Should WOODLAND subsequently determine that the special audit was not warranted, the amount encumbered will be restored to the Grant. Should the special audit confirm misappropriation or misapplication of funds, SUBRECIPIENT shall promptly reimburse WOODLAND the amount of misappropriation or misapplication. In the event WOODLAND uses the judicial system to recover misappropriated or misapplied funds, SUBRECIPIENT shall reimburse CITY for legal fees and court costs incurred in obtaining the recovery.

Section 19. Certification Regarding Lobbying. SUBRECIPIENT certifies, to the best of its knowledge and belief, that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence any officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, SUBRECIPIENT shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. SUBRECIPIENT shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-subrecipients, sub-grants, and contracts under grants, loans, and cooperative agreements), and that all subrecipients shall certify and disclose accordingly.

Section 20. Non-Expendable Property. A record shall be maintained by SUBRECIPIENT for each item on non-expendable property acquired for this program with Grant Proceeds. This record shall be provided to WOODLAND as well as being available for inspection and audit upon the request of WOODLAND. Non-expendable property means tangible personal property having a useful life of more than one (1) year and an acquisition cost of Three Hundred Dollars ($300.00) or more per unit. SUBRECIPIENT shall not purchase or agree to purchase non-expendable property without the prior written approval of WOODLAND. Upon completion or early termination of this Agreement, WOODLAND reserves the right to determine the final disposition of such non-expendable property in compliance with applicable laws and regulations. Such disposition may include, but is not limited to, WOODLAND taking possession of such non-expendable property.

Section 21. Expendable Property. Expendable property refers to all tangible personal property other than non-expendable personal property. SUBRECIPIENT shall not purchase or agree to purchase expendable personal property at a cost of Three Hundred Dollars ($300.00) or more per unit without the prior written approval of WOODLAND.

Section 22. Purchase or Lease of Non-Expendable Property or Equipment. SUBRECIPIENT shall obtain three documented bids prior to purchasing or leasing any non-expendable property or equipment over Three Hundred Dollars ($300.00) in unit value. SUBRECIPIENT shall purchase or lease from the lowest responsive and responsible bidder. All equipment that has a purchase or lease price of over Fifty Dollars ($50.00) in unit-value and life expectancy of more than one (1) year shall be properly identified and inventoried and shall be charged at its actual price. Such inventory shall be provided to WOODLAND as well as being available for inspection and audit upon the request of WOODLAND.

Section 23. Travel and Conference Restrictions. SUBRECIPIENT covenants and agrees that travel and conference expenses will not be paid for by funds provided through this Agreement.

Section 24. Privacy. SUBRECIPIENT agrees and shall ensure that no information about or obtained from any person receiving services hereunder shall be voluntarily disclosed in any form identifiable with such person without first obtaining the written consent of such person.

Section 25. Drug Free Workplace.

26.1 Certification. SUBRECIPIENT hereby certifies to WOODLAND that SUBRECIPIENT will provide a drug-free workplace by:

A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in SUBRECIPIENT's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

B. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by sub-paragraph A.;

C. Notifying the employee in the statement required by sub-paragraph A. that, as a condition of employment under the grant, the employee will:

    i. Abide by the terms of the statement; and

    ii. Notify SUBRECIPIENT of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) calendar days after such conviction;

D. Notifying WOODLAND within ten (10) days after receiving notice of a conviction under sub-paragraph C. ii. from an employee or otherwise receiving actual notice of such conviction;

E. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by 41 U.S.C. 703; and

F. Making a good faith effort to continue to maintain a drug-free workplace through implementation of sub-paragraphs A., B., C., D., and E.

Section 26.2 Suspension. SUBRECIPIENT acknowledges and agrees that this Agreement shall be subject to suspension of payment or termination, or both, and SUBRECIPIENT shall be subject to suspension or debarment if the Community Development Director of WOODLAND or official designee determines, in writing, that:

A. SUBRECIPIENT has made false certification under Section 26.1;

B. SUBRECIPIENT violates such certification by failing to carry out the requirements of sub-paragraphs A., B., C., D., E., or F. of Section 26.1; or

C. Such a number of SUBRECIPIENT’s employees have been convicted of violations of criminal drug statutes for violation occurring in the workplace as to indicate that SUBRECIPIENT has failed to make a good faith effort to provide a drug-free workplace as required by Section 26.1.

EXHIBIT D—SCHEDULE OF PERFORMANCE

Services to be provided in accordance with this Agreement including Permanent Supportive Housing shall be performed within the term of this Agreement commencing on February 1, 2026 and terminating on January 31, 2027.

EXHIBIT E—OPERATING BUDGET

The following table illustrates SUBRECIPIENT's Operating Budget as approved by WOODLAND and the United States Department of Housing and Urban Development.

Grant Term 12 Months	**Performance Period** 2/1/2026 - 1/31/2027
Federal Funds in 2025-26 CoC Agreement:	**$380,933**
Allocated between budget line items as follows:	
1. Rental Assistance	$214,920
2 Supportive Services	$57,479
3. Operating Costs	$106,590
5. Subrecipient (Yolo Wayfarer Center) Administrative Costs *	$972
6. City of Woodland Administrative Costs *	$972
Total CoC Award Amount:	**$380,933**
Total CoC Amount Sub-Awarded to Yolo Wayfarer Center:	**$379,961**

* The CoC Program Interim Rule permits the City to retain up to 50% of the administration funds.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE A GRANT AGREEMENT WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND A SUBRECIPIENT

WHEREAS, the Continuum of Care Program (Catalog of Federal Domestic Assistance No. 14.267) is authorized by Title IV, Subtitle C, of the McKinney-Vento Homeless Assistance Act of 1987, as amended; and

WHEREAS, the City of Woodland received a Continuum of Care Program grant in the amount of $380,933 and has been receiving Continuum of Care Program grants since at least 1994; and

WHEREAS, the Continuum of Care grant received by the City will assist with the funding of the Yolo Wayfarer Center's permanent supportive housing program; and

WHEREAS, the program will provide permanent supportive housing for chronically homeless families with children and chronically homeless individuals without children during a performance period commencing on February 1, 2026 and terminating on January 31, 2027; and

WHEREAS, the sub-award of $379,961 to the Yolo Wayfarer Center will cover costs associated with rental assistance, supportive services, program operations, and administration; and

WHEREAS, $972 will be retained by the City to cover costs associated with the administration of the grant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland, as follows:

SECTION 1: The City Council hereby authorizes the City Manager to 1) execute a grant agreement with the U.S. Department of Housing and Urban Development (HUD) for the 2025-2026 Continuum of Care Program in the amount of $380,933 and 2) execute a Subrecipient Agreement with the Yolo Wayfarer Center (dba Fourth and Hope) in the amount of $379,961.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 21, 2026
ITEM #: F.10
SUBJECT: Denial of Appeal of Notice of Violation and Stop Work Order, and Memorializing of Findings: 652 4th Street

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____denying the appeal of Gabriel Ledesma, sustaining the Community Services Director's June 18, 2026 Notice of Violation and Stop Work Order concerning City-owned street trees and established trees located in front of Gabriel Ledesma's property at 652 4th Street, Woodland California 95695, and adopting written findings memorializing the City Council's decision made following the public hearing held on July 7, 2026.

Staff Contact:
Christine Ferrara, Community Services Director (530) 661-2000, christine.ferrara@cityofwoodland.gov

Fiscal Impact:
There is no direct fiscal impact associated with the adoption of the proposed Resolution. Existing appropriations are sufficient to administer and enforce the Resolution. Any additional costs associated with future enforcement actions, if necessary, would be addressed through existing City resources.

Background:
City of Woodland ("City") Municipal Code ("Code") Chapter 12.48 authorizes the Community Services Director to enforce the City's regulations governing City-owned street trees and other protected trees and provides for appeals of the Community Services Director's determinations to the City Council.

On June 18, 2026, after investigation of the circumstances surrounding the trees located in front of the property at 652 4th Street, Woodland California 95695 (the "Subject Trees"), which property is owned by Mr. Gabriel Ledesma ("Mr. Ledesma" or "Appellant"), the Community Services Director issued a Notice of Violation and a Stop Work Order to Mr. Ledesma for unlawful work performed on the Subject Trees including apparent application of herbicides/poisons.

On June 22, 2026, the Appellant provided a letter in response to the Notice of Violation and Stop Work Order, which letter was accepted as a timely appeal by the City Clerk. The City Clerk set the appeal for a public hearing at the City Council's regularly scheduled meeting on July 7, 2026, and mailed and electronically delivered notice of the hearing to Mr. Ledesma consistent with the requirements of Code Chapter 12.48.

On July 7, 2026, the City Council conducted the appeal hearing, considered presentation of oral and written testimony and evidence by both the Community Services Director, Appellant, the parties' witnesses, and comments from members of the public. Following the hearing, the City Council voted 4-0 to deny Mr. Ledesma's appeal and sustain the Community Services Director's determination of June 18, 2026. City Council also directed the City Attorney's office to prepare a resolution memorializing the decision.

Discussion:
The proposed Resolution memorializes the City Council's July 7, 2026 decision and adopts written findings supporting the decision. In summary, the proposed Resolution:

1. Incorporates the administrative record;
2. Adopts findings regarding the totality of the evidence, including the credibility of witnesses and the weight of the evidence;
3. Sets forth findings supporting the violations of Code Chapter 12.48;
4. Denies Mr. Ledesma's appeal;
5. Sustains the Community Services Director's June 18, 2026 Notice of Violation and Stop Work Order in its entirety; and
6. Directs compliance with the corrective measures contained in the Notice.

Staff Recommends that the City Council adopt the proposed Resolution.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____denying the appeal of Gabriel Ledesma, sustaining the Community Services Director's June 18, 2026 Notice of Violation and Stop Work Order concerning City-owned street trees and established trees located in front of Gabriel Ledesma's property at 652 4th Street, Woodland California 95695, and adopting written findings memorializing the City Council's decision made following the public hearing held on July 7, 2026.

Prepared by: Christine Ferrara, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - Denial of Appeal of NOV & Memorializing of Findings - 652 4th St

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DENYING THE APPEAL OF GABRIEL LEDESMA, SUSTAINING THE COMMUNITY SERVICES DIRECTOR'S JUNE 18, 2026 NOTICE OF VIOLATION AND STOP WORK ORDER REGARDING CITY STREET TREES LOCATED IN FRONT OF THE PROPERTY AT 652 4TH STREET WOODLAND CALIFORNIA 95695, AND ADOPTING FINDINGS IN SUPPORT THEREOF

WHEREAS, the City of Woodland has long maintained and protected its urban forest and City-owned street trees for the benefit of the public, recognizing that trees provide substantial environmental, aesthetic, and public safety benefits; and

WHEREAS, Chapter 12.48 of the Woodland Municipal Code (the "Code") regulates and protects, among others, City-owned street trees and established trees; and

WHEREAS, the City owns two London Plane trees located within the public right-of-way of the property located at 652 4th Street, Woodland California 95695 (the "Subject Trees"); and

WHEREAS, on June 18, 2026, the Community Services Director issued a Notice of Violation and Stop Work Order concerning the Subject Trees (the "Notice") after investigation into the condition of the Subject Trees by City staff revealed the Subject Trees were unlawfully harmed through application of herbicide(s) and/or poison(s); and

WHEREAS, the Notice identified the Community Services Director's determination of violations of Code sections 12.48.050(B), 12.48.050(C), 12.48.050(D), and 12.48.110 and directed corrective measures against Gabriel Ledesma ("Mr. Ledesma" or "Appellant"), who owns the property located at 652 4th Street, Woodland California 95695 where the Subject Trees are located; and

WHEREAS, Code section 12.48.230 allows the Community Services Director's decision to be appealed to the City Council; and

WHEREAS, Mr. Ledesma timely appealed the Notice pursuant to Code section 12.48.230; and

WHEREAS, the City Clerk set Mr. Ledesma's appeal for a hearing before the City Council at the regularly scheduled meeting on July 7, 2026 and mailed and electronically served to Mr. Ledesma the notice of time and place of the hearing; and

WHEREAS, on July 7, 2026, the City Council conducted the properly noticed public hearing on Mr. Ledesma's appeal; received testimony and documentary evidence from City staff, Mr. Ledesma, witnesses for both parties, and members of the public; and then closed the public hearing on July 7, 2026; and

WHEREAS, at the July 7, 2026 public hearing, the City Council considered all of the oral and written evidence and testimony submitted and properly admitted, all of which is hereby incorporated by reference into this Resolution; and

WHEREAS, based on all the evidence and testimony, the City Council decided, by a 4-0 vote, to deny Mr. Ledesma's appeal and sustain the Community Services Director's decision as set forth in the Notice; and

WHEREAS, the City Council directed the City Attorney's office to draft a formal memorandum with findings consistent with the City Council's July 7, 2026 decision for consideration and approval at a future City Council meeting; and

WHEREAS, this Resolution memorializes the City Council's July 7, 2026 decision and the findings supporting it.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City Council adopts and incorporates by use of this reference as findings of fact all of the statements and recitals set forth above, as well as the entirety of the oral and written evidence and testimony presented to the City Council on July 7, 2026, which are part of the City Council's administrative record in this matter.

SECTION 2. The City Council is the final administrative decision-maker under Code section 12.48.230. The Council reviewed the entirety of the oral and written evidence and testimony presented to it on July 7, 2026; evaluated the credibility, reliability, foundation, consistency, and persuasiveness of the testimony and documentary evidence; and exercised its independent and objective judgment in deciding to reject Mr. Ledesma's appeal and sustain the Community Services Director's decision. The decision and findings made by the City Council are supported by the substantial evidence in the record. This Resolution memorializes the City Council's July 7, 2026 decision and does not constitute a new administrative decision.

SECTION 3. The City Council hereby finds, determines, and declares as follows:

A. The Subject Trees are City-owned street trees and established trees protected by Code Chapter 12.48.

B. Code Chapter 12.48 prohibits removing, poisoning, applying herbicides to, damaging, performing acts that result in the unnatural death or destruction of street trees, performing activities that interfere with or retard the natural growth of street trees, or otherwise endangering protected trees.

C. The City has not at any time issued a permit authorizing any work on or around the Subject Trees, including the drip line area of the Subject Trees.

D. Mr. Ledesma has contacted the City several times asking for the Subject Trees to be removed, which contacts date as far back as 2012 and as recently as May 2026.

E. City staff has conducted various site visits to the property located at 652 4th Street, Woodland California 95695 to respond to Mr. Ledesma's concerns regarding the Subject Trees.

F. On April 24, 2026, City staff conducted a site visit to the Subject Trees in response to a voicemail received about the Subject Trees on April 23, 2026 from Mr. Ledesma, which voicemail stated, *inter alia*, that one of the Subject Trees was dead.

G. In its April 24, 2026 investigation of the Subject Trees, City staff (including a certified City arborist) observed drilled holes and plugged openings at the base of one Subject Tree, as well as apparent herbicide staining, leaf curl, stunted foliage, and declining tree health.

H. The conditions observed by City staff on April 24, 2026 are not consistent with ordinary maintenance, natural decline, or authorized work.

I. The Subject Trees likely possess interconnected or grafted root systems such that injury to one Subject Tree adversely affects the other.

J. City records reflect Appellant's history of requests to remove the Subject Trees and that City inspections concerning these requests concluded removal was not warranted.

K. City records do not indicate complaints about the Subject Trees from anyone other than Appellant.

L. City staff did not observe comparable damage on neighboring City-owned street trees on the 600 block of 4th Street.

M. City records indicate the matter on appeal on July 7, 2026 is the only incident of tree poisoning or herbicide application that the City is aware of since Code Chapter 12.48 was revised.

N. After reviewing the entirety of the oral and written testimony and evidence before it, the City Council found that substantial evidence supports the Community Services Director's determination that violations of Chapter 12.48 occurred and that issuance of the Notice to Mr. Ledesma was authorized.

O. In reaching its decision, the City Council carefully considered the testimony of each witness, the demeanor of each witness while testifying, each witness's opportunity to observe the facts to which he or she testified, the consistency of each witness's testimony with the documentary evidence contained in the administrative record, the witness's personal knowledge, professional qualifications where applicable, and the overall persuasiveness of the testimony presented.

P. The City Council found the testimony of Community Services Director Christine Ferrara to be credible, reliable, and persuasive. Ms. Ferrara demonstrated personal knowledge of the City's investigation, the administration and enforcement of Chapter 12.48, the issuance of the Notice, and the factual basis supporting that enforcement action. Her testimony was consistent with the City Works records, photographs, inspection history, and other documentary evidence. The City Council found her testimony reflected an objective and reasoned evaluation of the available evidence and was undertaken for the legitimate governmental purpose of protecting City-owned trees and enforcing Code Chapter 12.48. Accordingly, City Council found her testimony highly persuasive in determining whether substantial evidence supported issuance of the Notice.

Q. The City Council found the testimony of Aaron Armstrong, a Park Supervisor for the City, to be credible, reliable, and persuasive. Mr. Armstrong demonstrated firsthand knowledge concerning receiving a phone call from Mr. Ledesma about the Subject Trees and his subsequent inspection of the Subject Trees. His testimony regarding the drilled holes, apparent herbicide injury, declining condition of the trees, and inspection procedures was internally consistent and corroborated by the documentary evidence.

R. The City Council found the testimony of Westley Schroeder, an ISA Certified Arborist and Park Superintendent for the City, to be credible, reliable, and persuasive. Mr. Schroeder possesses specialized education, training, experience, and expertise in arboriculture. His testimony was based upon personal inspection of the Subject Trees and accepted arboricultural principles. The City Council found particularly persuasive his testimony regarding the physical condition of the Subject Trees, the drilled holes, symptoms consistent with herbicide injury, and the likely progression of damage from one Subject Tree to the other due to likely interconnected or grafted root systems. His opinions were corroborated by photographs, inspection records, staff observations, and other objective evidence, and were not contradicted by any witness possessing comparable expertise.

S. The City Council found the testimony of Alexandra Rudorff, a City resident who lives a few houses down from the Subject Trees, to be credible, reliable, and persuasive. Ms. Rudorff testified regarding matters within her personal knowledge, including her personal observations on March 10, 2026 of Appellant conducting activities using a power tool near the Subject Trees that were outside of ordinary landscaping work, and her subsequent phone call to Mr. Westley Schroeder about these activities; as well as her conversations with Pacific Gas and Electric Company ("PG&E") regarding Appellant's complaints about the Subject Trees to PG&E. The City Council found her testimony was candid and internally consistent.

T. The City Council carefully considered the testimony of Appellant Gabriel Ledesma. Mr. Ledesma's testimony conflicted with City records, inspection reports, prior documented statements of Mr. Ledesma (including his voicemails about the Subject Trees), in that he claimed during his testimony that he never asked the City to remove the Subject

Trees and rather only asked to remove branches. The City Council found such inconsistent statements diminished the persuasiveness of Mr. Ledesma's testimony.

U. The City Council carefully considered the testimony of Mr. Mike Bell, who appeared as a character witness for Mr. Ledesma. Mr. Bell testified candidly regarding matters within his personal knowledge. However, the City Council found the scope of his knowledge concerning the matters giving rise to the Notice was limited and found the City records, inspection reports, photographs, and testimony of others with firsthand knowledge of the issues at appeal more persuasive.

V. After reviewing and considering the July 7, 2026 staff report, the documentary evidence before it, the testimony presented by the parties and their witnesses, and the comments received from members of the public, the City Council found that substantial evidence supports the Community Services Director's June 18, 2026 determination that unlawful conduct occurred resulting in poisoning, herbicide application, damage to, or attempted destruction of the Subject Trees within the meaning of Code Chapter 12.48.

W. The City Council found that substantial evidence supports the Community Services Director's determination that unlawful activities occurred which resulted in the poisoning, attempted removal, and performing of acts resulting in the unnatural death or destruction of street trees, in violation of Code section 12.48.050(B).

X. The City Council found that substantial evidence supports the Community Services Director's determination that unlawful activities occurred which resulted in interfering with, or retardation of, the natural growth of street trees, in violation of Code section 12.48.050(C).

Y. The City Council found that substantial evidence supports the Community Services Director's determination that unlawful work occurred within the drip line area of street trees in a manner that endangered the street trees, in violation of section 12.48.050(D).

Z. The City Council found that substantial evidence supports the Community Services Director's determination that unlawful conduct occurred constituting willful damage to, poisoning of, application of herbicide to, or attempted destruction of an established tree, in violation of Code section 12.48.110.

AA. The City Council found that immediate cessation of activities harmful to the Subject Trees was reasonably necessary to prevent additional damage to City-owned property.

BB. The City Council found that requiring Appellant to retain a certified arborist to conduct an independent health assessment was a reasonable and appropriate corrective measure.

CC. The City Council found that requiring preparation by a certified arborist and submission to the Community Services Director of a tree protection and remediation plan, and following through with the recommendations of such plan, was reasonably related to preserving the Subject Trees, mitigating existing damage, and preventing additional deterioration.

DD. The City Council found that the corrective measures imposed by the Notice are expressly contemplated by Code Chapter 12.48 and Code section 12.48.240.

EE. The City Council carefully reviewed and considered Appellant's written appeal, Appellant's testimony during the public hearing, the testimony of Appellant's witness, and all arguments made by or on behalf of Appellant. The City Council found that none of Appellant's contentions, individually or collectively, overcome the substantial evidence supporting the Community Services Director's determination.

FF. Appellant did not demonstrate that the Community Services Director acted in excess of her authority, abused her discretion, misinterpreted or misapplied Chapter 12.48, or otherwise issued a determination unsupported by substantial evidence.

GG. After reviewing the documentary evidence, evaluating witness credibility and persuasiveness, and weighing all oral and written evidence, the City Council found that substantial evidence supports the Community Services Director's determination that violations of Code Chapter 12.48 occurred and that issuance of the June 18, 2026 Notice was authorized and appropriate.

HH. Accordingly, after the close of the public hearing on July 7, 2026, Mr. Ledesma's appeal was denied and the decision of the Community Services Director, as contained in the Notice, was sustained.

II. The City Council's determination was based on the totality of the evidence.

<u>SECTION 4</u>. The City Council further finds that the City's urban forest constitutes a valuable public resource. Protection of City-owned trees promotes public safety, environmental quality, and urban canopy preservation. The June 18, 2026 Notice advances these legitimate governmental purposes and the corrective measures issued in the Notice are reasonably related to those purposes.

<u>SECTION 5</u>. The City Council hereby further finds that, based on the entirety of the administrative record:

A. The City Council denied the appeal filed by Mr. Gabriel Ledesma.

B. The City Council affirmed and sustained the June 18, 2026 Notice of Violation and Stop Work Order of the Community Services Director in its entirety.

C. This Resolution memorializes the City Council's determination following the July 7, 2026 public hearing.

D. The City Council directs Appellant to comply with all requirements of the Notice, subject to any written modification authorized by the Community Services Director.

E. The City Council authorizes the City Manager (or his designee) and the Community Services Director to implement and enforce this Resolution.

SECTION 6. If any portion of this Resolution is held invalid, the remaining portions shall remain in full force and effect. The City Council declares it would have adopted this Resolution irrespective of the invalidity of any individual provision.

SECTION 7. This Resolution shall become effective immediately upon adoption.

SECTION 8. Notice is hereby given that the time within which judicial review must be sought on the decision on Mr. Ledesma's appeal is governed by California Code of Civil Procedure section 1094.6. The City Clerk shall transmit a copy of this Resolution to Appellant.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

________________________ ________________________
Marissa Kersey, City Clerk Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	F.11
SUBJECT:	Side Letter of Agreement — Woodland Professional Firefighters' Association

Recommendation for Action: Staff recommends that the City Council approve the Side Letter of Agreement to amend the Memorandum of Understanding with the Woodland Professional Firefighters' Association.

Staff Contact:
Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:
No fiscal impact associated with this action. The costs for the program are already included in the FY2026/27 budget adopted by Council in June 2026.

Discussion:
The City and the Woodland Professional Firefighters' Association (WPFA) completed negotiations on the current Memorandum of Understanding (MOU) in June 2026. The approved MOU contains a section regarding an annual benefit for Education Reimbursement for specific items related to professional growth. The City has requested, and the WPFA agreed, to make adjustments to the program to incorporate a wellness component, and to change the process surrounding this item to reduce administrative burden. The overall benefit amount is unchanged.

The attached Side Letter of Agreement deletes the language for the previous program and includes the updated language for Professional Growth and Wellness.

Conclusion:
Staff recommends that the City Council approve the Side Letter of Agreement to amend the Memorandum of Understanding with the Woodland Professional Firefighters' Association.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. WPFA Side Letter of Agreement - Professional Growth Wellness

CITY OF WOODLAND CALIFORNIA

MEMORANDUM

DATE: July 1, 2026

TO: Trevor Moureaux, Woodland Professional Firefighters' Association

FROM: Ken Hiatt, City Manager

SUBJECT: Memorandum of Understanding (MOU) Side Letter of Agreement

This side letter of agreement serves to memorialize the agreement, post labor negotiations, between the City of Woodland and the Woodland Professional Firefighters' Association (WPFA). The following modifications shall be made to the Memorandum of Understanding between the City and WPFA covering the period from July 1, 2026 to June 30, 2027.

<u>Section 3.1 Education Reimbursement</u>

Sections 3.1.3 through 3.1.7 are hereby deleted and replaced with the following;

3.1.3 Employees covered by this Resolution are eligible to receive a stipend intended to reimburse Employee for reasonable and appropriate expenses incurred for professional growth and wellness. The stipend, equal to $625 annually, will be paid in equal installments over 24 pay periods each fiscal year. The reimbursement stipend is a non-taxable, discretionary benefit and does not constitute wages earned.

3.1.4 Education Leave of up to 96 hours per year shall be granted for all approved courses/classes. Education leave will be administered as concurrent schedule leave in Section 6.5.1

The Resolution adopting the MOU between the City and the WPFA is hereby modified as reflected in the sections listed above. All other provisions of the MOU remain unchanged, unless the parties mutually agree to reopen negotiations.

AGREED TO THIS DATE: ___________________

FOR THE CITY OF WOODLAND

____
Ken Hiatt
City Manager

FOR the Woodland Professional Firefighters' Association

____
Trevor Moureaux
WPFA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.12
SUBJECT:	2026 Weed Abatement Program Parcels Not in Compliance

Recommendation for Action: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, to hear and approve the list of parcels that were out of compliance with weed abatement requirements for the year 2026 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the properties.

Staff Contact:
Matt Flint, Fire Marshal, 530-661-5855, Matt.Flint@cityofwoodland.gov

Fiscal Impact:
A considerable amount of time was incurred by staff in processing these liens, including correspondence with property owners, compliance surveys, correspondence with concerned community members, and property abatement. Time spent on weed abatement processing was recorded per staff member, calculated per the hourly rates in the approved fee schedule and divided between the property owners. Administrative fees resulted in a sum of $390.16 per parcel. The breakdown between the total abatement costs of $14,521.18 and administrative time costs incurred of $390.16 per property is included in the attached "Lien Explanation 2026 Woodland" information sheet. The administrative fees and fees for county recordings are attached to the total amount liened. Subsequently, these costs are the responsibility of the respective property owners.

Background:
Per Woodland Municipal Code 9.44, the Fire Chief can declare that weeds constitute a public nuisance which must be abated by the removal of the weeds, refuse, and dirt on undeveloped parcels. If not abated by the compliance date, the Code allows weeds to be abated by the City and the cost of removal assessed upon the land, which will constitute a lien upon such land until paid. This year, notice was given to all owners of undeveloped parcels in the City per the guidance set forth in the code. Upon surpassing the compliance date of May 26, 2026, indicated in the letter of March 2, 2026, twenty-eight (28) parcels remained out of compliance and the City contracted a company to abate these properties. The amount assessed includes the invoiced amount per parcel plus hourly administrative fees per the approved fee schedule. The City mailed notice of the public hearing to all property owners on Tuesday, July 7, 2026.

Discussion:
This action requests the City Council adopt a resolution to lien properties for the cost of abating undeveloped parcels that failed to come into compliance with the weed abatement requirements set forth by the Woodland Municipal Code, Chapter 9.44.

Conclusion:
Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, to hear and approve the list of parcels that were out of compliance with weed abatement requirements for the year 2026 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the

properties.

Prepared by: Trista Kennedy, Community Risk Reduction Specialist II
Reviewed by: Matt Flint, Fire Marshal

Ken Hiatt
City Manager

Attachments:
1. Lien Explanation 2026
2. Proposed Resolution_2026 Woodland Weed Abatement Assessment

City Of Woodland - Weed Abatement Lien Information 2026

Parcel	Address	Owner info	Landscape Company	Invoice #	Invoice Amount	CRR Time (Hourly Rate * Hours Spent)	Total	Total for Lien, per County Requirements
042-532-010-000	2208 Farmers Central Rd.	PELA OMAR U ETAL	Armstrong Mowing	S8583	$508.67	$390.16	$898.83	$898.00
042-536-011-000	2236 Farmers Central Rd.	PELA OMAR U ETAL	Armstrong Mowing	S8583	$370.00	$390.16	$760.16	$760.00
042-534-009-000	2234 Armus St.	PELA OMAR U ETAL	Armstrong Mowing	S8583	$370.00	$390.16	$760.16	$760.00
042-392-006-000	2654 Somerset Cir.	DISBROW GALLARDO TRUST	Armstrong Mowing	S8583	$370.00	$390.16	$760.16	$760.00
042-391-008-000	2219 Somerset Cir.	UNNAVA HANUMANTHA RAO & VASUNDHARA	Armstrong Mowing	S8583	$370.00	$390.16	$760.16	$760.00
042-532-001-000	1627 Brubaker St.	PELA OMAR U ETAL	Armstrong Mowing	S8583	$370.00	$390.16	$760.16	$760.00
027-860-052-000	1680 E Main St.	WHITE FLOWER LQ WOODLAND LLC	Armstrong Mowing	S8583	$1,319.67	$390.16	$1,709.83	$1,710.00
066-030-061-000	1434 E Main St.	KRONICK 2012 GST TRUST ETAL	Armstrong Mowing	S8583	$487.17	$390.16	$877.33	$877.00
066-030-072-000	1440 E Main St.	CALIFORNIA COMMERCIAL LLC	Armstrong Mowing	S8583	$1,245.67	$390.16	$1,635.83	$1,636.00
065-280-023-000	30 No Address	MEZGER KERRY & MARK	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-280-067-000	448 California St.	WALLACE LIV TRUST	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
064-082-020-000	109 Antelope St.	TNN FINANCIAL LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-290-007-000	530 Community Ln.	UNITED REI LLC	Armstrong Mowing	S8604	$230.00	$390.16	$620.16	$620.00
065-221-006-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-007-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-008-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-009-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-010-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-011-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-012-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-013-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
065-221-017-000	Cross St / California St / Elizabeth Wy	CROSS COURT COMMONS LLC	Armstrong Mowing	S8604	$370.00	$390.16	$760.16	$760.00
006-581-001-000	210 Lincoln Ave.	TRAVENIA KAREN	Armstrong Mowing	S8609	$370.00	$390.16	$760.16	$760.00
006-581-002-000	212 Lincoln Ave.	CASTELLANOS CONSUELO	Armstrong Mowing	S8609	$370.00	$390.16	$760.16	$760.00
005-223-001-000	801 Main St.	CALIFORNIA BLACK CHAMBER OF COMMERCE FOUNDATION	Armstrong Mowing	S8609	$370.00	$390.16	$760.16	$760.00
005-223-002-000	819 Main St.	CALIFORNIA BLACK CHAMBER OF COMMERCE FOUNDATION	Armstrong Mowing	S8609	$370.00	$390.16	$760.16	$760.00
005-223-003-000	823 Main St.	CALIFORNIA BLACK CHAMBER OF COMMERCE FOUNDATION	Armstrong Mowing	S8609	$370.00	$390.16	$760.16	$760.00
042-580-001-000	1425 Harry Lorenzo Ave.	MR177 LLC	Armstrong Mowing	S8609	$2,590.00	$390.16	$2,980.16	$2,980.00
Total	**28**				**$14,521.18**	**$10,924.48**	**$25,445.66**	**$25,441.00**

Recording requested by
City of Woodland

And when recorded send to;
City Clerk
City of Woodland
300 First Street
Woodland, CA 9569

RESOLUTION NO. ________

A Resolution Requesting Collection of Charges on Tax Roll

WHEREAS, the City of Woodland (hereinafter City), requests the County of Yolo collect on the County tax rolls certain charges which have been imposed for a list of parcels within the City that were out of compliance for weed abatement requirements for the year 2026; and

WHEREAS, due to noncompliance, the city abated the parcels of weeds and is seeking reimbursement for the cost of abatement and administrative processing fees; and

WHEREAS, the county has required as a condition of the collection of said charges that the City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City of Woodland warrants and represents that the taxes, assessments, fees and/or charges imposed by the City of Woodland and being requested to be collected by Yolo County comply with all requirements of the Woodland Municipal Code, and Stat law, including but not limited to Articles XIIC and XIIID of the California Constitution (Proposition 218).
3. The City of Woodland releases and discharges the County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by the County of any taxes, assessments, fees and/or charges on behalf of the City.
4. The City agrees to and shall defend, indemnify and hold harmless the County, it's officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgements, in any manner arising out of the collection by County of any of the City's said taxes, assessments, fees, and/or charges requested to be collected by the County for the City, or in any manner arising out of the City's establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgement is entered in a court of law against any of the

Indemnified Parties as a result of the collection of one of the city's taxes, assessments, fees and/or charges, the County may offset the amount of the judgement from any monies collected by County on behalf of the City, including property taxes.

5. The City agrees that it's officers, agents and employees will cooperate with the county in answering questions referred to City by the County from any person concerning the City's taxes, assessments, fees and/or charges and that the City will not refer such persons to County officers and employees for response.
6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collection taxes, assessments, fees and/or charges, as provided by Government Code Sections 29304 and 51800.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.13
SUBJECT:	Waste Management Liens

Recommendation for Action: Staff recommend the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, requesting collection of charges on the 2026-27 tax roll.

Staff Contact:
Marissa Kersey, City Clerk, (530) 661-5806, marissa.kersey@cityofwoodland.gov

Fiscal Impact:
There is little to no fiscal impact on the City to maintain the current process, other than staff time for processing and releasing the liens. An administrative fee of $59.00 for recording is attached to the total amount of the lien and the property owner assumes responsibility for payment of this fee.

Discussion:
This annual Public Hearing allows property owners with delinquent Waste Management (WM) accounts to address the Council prior to the attachment of a lien against their property. The delinquent WM accounts are for services received, including garbage, recycling, and yard refuse pick-up and disposal, and for sweeping of the street. Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens. The complete list of proposed liens is available in the City Clerk's Office.

The current City Municipal Code Chapter 13.08 provides the parameters for garbage and yard refuse disposal and services, while Chapter 13.36 discusses the recycling portion of the service as provided by the WM Franchise Agreement. Per WMC 13.08.130, solid waste services are mandatory for all owners or occupants within the City and all property owners are liable for the cost of the service.

Staff worked with WM to determine the accuracy of the proposed lien list. Any inaccuracies will be corrected and/or removed from the list prior to attachment of the liens. The City is not actively involved in discussions regarding the billing itself and refers those questions to WM staff for resolution. While it is not the City's responsibility to become involved in the dispute of billing, staff does attempt to mediate by providing contact information at WM for resolution attempts. The primary role of the City is to obtain approval to attach the lien and to release the lien once verification of payment has been received.

Notice of this public hearing was mailed to all property owners on the proposed lien list on Thursday, July 9th, 2026.

Conclusion:

Staff recommend the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, requesting collection of charges on the 2026-27 tax roll.

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - Waste Management Liens

Recording requested by
City of Woodland

and when recorded send to:
City Clerk
City of Woodland
300 First Street
Woodland, CA 95695

RESOLUTION NO. _____

A RESOLUTION REQUESTING COLLECTION OF CHARGES ON TAX ROLL

WHEREAS, the City of Woodland (hereinafter "City"), requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to an Agreement with Waste Management; and

WHEREAS, the County has required as a condition of the collection of said charges that the City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof;

NOW, THEREFORE BE IT HEREBY RESOLVED by the City Council of the City of Woodland as follows:

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.

2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIIIC and XIIID of the California Constitution (Proposition 218).

3. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments , in any manner arising out of the collection by County of any taxes, assessments, fees and/or charges on behalf of City.

4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgment s, in any manner arising out of the collection by County of any of City 's said taxes, assessments, fees and/or charges requested to be collected by County for City , or in any manner arising out of City 's establishment and imposition of said taxes, assessments , fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City's taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.

5. The City agrees that its officers, agents and employees will cooperate with the County in answering questions referred to District/City by County from any person concerning the City's taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.

6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting the taxes, assessments, fees and/or charges , as provided by Government Code sections 29304 and 51800.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

____
Marissa Kersey, City Clerk

____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.14
SUBJECT:	Public Hearing — Gateway Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) Conduct a public hearing; (2) Adopt Resolution No. ____, approving the Fiscal Year 2026/27 annual levy report; and (3) Adopt Resolution No. ____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The proposed assessment would generate $221,136 in revenue to offset the costs of District maintenance, which is an increase of $287.17 per commercial acre in FY2026/27. The proposed levy for FY2026/27 is approximately 95% of the maximum allowable assessment.

The following table shows a comparison of the maximum assessment, the FY2025/26 actual assessment and the proposed FY2026/27 assessment:

District	Zoning	Maximum Levy	FY2026/27 Proposed Levy	FY2025/26 Actual Levy	Difference	Total Assessment
Gateway						
	Commercial per Acre	$ 4,531.17	$ 4,290.57	$ 4,003.40	$ 287.17	$ 221,136

Background:
The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefited properties to finance the construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, and recreational improvements; as well as maintenance and servicing of these improvements. In accordance with the Act, the City formed the Gateway Lighting and Landscaping (L&L) District.

The Gateway L&L is located in the easterly portion of the City, generally bounded to the north by Interstate 5, to the west by County Road 102, to the south by Bronze Star Drive and generally to the east by the City boundaries.

On July 7, 2026, Council approved resolutions to preliminarily approve the Engineer's Report, to initiate proceedings for the annual levy, and the City Council also approved a resolution setting the public hearing date for July 21, 2026. The Engineer's Report was attached to the July 7, 2026, staff report and is available on the City's website.

Discussion:
Each year the City prepares an Annual Report for each District, along with the District's estimates of the operating budget, to calculate the annual assessment levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel. The complete reports are available for review on the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires City Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer’s Reports and call for a public hearing; this occurred at the July 7, 2026, Council meeting. A public hearing is required to complete the levy process.

Following the public hearing, Council may direct changes to the Engineer’s Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommends that the City Council (1) Conduct a public hearing; (2) Adopt Resolution No. ____, approving the Fiscal Year 2026/27 annual levy report; and (3) Adopt Resolution No. ____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution_Gateway-PH_L&L_Approval_ER_FY2026-27_2026-07-14 (Public Hearing)
2. Proposed Resolution_Gateway-PH-L&L_Resolution Ordering the Levy FY2026-27_2026_07-14 (Public Hearing)

RESOLUTION NO. ___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2026/2027 ENGINEER'S REPORT REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the 2026/2027 Engineer's Report for the "**Gateway Landscaping and Lighting District**" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Woodland, California and the City Clerk has presented to the City Council such report entitled "**City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2026/2027 Engineer's Report**" (the "Report") as required by the Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 The Report as presented or as modified, contains the following:

- **a.** A Description of Improvements.
- **b.** A Diagram of the District.
- **c.** The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- **d.** The 2026/2027 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIIID Section 4.
- **e.** An "Assessment Range Formula" for calculating annual inflationary adjustments to the initial "Maximum Assessment" (Adjusted Maximum Levy per benefit unit), also approved by the property owners.

f. The 2026/2027 Annual Budget (Costs and Expenses) and the resulting 2026/2027 assessment (Levy per benefit unit) for Fiscal Year 2026/2027.

g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 3 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are to be incorporated into the Report.

Section 4 The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the Fiscal Year 2026/2027 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 5 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 6 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

____
Marissa Kersey, City Clerk

____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2026/2027

WHEREAS, the City Council, has by previous Resolutions initiated proceedings to form, and declared its intention to levy and collect annual assessments against parcels of land within the "**Gateway Landscaping and Lighting District**" (the "District") for the fiscal year commencing July 1, 2026 and ending June, 30 2027 pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act") to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer's Report entitled "**City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2026/2027 Engineer's Report**" (the "Report"), in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 21, 2026, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 3 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting, storm drainage and appurtenant facilities located within public places in the District.

<u>Section 4</u> The City Council has carefully reviewed and examined the Report in connection with the District, and the levy and collection of assessments. Based upon its review the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, hereby finds that the City Council determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting, drainage and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

<u>Section 5</u> The Report and Fiscal Year 2026/2027 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.

<u>Section 6</u> The City Council hereby orders the proposed improvements to be made; the improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements, storm drainage and appurtenant facilities and expenses associated with the District, and that will be maintained by the City of Woodland or their designee and all such maintenance, operation and servicing of the landscaping and lighting, drainage and all appurtenant facilities shall be performed pursuant to the Act. A more complete description of the improvements is detailed in the Report and by reference this document is made part of this resolution.

<u>Section 7</u> The Yolo County Auditor shall place on the County Tax Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act.* After collection by the County, the net amount of the assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.

<u>Section 8</u> The Finance Officer, shall deposit all money from the assessments collected by the County for the District into a fund for the Gateway Landscaping and Lighting District, and such money shall be expended to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto described above.

<u>Section 9</u> The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

Section 10 The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

________________________________ ________________________________
Marissa Kersey, City Clerk Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.15
SUBJECT:	Public Hearing — Gibson Rach Lighting & Landscaping District

Recommendation for Action: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The Fiscal Year (FY) 2026/27 Engineer's Report includes an inflation factor of 2.69%, which increases the assessment of a single family home from $382.59 in FY2025/26 to $392.89 in FY2026/27; an increase of $10.30. If approved, the proposed assessment for the Gibson Ranch Lighting and Landscaping District (the District) would generate $875,303 in revenue. The FY26/27 operating budget for the District is $1,085,588, which is less than the assessment revenues by $210,285. For FY26/27 there are sufficient reserves to make up the difference, but the reserve balance will be depleted and in future years, the District will require funding assistance from the General Fund, or the level of services provided may need to be reduced.

Background:
The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance the construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, and recreational improvements; as well as maintenance and servicing of these improvements. In accordance with the Act, the City formed the Gibson Ranch Lighting and Landscaping (L&L) District.

The Gibson Ranch L&L is located in the southeast portion of the City, generally south of Interstate 5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment of $235.12 per single family home in 2005. The formation documents for the District allow for annual adjustments tied to the CPI without a property owner ballot proceeding.

On July 7, 2026, the Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy and set the public hearing date for July 21, 2026. The Engineer's Report was attached to the July 7, 2026 staff report and is available on the City's website.

Discussion:
Each year, the City prepares an Annual Report for each District, along with the District's estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel. The complete reports are available for review on the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer’s Reports and call for a public hearing; this occurred at the July 7, 2026 City Council meeting. A public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer’s Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - FY27 Gibson Ranch L&L Public Hearing

RESOLUTION NO. ___________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Gibson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the final Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

a. The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and

b. District includes all of the lands so benefited, and

c. The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, arterial and collector street lighting and landscaping, neighborhood street lighting and trees, parks and recreation facilities, soundwalls, irrigation and drainage systems, and all associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Gibson Ranch Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6: The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

Section 7: The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8: That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.16
SUBJECT:	Public Hearing - North Park Lighting and Landscaping District

Recommendation for Action: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The Fiscal Year (FY) 2026/27 Engineer's Report calculates the assessment of a single family home to be $215.40, which is unchanged from FY2025/26. The proposed assessment would generate $26,710 in revenue. In order to continue operations in this District, the General Fund will need to contribute $43,302 or the City will need to adjust the level of services and maintenance in FY2026/27 to decrease operating costs to fit within the assessment amounts. The FY27 operating budget includes a supplement from the General Fund to continue operations in this District.

Background:
The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, and recreational improvements; as well as maintenance and servicing of these improvements. In accordance with the Act, the City formed the North Park Lighting and Landscaping (L&L) District.

The North Park L&L District is located in the northwest portion of the City, generally north of Kentucky Avenue, west of North West Street and east of County Road 98. The District was formed in 1993 and reached the maximum allowable assessment of $215.40 per single family home in 1997. There are no provisions for future inflationary adjustments, and any rate increases would require a property owner ballot proceeding.

On July 7, 2026, Council approved resolutions to preliminarily approve the Engineer's Report, to initiate proceedings for the annual levy, and the City Council also approved a resolution setting the public hearing date for July 21, 2026. The Engineer's Report was attached to the July 7, 2026, staff report and is available on the City's website.

Discussion:
Each year, the City prepares an Annual Report for each District, along with the District's estimates for an operating budget, to calculate the assessment levied annually for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel. The complete reports are available for review on the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the

Engineer's Reports and call for a public hearing; this occurred at the July 7, 2026, City Council meeting. A public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - FY27 NorthPark L&L Public Hearing

RESOLUTION NO. __________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: North Park Lighting and Landscaping District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the final Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Woodland; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

a. The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District.

b. District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, street lighting and park lights, park area and park equipment, park perimeter fencing, noise walls, irrigation and drainage systems, and all associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland North Park Lighting and

Landscaping District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6: The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

Section 7: The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8: That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

____
Marissa Kersey, City Clerk

____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.17
SUBJECT:	Public Hearing — Spring Lake Lighting & Landscaping District

Recommendation for Action: Staff recommend the City Council 1) Conduct a public hearing; 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/27 annual levy report; and 3) Adopt Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The proposed Fiscal Year (FY) 2026/27 assessment will generate $4,284,891 in revenue to offset the costs of District maintenance. This represents an increase that ranges from 9% to 18%, dependent upon the zoning of the property. This increase is due primarily to costs associated with continued maintenance and expansion of neighborhood parks and other landscaping throughout Spring Lake. The proposed assessment includes the use of $200,000 in fund balance/reserves to help limit the impact of the increased maintenance costs on the properties within the District. The proposed assessment is approximately 90%-95% of the maximum allowable assessment for the District.

The following table shows a comparison, by zoning type, of the maximum assessment, the FY2025/26 actual assessment and the proposed FY2026/27 assessment:

District	Zoning	Maximum Levy	FY2026/27 Proposed Levy	FY2025/26 Actual Levy	Difference	Total Assessment
Spring Lake						$ 4,284,891
	Single Family Residential R3	$ 1,715.51	$ 1,547.71	$ 1,356.82	$ 190.89	
	Single Family Residential R4	$ 1,475.41	$ 1,363.36	$ 1,189.16	$ 174.20	
	Single Family Residential R5	$ 1,331.36	$ 1,252.75	$ 1,088.57	$ 164.18	
	Single Family Residential R8	$ 1,115.27	$ 1,086.84	$ 937.65	$ 149.19	
	Single Family Residential R15	$ 729.38	$ 729.38	$ 629.91	$ 99.47	
	Single Family Residential R20	$ 681.36	n/a	n/a	n/a	
	Single Family Residential R25	$ 652.55	$ 652.55	$ 576.26	$ 76.29	
	Neighborhood Commercial per Acre	$ 17,686.00	$ 12,786.77	$ 11,680.03	$ 1,106.74	

When the Spring Lake Lighting and Landscaping (L&L) District was formed, the methodology and model that was created considered the types of improvements to be maintained, the number of properties to be developed and the zoning for each residential type. Initially, specific plan information was utilized during the formation stage. Each year, the number of actual subdivided units is updated along with the maintenance budget to determine the new rates. Over time, the actual number of units that have been developed has varied from the estimated specific plan units. For the zoning categories where additional units have been created above those originally estimated, the rates do not increase as much, or in some cases decrease slightly, as compared to other zoning categories where the number of units subdivided has not exceeded the planned units. Therefore, the increase/(decrease) for each zoning category varies.

Background:
The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance the construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, and recreational improvements; as well as maintenance and servicing of these improvements. In accordance with the Act, the City formed the Spring Lake L&L District.

The Spring Lake L&L consists of all property located in the Spring Lake Specific Plan area, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A (Sports Park Drive) that extends west of State Highway 113.

On July 7, 2026, Council approved resolutions preliminarily approving the Engineer's Report, initiating proceedings for the annual levy, and a resolution setting the public hearing date for July 21, 2026. The Engineer's Report was attached to the July 7, 2026, staff report and is available on the City's website.

Discussion:
Each year, the City prepares an Annual Report for each District, along with the District's estimates for an operating budget, to calculate the assessment levied annually for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel. The complete reports are available for review in the Financial Transparency section of the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires City Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Report and call for a public hearing; this occurred at the July 7, 2026 Council meeting. A public hearing is required to complete the levy process.

Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommend the City Council 1) Conduct a public hearing; 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/27 annual levy report; and 3) Adopt Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - FY 27 Spring Lake L&L_Public Hearing Ordering-the-Levy-of-Assessments (1)
2. Proposed Resolution - FY27 Spring-Lake L&L Public Hearing Approving-Engineer's-Report

RESOLUTION NO. ___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2026/2027

WHEREAS, the City Council, has by previous Resolutions **initiated proceedings to form,** and declared its intention to levy and collect annual assessments against parcels of land within the **"Spring Lake Landscaping and Lighting District"** (the "District") for the fiscal year commencing July 1, 2026 and ending June, 30 2027 pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act") to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer's Report entitled "**City of Woodland Spring Lake Landscaping and Lighting District Fiscal Year 2026/2027 Engineer's Report**" (the "Report"),in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 21, 2026, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 3 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting, drainage and appurtenant facilities located within public places in the District.

<u>Section 4</u> The City Council has carefully reviewed and examined the Report in connection with the District, and the levy and collection of assessments. Based upon its review the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, hereby finds that the City Council determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting, drainage and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

<u>Section 5</u> The Report and Fiscal Year 2026/2027 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.

<u>Section 6</u> The City Council hereby orders the proposed improvements to be made; the improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements, drainage and appurtenant facilities and expenses associated with the District, and that will be maintained by the City of Woodland or their designee and all such maintenance, operation and servicing of the landscaping and lighting, drainage and all appurtenant facilities shall be performed pursuant to the Act. A more complete description of the improvements is detailed in the Report and by reference this document is made part of this resolution.

<u>Section 7</u> The Yolo County Auditor shall place on the County Tax Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act.* After collection by the County, the net amount of the assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.

<u>Section 8</u> The Finance Officer, shall deposit all money from the assessments collected by the County for the District into a fund for the Spring Lake Landscaping and Lighting District, and such money shall be expended to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto described above.

<u>Section 9</u> The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

Section 10 The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:	APPROVED AS TO FORM:
________________________________	________________________________
Marissa Kersey, City Clerk	Ethan Walsh, City Attorney

RESOLUTION NO. ___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2026/2027 ENGINEER'S REPORT REGARDING THE SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the 2026/2027 Engineer's Report for the "**Spring Lake Landscaping and Lighting District**" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Woodland, California and the City Clerk has presented to the City Council such report entitled "**City of Woodland Spring Lake Landscaping and Lighting District Fiscal Year 2026/2027 Engineer's Report**" (the "Report") as required by the Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The 2026/2027 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIIID Section 4.

e. An "Assessment Range Formula" for calculating annual inflationary adjustments to the initial "Maximum Assessment" (Adjusted Maximum Levy per benefit unit), also approved by the property owners.

f. The 2026/2027 Annual Budget (Costs and Expenses) and the resulting 2026/2027 assessment (Levy per benefit unit) for Fiscal Year 2026/2027.

g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

<u>Section 3</u> The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are to be incorporated into the Report.

<u>Section 4</u> The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the Fiscal Year 2026/2027 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

<u>Section 5</u> The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

<u>Section 6</u> The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:
AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

____
Marissa Kersey, City Clerk

____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.18
SUBJECT:	Public Hearing - Streng Pond Landscape Maintenance District

Recommendation for Action: Staff recommend the City Council 1) Conduct a public hearing; and 2) adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and ordering the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The Fiscal Year (FY) 2026/27 Engineer's Report calculates the assessment of a single family home to be $79.10, which is unchanged from FY2025/26. The proposed assessment for the District would generate $14,436 in revenue. The Streng Pond L&L assessment does not generate enough revenue to meet the minimum operational expenditures required to maintain the District. To ensure the ongoing operation and maintenance of the Streng Pond District, the City will advance $32,016 from the General Fund to offset the shortfall; this advance is included in the FY2026/27 proposed budget.

Background:
The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance the construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, and recreational improvements; as well as maintenance and servicing of these improvements. In accordance with the Act, the City formed the Streng Pond Landscape Maintenance District.

The Streng Pond District is located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of $79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District. However, the effort was unsuccessful. Because the rates do not increase to cover the rising costs of maintenance, a general fund contribution of $32,016 is budgeted to cover the operating shortfall.

On July 7, 2026, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for July 21, 2026. The Engineer's Report was attached to the July 7, 2026 staff report and is available for review on the City's website.

Discussion:
Each year, the City prepares an Annual Report for each District, along with estimates of the operating budget, to calculate the annual assessment levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel. The complete reports are available for review in the Financial Transparency section of the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the July 7, 2026 Council meeting. A public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommend the City Council 1) Conduct a public hearing; and 2) adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and ordering the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - FY27 StrengPond LMD Public Hearing

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Streng Pond Landscaping Maintenance District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

a. The land within the District will receive special benefit by the operation, maintenance and servicing of improvements, located within the boundaries of the District; and,

b. The District includes all of the lands so benefited; and,

c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Streng Pond Landscaping Maintenance District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6: The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

Section 7: The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8: That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the final approval of the Report.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

____
Marissa Kersey, City Clerk

____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	G.19
SUBJECT:	Public Hearing - West Wood Lighting and Landscaping District

Recommendation for Action: Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The Fiscal Year (FY) 2026/27 Engineer's Report proposes to increase the assessment on a single-family home, based on an annual inflation factor, from $809.78 in FY2025/26 to $830.02 in FY2026/27; an increase of $20.24. If approved, the proposed assessment for the District would generate $31,541 in revenue and will provide enough to cover the approved operating budget for FY26/27.

Background:
The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance the construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, and recreational improvements; as well as maintenance and servicing of these improvements. In accordance with the Act, the City formed the West Wood L&L District.

The West Wood L&L is located in the northwest portion of the City, generally to the north of Kentucky Avenue, south of Quail Drive, east of Dove Drive and west of Mallard Drive. The District was formed in 2004 and is currently being assessed at the maximum allowable rate. However, the District formation report included an annual CPI escalator, which can continue indefinitely to account for inflationary cost increases.

On July 7, 2026, Council approved resolutions to preliminarily approve the Engineer's Report, to initiate proceedings for the annual levy, and the City Council also approved a resolution setting the public hearing date for July 21, 2026. The Engineer’s Report was attached to the July 7, 2026 staff report and is available on the City's website.

Discussion:
Each year, the City prepares an Annual Report for each District, along with the District's estimates for an operating budget, to calculate the annual assessment levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel. The complete reports are available for review on the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires the Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the July 7, 2026 Council meeting.

A public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommend the City Council 1) Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - FY27 West Wood L&L Public Hearing (1)

RESOLUTION NO. ________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the final Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and taxbills for the City of Woodland; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

a. The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and

b. District includes all of the lands so benefited, and

c. The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, local street lighting facilities, parks and related equipment replacement, fencing and block walls, storm drainage detention basin, and all associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland West Wood Unit No. 1 Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

<u>Section 6:</u> The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

<u>Section 7:</u> The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

<u>Section 8:</u> That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 21st day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

____
Marissa Kersey, City Clerk

____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 21, 2026
ITEM #:	H.20
SUBJECT:	City of Woodland Building Fee Schedule Update

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, approving the revised Woodland Community Development Building fee schedule with a phased increase of the Valuation Table A, including the addition of an annual Construction Cost Index (CCI) increase (if needed), to cover the City's estimated reasonable costs of providing services for permits and inspections.

Staff Contact:
Lauryn Wiens, CDD Management Analyst, 530-661-5818, Lauryn.Wiens@cityofwoodland.gov

Fiscal Impact:

The current fee schedule was implemented in 2008 after a comprehensive fee study of the City's building division costs. The current fees no longer cover the reasonable costs to the City for permits and inspections and are not sustainable to cover the City's estimated reasonable costs of continuing to provide these services. If the rates and fees for the building division remain unchanged, General Fund resources that could be used for other City Council priorities must be used instead to support development-related services. The new fee schedule would increase permit fees by an average of 50% for both commercial and residential permits, with an estimated $300,000 increase in building permit fees over an average building year and therefore bring the City closer to recovering its estimated reasonable costs. It should be noted that some fees that are based on valuation have increased since 2008 because the cost of building construction has increased.

With the revised fee schedule, previously complicated permits and fees will move to either a flat rate fee or one based on the valuation of the project. Both fee types are based on the Community Development Department's estimates for reasonable costs to provide services, allowing for quicker processing and more transparent costs to the customers. In addition to the added transparency and clarity, the City will not only cover the estimated reasonable costs for work pertaining to permits and inspections, but simplify and standardize the permitting process to create a more efficient use of City resources.

Background:

The fee schedule currently being used for determining building, electrical, mechanical, and plumbing fees is taken from the 2008 Comprehensive Fee Study for the City of Woodland. These fees were developed after significant adjustments to the building division staffing and adoption of the 2007 California Building Code. The City has since adopted several new building codes since 2008 and no adjustments have been made to the fee schedule to accommodate additional building codes and training.

The goal of the updated fee study is to provide a schedule that would collect 100% of the cost of performing the duties of the Division while simplifying the permitting process to better serve the public's needs. This revision is the result of a thorough analysis of costs for staff time and building related expenses to ensure cost recovery for the Community Development Department.

Discussion:
The proposed adjustment to the Woodland Building Fee Schedule is designed to enhance clarity and transparency for all stakeholders involved in the construction and development process. The revised fee structure accurately reflects the estimated reasonable costs incurred by Community Development throughout the permit process. This adjustment aims to streamline and improve the efficiency of the review process, ultimately benefiting applicants by allowing for expedited project approvals.

Community Development staff initiated the study to determine estimated reasonable costs of building permits from application to final inspections and consider potential efficiencies within the permit life cycle. Fees have been adjusted to that effect.

Staff recommends a phased increase approach for the Valuation Table A to include a partial increase at inception of the updated fee schedule on October 1, 2026, and a final increase three months after initial implementation on January 1, 2027. This phased approach will accommodate commercial and infill housing applicants and developers currently in the review stage of planning. The attachments to this staff report provide additional details.

The proposed fee schedule includes a three percent (3%) technology fee, calculated based on total permit fee, to help fund new technology and provide the community with more modern options for permit applications, estimates, scheduling, and payments. The City has been behind in the implementation of modern technology and can only take cash or check for payment. With the new technology fee, the department can leverage more efficient and accessible technology, including digital plan review, expanded payment options and online self-service for residents.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____, approving the revised Woodland Community Development Building fee schedule with a phased increase of the Valuation Table A, including the addition of an annual Construction Cost Index (CCI) increase (if needed), to cover the City's estimated reasonable costs of providing services for permits and inspections.

Prepared by: Lauryn Wiens, CDD Management Analyst I
Reviewed by: Brent Meyer, Community Development Director/City Engineer

Ken Hiatt
City Manager

Attachments:
1. Exhibit A - FY27 Building Fee Schedule Updates - Phased Increase
2. Exhibit B - FY27 Building Fee Schedule Updates - Final Increase
3. Proposed Resolution - Approve Updated Building Fee Schedule

COMMUNITY DEVELOPMENT FEES

CITY OF WOODLAND
Community Development Department
BUILDING PERMIT FEES
300 First Street Woodland CA 95695
Office (530) 661-5820
Effective Date October 1, 2026

Building Permits

Building inspection, plan review, and permit issuance costs are recovered by collection of permit fees. Permit fees are based on the estimated reasonable costs of providing services related to building inspections and reviews. To calculate the building permit fee, the Community Development Department adopts the valuation rate as obtained from the ICC publication "Building Journal" rate schedule (updated periodically—see page 18 for the most current valuation table) as an indicator of the Community Development Department's estimated reasonable value of larger projects. Where not applicable, the Building Official will determine value or assign the project to an appropriate category, again based on the reasonable costs of services. Permit fees are due at time of permit issuance.

Building Permit Processing

Building permit processing includes all the necessary work associated with accepting, processing, and issuing building permit applications, including filing, record keeping, and reports. This revised fee table differentiates this fee based upon whether the application is for a basic permit, an application for production home, or an application for a project requiring plan review, as those different tracks require different levels of City staff time and involvement.

Building Plan Check

Building plan check fees are based on a percentage of the building permit fee which is found in "Other Building Division Charges" on page 4 and 5. Plan check fees shall be paid at time of plan submission for review.

Electrical, Mechanical, Plumbing Fees

Electrical, Mechanical, and Plumbing inspection costs are recovered by collection of permit fees. Electrical, Mechanical, and Plumbing permit fees are based on a combination of building size and fixed rate schedule, as those factors are indicators of the estimated reasonable costs of City services. To calculate these types of permit fees, see the schedule below starting on page 8.

Building-Special Services

Building special service fees are based on actual hourly rates or a set fee. Whenever hourly rates are referenced in this fee schedule, the rate used is the fully burdened hourly rate for the position required to complete the service. For Building-Special Service Fees see page 4 and page 7.

CITY OF WOODLAND
Community Development Department
BUILDING PERMIT FEES

300 First Street Woodland CA 95695
Office (530) 661-5820
Effective Date October 1, 2026
Per Resolution #xxxx adopted x/xx/xx, Building Permit fees may be increased annually by CCI every July 1st if needed to account for an increase in the City's reasonable costs.

Fee Type	***How Determined***	***Rate***
Permit Processing Charge	*Flat fee at Permit or Plan Review Submittal* *Production Home Processing Charge (per unit)*	*$50* *$150*
Building Inspection Fees	***Project Valuation Table A**. To determine project valuation see Building Valuation Data Table on page 18.*	*See Table A Page 2*
Building Inspection of Foundation or Partial Building;	***Project Valuation Table A**. To determine project valuation see Building Valuation Data Table on page 18.*	*See Table A Page 2*
Building Inspection Fees Residential Production Homes & Garages	***Residential Production Home Building Inspection and Plan Review Table B**.* *Use Table A for Model Homes & Garages*	*See Table B Page 3*

PROJECT VALUATION TABLE A

Based on most current Building Valuation Data Published by the International Code Council (ICC) (See Page 18.)
The fee schedule will be adjusted for inflation annually on July 1 of each year if needed to account for an increase in the City's reasonable costs.

Project Valuation	Inspection Fees
$1 to $500	$35.01
$501 to $2,000	$35.01 for the first $500; plus $3.42 for each additional $100 or fraction thereof, to and including $2,000
$2,001 to $25,000	$103.17 for the first $2,000; plus $19.20 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$582.89 for the first $25,000; plus $15.05 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$959.06 for the first $50,000; plus $10.43 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001 to $500,000	$1,480.49 for the first $100,000; plus $8.35 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$4,817.64 for the first $500,000; plus $7.08 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 and up	$8,355.92 for the first $100,000,000; plus $5.44 for each additional $1,000 or fraction thereof

RESIDENTIAL PRODUCTION HOME AND GARAGE BUILDING INSPECTION AND PLAN REVIEW FEE TABLE B

ICC Class	ICC Occupancy	SFD Project Size*	Construction Types: IIB, IIIB, IV (HT), V	
			Base Cost @ Threshold Size	Blended Cost for Each Additional 100 sf
R-3	Residential – SFR Production Phase	1,000	1,403.00	79.49
		2,000	2,183.00	78.75
		3,000	2,985.00	78.60
		4,000	3,771.00	77.86
		5,000	4,550.00	67.00
		10,000	7,900.00	79.00

*Project size is the square footage of the production home only; do not add the square footage of the garage; fee includes SFD + Garage + All Decks and Porches.

OTHER BUILDING DIVISION CHARGES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Building Plan Review	Collected at time of building plan review submittal & assessed at percent of building inspection fee (excludes production homes)	**65%**
	➢ *(changes to plan reviewed on an hourly basis)*	$194 minimum
	Projects requiring review more than the following: Project Valuation / Number of Reviews $100,000 or less — 2 $100,001 to $1,000,000 — 3 $1,000,001 and up — 4	$194 per hour
Refund Processing Fee	Minimum Fee Retained by City	$200
Technology Fee	Percentage based on total permit fee	3%
Change or Additional Addressing	Flat Fee	$154
Counter Staff Research	More than 15 minutes (estimated to complete) Hours X Rate (Minimum Charge ¼ Hr X 154=$38.50)	$154
Building Permit Extension	First Extension Second and subsequent extensions	No charge $40
Building Relocation Inspection	2-Hour Minimum	**See Special Services**
Investigation Fee—for work performed without a permit or inspection	Equal to the amount of standard inspection fee for permit to which it applies OR the actual time spent investigating, whichever is greater, but not less than minimum:	$190 Min.
Re-inspection Fee	Flat Fee	$190
Processing Fee (Change of contractor, owner, or Special Inspector Program)	Flat Fee	$77
Permit Supplement (Issue Revised Permits, Adjust Permits, Admin. Permits, or those NOT LISTED)	Flat Fee, Plus Fee Schedule Line Items *(Minimum Inspection Fee does not apply)*	$77
Expired Permits	➢ Reactivate permit for projects that have been expired for *LESS than*—6 months	$77
	➢ Reactivate permit for projects that have been expired for *GREATER than*—6 months	$77 + hourly inspection rate for remaining inspections

OTHER BUILDING DIVISION CHARGES
Specialty Plan Reviews and Inspections

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Specialty Plan Review and Inspections	Energy Plan Review (% of Building Plan Review) ➢ Model Homes ➢ Commercial/Industrial	5% $25 min. $35 min.
	Special Consultant Services	Per Agreement
	Residential Energy Compliance Inspections (Flat Rate) Applies to all SFD including Production Homes and Duplexes	$55
	Residential Energy Compliance Inspections (per unit) Multi-Family and Additions to SFD	$9
	Commercial Energy Compliance Inspections (Flat Rate)	$108
	Disability Plan Review (% of Building Plan Review) *Applies to Multi-family/ Commercial/Industrial/ Tenant Improvement/Conversion from Residential to Commercial*	5%
	Disability Inspections not associated with a permit	$194/hour
	(*Residential only*) Green Building Plan Review Green Building Inspection	 $138/hour $276

BUILDING PERMIT FEES COLLECTED FOR OTHER DEPARTMENTS & AGENCIES

Community Development Department

Office (530) 661-5820

Based on State of California Department of Conservation Fee Schedule, not subjected to CCI increase.

AGENCY/Fee Type	How Determined	Rate
STATE OF CALIFORNIA		
State Tax (SMIP) Residential	Up to $5,000 Valuation – Fee amount is fixed Over $5,000 Valuation – Fee amount is Valuation x Rate	$0.50 $0.00013
State Tax (SMIP) Commercial/Industrial	Up to $2,381 Valuation – Fee amount is fixed Over $2,381 Valuation – Fee amount is Valuation x Rate	$0.50 $0.00028

BUILDING PERMIT FEES COLLECTED FOR OTHER DEPARTMENTS & AGENCIES

Community Development Department

Office (530) 661-5820

Based on State of California Department of General Services Fee Schedule, not subjected to CCI increase.

AGENCY/Fee Type	How Determine	Rate
STATE OF CALIFORNIA	Permit Valuation	Fee
State FEE (CBSC)* Residential/ Commercial/Industrial	$1 - 25,000	$1
	$25,001 – 50,000	$2
	$50,001 – 75,000	$3
	$75,001 – 100,000	$4
	Every $25,000 or fraction thereof above $100,000	Add $1

*SB 1473: Building Standards Administration Special Revolving Fund—for development, adoption, publication, updating, and educational efforts associated with "green" building standards.

BUILDING DIVISION "SPECIAL SERVICES"

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
During *Normal* Work Hours:		
Counter Services	Hourly (See Conditions, below)	$154
Inspection Services	Hourly (See Conditions, below)	$190
Plan Review Services	Hourly (See Conditions, below)	$194
Supervisory Services	Hourly (See Conditions, below)	$267

a. The payment of such fees shall be in addition to other required fees.
b. Where the special service is provided during *normal* work hours, the fee shall be based on the actual time expended, but not less than one-half (1/2) hour.
c. Where the special service is provided as overtime between the hours of 6:00AM and 8:00 PM on a normal work day, the fee shall be based on the actual time expended but not less than one (1) hour at the outside normal work hour rate.(See "e" below)
d. Where the special service is provided <u>outside</u> the hours of 6:00 AM to 8:00 PM on a normal work day or during any hours on a typical City day off, as provided in the City's current MOU, the fee shall be based on the actual time expended but not less than four (4) hours at the outside normal work hour rate. (See "e" below)
e. *Outside Normal* Work Hours rate shall be 1.5 times *Normal* hour rate.

BUILDING DIVISION "SPECIAL SERVICES"

Special Applications

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Special Plan Reviews	Alternate Methods & Materials Request to Use (per hour review) (1 hour min.)	$267
Board of Appeals	Hourly	$301
Subdivision Addressing	Hourly	$154
Research (Plans Examiner)	Per ½ hour, 2 hr minimum (After 15 min.)	$388
FEMA Flood Zone Review	Basic Review	$194
Flood Hazard Development Permit	Permit; 2 hrs (Permit, Meetings, Site Review, Storage)	$430
Disabled Access Compliance	Review, Site Inspection, Report (per hour) (2 hr min.)	$217
Expedited Plan Review	*Per hour* at 3 times hourly rate.	$582
Soils Review	Flat Fee	$194

BUILDING PERMIT FEES
CERTIFICATE OF OCCUPANCY

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

***Does not apply to R-3 (Single Family Dwellings or Duplexes)**

Fee Type	How Determined	Rate
Certificate of Occupancy: To verify proper use and terms of occupancy in new and existing commercial and industrial buildings*	➢ With Building Permit ➢ Temporary Certificate of Occupancy	No Fee $563

ELECTRICAL PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Residential Inspection Fee Includes Production Homes	New Single Family or per unit for Duplex/Tri-plex residential buildings including an attached garage. Includes ALL Wiring on Building and Premises & Temp. Power	10% of Building Fee $200 min.
Commercial / Industrial Multi-family (4 or more units) Inspection Fee	New Commercial Office, Stores, & Similar Uses; Multi-Family; Additions; Remodels; Tenant Improvements. Includes all Service Boards, General Lighting, Outlets, and Equipment.	$0.012 x sq ft $126 min.
Electrical Plan Review Or Inspections not Listed Below	Where required and for individual permits	**See Special Services**
Inspection and Plan Review Fee for items not part of a larger project and not listed under "Miscellaneous Permits"	Other Residential Miscellaneous Electrical	Per Valuation Table[1,3]
	Other Commercial Miscellaneous Electrical	

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

MECHANICAL PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Residential Inspection Fee Includes Production Homes	New Single Family or per unit for Duplex/Tri-plex residential buildings including an attached garage. Includes ALL environmental systems, ducts, and general equipment.	10% of Building Fee $200 min
Commercial / Industrial Multi-family (4 or more units) Inspection Fee	New Commercial Office, Stores, & Similar Uses; Multi-Family; Additions; Remodels; Tenant Improvements. Includes all environmental systems and general equipment.	$0.012 x sq ft $150 min.
Mechanical Plan Review Or Inspections not Listed Below	Where required and for individual permits	**See Special Services**
Inspection and Plan Review Fee for items not part of a larger project and not listed under "Miscellaneous Permits"	Other Residential Miscellaneous Mechanical	Per Valuation Table[1,3]
	Other Commercial Miscellaneous Mechanical	

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

PLUMBING PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate

Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Residential Inspection Fee Includes Production Homes	New Single Family or per unit for Duplex/Tri-plex residential buildings including an attached garage. Includes ALL Piping Systems.	20% of Building Fee $400 min
Commercial / Industrial Multi-family (4 or more units) Inspection Fee	New Commercial Office, Stores, & Similar Uses; Multi-Family; Additions; Remodels; Tenant Improvements. Includes all piping systems.	$0.02 x sq ft $200 min.
Plumbing Plan Review Or Inspections not Listed Below	Where required and for individual permits	**See Special Services**
Inspection and Plan Review Fee for items not part of a larger project and not listed under "Miscellaneous Permits"	Other Residential Miscellaneous Plumbing	Per Valuation Table[1,3]
	Other Commercial Miscellaneous Plumbing	

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

SWIMMING POOL/SPA PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Inspection and Plan Review Fee (Building)	Residential New In-Ground Pool	$380[2]
	Residential Above-Ground Pool or Spa	$190[2,3]
	Residential Pool Re-Plaster	$190
	Residential Pool Remodel (change to deck, steps, etc)	$380[2,3]
	Commercial Pool	Per Valuation Table[1,2]
	Pool Demolition (Commercial or Residential)	$190

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

SOLAR ENERGY PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Included in fee type	Included in fee
Residential Plan Review & Inspection Fee	Solar Photovoltaic rooftop systems 15 kW or less ➢ Each additional kW or fraction of kW	$280[1] $10
Residential Plan Review & Inspection Fee	Solar Photovoltaic Ground Mount or other systems[1]: ➢ 15 kW or less ➢ Each additional kW or fraction of kW	$280[1] $10
Commercial Plan Review & Inspection Fee	Solar Photovoltaic rooftop systems 50 kW or less ➢ Each additional kW or fraction of kW 50 kw to 250 kW ➢ Each additional kW or fraction of kW 250 kW and over	$600[1] $4.10 $2.50
Commercial Plan Review & Inspection Fee	Solar Photovoltaic Ground Mount or other systems[4]: ➢ 50 kW or less ➢ Each additional KW or fraction of kW 50 kW to 250kW: ➢ Each additional kW or fraction of kW 250 kW and over	$600[1] $4.10 $2.50
Commercial Plan Review	Solar Photovoltaic Ground Mount or other non-rooftop systems	Consultant Services Cost

1. Additional Fire Department plan review and/or inspection fees may apply
2. Ground Mounted system or other non rooftop system will require consultant plan review in addition to the fees listed above. Consultant permit fee is actual cost of review.

MISCELLANEOUS PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50

Miscellaneous Inspection and Plan Review Items	Standard Hourly Rate	**See Special Services**
Inspection Fee (Items) For Construction, Remodels, Additions, and Misc. items not part of a larger project permit and specialty permits. *Unless otherwise noted prices include plan review and inspection.*	**Accessory Buildings (Not Garages)**	Per Valuation Table[2,]
	Antenna/Cellular Tower (new or modification) ➢ Equipment Container/Shelter ➢ Cellular/Mobil Phone, Free Standing ➢ Cellular/Mobil Phone, co-location ➢ Antenna	Per Valuation Table[1,2]
	Awnings, Balcony & Carports ➢ Awning or Canopy ➢ Balcony Addition ➢ Carport	Per Valuation Table[2,3]
	Battery Only (when added to existing Residential solar)	$192[1]
	Decks ➢ Deck (over 30 inches high or attached to building)	$382
	Demolition ➢ Residential ➢ Commercial/Multi-Family	Hourly Inspection – see Special Services[1,2,3]
	Driveway	$190[2]
	Electrical Re-Tag–Residential	$95
	Electrical Service Change - Residential	$190
	EV Charger - Residential	$192
	Fence or Freestanding Wall (except Sound Walls)	$190[1,2,3]
	Fireplace (each) ➢ Masonry (each) ➢ Pre-Fabricated / Metal (each)	Per Valuation Table[2,3]
	Flag Pole - each	$250
	Garages *NOTE: See FEMA Fee for Construction within SFHA*	Per Valuation Table[1,2]
	Gas System—Re-Tag	$95
	Grading (Plan Review) **Plan Review per hour with 1 hour minimum** *NOTE: See FEMA Fee for Grading within SFHA*	$194

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

MISCELLANEOUS PERMIT FEES - Continued

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate

Inspection Fee (Items) For Construction, Remodels, Additions, and Misc. items not part of a larger project permit. All Items do not include permit issuance or processing fee. *Unless otherwise noted prices include plan review and inspection.*	**Grading Special Inspection - Actual Cost** **(Deposit per Schedule)(See Site Development Schedule)** ➢ 0 to 1000 cubic yards (Deposit) ➢ 1,001 to 10,000 cubic yards (Deposit) ➢ 10,001 to 100,000 cubic yards (Deposit) ➢ Greater than 100,000 cubic yards *NOTE: See FEMA Fee for Grading within SFHA*	$1,000 $2,000 $5,000 Contact Staff
	Grading (cut & fill – each) ➢ 0 to 50 cubic yards ➢ 51 to 100 cubic yards • Each Additional 100 cu yds or portion thereof ➢ 1,001 to 10,000 cu yds (minimum) • Each Additional 1000 cu yds or portion thereof ➢ 10,001 to 100,000 cu yds (minimum) • Each Additional 10,000 cu yds or portion thereof *NOTE: See FEMA Fee for Grading within SFHA*	$25 $40 $19 $213 $15 $356 $72
	HVAC change out - Commercial	$142[1,3]
	HVAC change out - Residential (condenser and/or furnace) No Ductwork	$95
	HVAC change out – Residential (condenser and/or furnace) With Ductwork	$142
	HVAC (NEW) - Residential	$190
	Mechanical Insert	$95
	Patio Covers and Enclosures *NOTE: See FEMA Fee for Construction within SFHA*	$476[2]
	Paving / Striping (ADA Review)	Per Valuation Table[2,3]
	Porch / Balcony (Covered)	Per Valuation Table[1,2]
	Pre-Plan Review Inspection	$190
	Propane Tank or similar item	Per Valuation Table[1,2,3]
	Relocated Building (Within 25 miles of City Offices)	Per Valuation Table[1,2,3]
	Residential Addition NOTE: *See FEMA fee for Remodels within SFHA*	Per Valuation Table[1,2,3]
	Retaining Wall (Concrete or Masonry)	Per Valuation Table[2]
	Remodel - Residential NOTE: *See FEMA fee for Remodels within SFHA* Non-Structural, In-Kind, Single Room - Kitchen or Bath Only	Per Valuation Table[1,2,] $746
	Re-Roofing (no structural repairs) Residential (All Types)(Flat Fee) Commercial / Industrial (Table A) Cool-Roof Documentation	$190 Valuation $61

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

MISCELLANEOUS PERMIT FEES - Continued

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate

Inspection Fee (Items) For Construction, Remodels, Additions, and Misc. items not part of a larger project permit. All Items do not include permit issuance or processing fee. *Unless otherwise noted prices include plan review and inspection.*	**Roof Structure Replacement or Remodel**	Per Valuation Table[1,2]
	Sewer Line Replacement	$190
	Siding / Stone or Brick Veneer	$190[2]
	Signs	Per Valuation Table
	Storage Racks	Per Valuation Table[1,2,]
	Stucco Applications	$380
	Water Heater Change-out (like-for-like)	$95
	Water Line Replacement	$190
	Water Softener (new)*	$95
	Window / Skylight	Per Valuation Table[2]

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

*NOTE: Water softener permits are not required on new subdivision homes that were pre-plumbed for water softeners at time of construction.

CITY OF WOODLAND
BUILDING VALUATION DATA TABLE
February 2026

The International Code Council (ICC) provides the following Building Valuation Data Table, which represents "average" construction costs per square foot for most buildings. This table is adopted by the Community Development Department and used to calculate project valuation to determine estimated reasonable costs of permit fees. See Project Valuation Table A on page 2.

These average costs are based on typical construction methods for each occupancy group and type of construction. This data table is a national average and does not consider any regional cost differences. The regional multiplier for the City of Woodland is 14% and is **NOT** added to the table's values.

The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of carports, covered porches or patios and decks shall be calculated separately at fifty (50) percent of the value of private garages (see U-1).

Square Foot Construction Costs (a, b. c. d.)

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	1073.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	0.00
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	0.00	440.20	398.66	0.00
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	0.00	289.77	251.17	0.00
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.93	256.86	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	177.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07
U1 Shed, carports, porches, patio, decks	62.59	59.03	54.67	52.46	46.73	43.78	49.95	37.19	35.54

a. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use group) = $31.50 per sq. ft.
c. For shell only buildings deduct 20%
d. N.P. = not permitted

CITY OF WOODLAND

BUILDING VALUATION DATA TABLE

Instructions

NOTE: *Where above values or occupancy categories are not applicable, the Building Official may accept actual documented value or will assign an appropriate value or will assign the project to the most appropriate listed occupancy category.*

NOTE: Valuation for large buildings (greater than 200,000 square feet but less than or equal to one million square feet of area) shall be determined by the Building Official.

NOTE: For buildings greater than one million square feet, Building Division project costs shall be on a time and material bases per the Building Division Special Services Table (page 6) of the fee schedule. This process requires a deposit of $0.15 per foot and a signed agreement.

NOTE: The Valuation Data Table is updated twice a year in January and August. The City of Woodland uses the most current data in determining building fees.

When using the *Building Valuation Data Table*, use the following International Building Code (IBC) construction types for the purpose of determining valuation:

I-A or I-B		Non-combustible type construction
II-A or II-B		Non-combustible type construction
III-A or III-B		Non-combustible type construction of exterior walls
IV		Heavy timber construction
V-A or V-B		Any material permitted by the code

CITY OF WOODLAND CALIFORNIA

COMMUNITY DEVELOPMENT FEES

CITY OF WOODLAND
Community Development Department
BUILDING PERMIT FEES
300 First Street Woodland CA 95695
Office (530) 661-5820
Effective Date January 1, 2027

Building Permits

Building inspection, plan review, and permit issuance costs are recovered by collection of permit fees. Permit fees are based on the estimated reasonable costs of providing services related to building inspections and reviews. To calculate the building permit fee, the Community Development Department adopts the valuation rate as obtained from the ICC publication "Building Journal" rate schedule (updated periodically—see page 18 for the most current valuation table) as an indicator of the Community Development Department's estimated reasonable value of larger projects. Where not applicable, the Building Official will determine value or assign the project to an appropriate category, again based on the reasonable costs of services. Permit fees are due at time of permit issuance.

Building Permit Processing

Building permit processing includes all the necessary work associated with accepting, processing, and issuing building permit applications, including filing, record keeping, and reports. This revised fee table differentiates this fee based upon whether the application is for a basic permit, an application for production home, or an application for a project requiring plan review, as those different tracks require different levels of City staff time and involvement.

Building Plan Check

Building plan check fees are based on a percentage of the building permit fee which is found in "Other Building Division Charges" on page 4 and 5. Plan check fees shall be paid at time of plan submission for review.

Electrical, Mechanical, Plumbing Fees

Electrical, Mechanical, and Plumbing inspection costs are recovered by collection of permit fees. Electrical, Mechanical, and Plumbing permit fees are based on a combination of building size and fixed rate schedule, as those factors are indicators of the estimated reasonable costs of City services. To calculate these types of permit fees, see the schedule below starting on page 8.

Building-Special Services

Building special service fees are based on actual hourly rates or a set fee. Whenever hourly rates are referenced in this fee schedule, the rate used is the fully burdened hourly rate for the position required to complete the service. For Building-Special Service Fees see page 4 and page 7.

CITY OF WOODLAND
Community Development Department
BUILDING PERMIT FEES

Fee Type	***How Determined***	***Rate***
Permit Processing Charge	*Flat fee at Permit or Plan Review Submittal* *Production Home Processing Charge (per unit)*	*$50* *$150*
Building Inspection Fees	***Project Valuation Table A**. To determine project valuation see Building Valuation Data Table on page 18.*	*See Table A Page 2*
Building Inspection of Foundation or Partial Building;	***Project Valuation Table A**. To determine project valuation see Building Valuation Data Table on page 18.*	*See Table A Page 2*
Building Inspection Fees Residential Production Homes & Garages	***Residential Production Home Building Inspection and Plan Review Table B**.* *Use Table A for Model Homes & Garages*	*See Table B Page 3*

PROJECT VALUATION TABLE A

Based on most current Building Valuation Data Published by the International Code Council (ICC) (See Page 18.)
The fee schedule will be adjusted for inflation annually on July 1 of each year if needed to account for an increase in the City's reasonable costs.

Project Valuation	Inspection Fees
$1 to $500	$41.82
$501 to $2,000	$41.82 for the first $500; plus $4.08 for each additional $100 or fraction thereof, to and including $2,000
$2,001 to $25,000	$123.24 for the first $2,000; plus $22.93 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$696.27 for the first $25,000; plus $17.97 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$1,145.62 for the first $50,000; plus $12.46 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001 to $500,000	$1,768.48 for the first $100,000; plus $9.97 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$5,754.78 for the first $500,000; plus $8.45 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 and up	$9,981.33 for the first $100,000,000; plus $6.50 for each additional $1,000 or fraction thereof

OTHER BUILDING DIVISION CHARGES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

RESIDENTIAL PRODUCTION HOME AND GARAGE BUILDING INSPECTION AND PLAN REVIEW FEE TABLE B

ICC Class	ICC Occupancy	SFD Project Size*	Construction Types: IIB, IIIB, IV (HT), V	
			Base Cost @ Threshold Size	**Blended Cost for Each Additional 100 sf**
R-3	**Residential – SFR Production Phase**	1,000	1,403.00	79.49
		2,000	2,183.00	78.75
		3,000	2,985.00	78.60
		4,000	3,771.00	77.86
		5,000	4,550.00	67.00
		10,000	7,900.00	79.00

*Project size is the square footage of the production home only; do not add the square footage of the garage; fee includes SFD + Garage + All Decks and Porches.

OTHER BUILDING DIVISION CHARGES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Building Plan Review	Collected at time of building plan review submittal & assessed at percent of building inspection fee (excludes production homes)	**65%**
	➢ *(changes to plan reviewed on an hourly basis)*	$194 minimum
	Projects requiring review more than the following: Project Valuation — Number of Reviews $100,000 or less — 2 $100,001 to $1,000,000 — 3 $1,000,001 and up — 4	$194 per hour
Refund Processing Fee	Minimum Fee Retained by City	$200
Technology Fee	Percentage based on total permit fee	3%
Change or Additional Addressing	Flat Fee	$154
Counter Staff Research	More than 15 minutes (estimated to complete) Hours X Rate (Minimum Charge ¼ Hr X 154=$38.50)	$154
Building Permit Extension	First Extension Second and subsequent extensions	No charge $40
Building Relocation Inspection	2-Hour Minimum	**See Special Services**
Investigation Fee—for work performed without a permit or inspection	Equal to the amount of standard inspection fee for permit to which it applies OR the actual time spent investigating, whichever is greater, but not less than minimum:	$190 Min.
Re-inspection Fee	Flat Fee	$190
Processing Fee (Change of contractor, owner, or Special Inspector Program)	Flat Fee	$77
Permit Supplement (Issue Revised Permits, Adjust Permits, Admin. Permits, or those NOT LISTED)	Flat Fee, Plus Fee Schedule Line Items *(Minimum Inspection Fee does not apply)*	$77
Expired Permits	➢ Reactivate permit for projects that have been expired for *LESS than*—6 months	$77
	➢ Reactivate permit for projects that have been expired for *GREATER than*—6 months	$77 + hourly inspection rate for remaining inspections

OTHER BUILDING DIVISION CHARGES
Specialty Plan Reviews and Inspections

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Specialty Plan Review and Inspections	Energy Plan Review (% of Building Plan Review) ➢ Model Homes ➢ Commercial/Industrial	5% $25 min. $35 min.
	Special Consultant Services	Per Agreement
	Residential Energy Compliance Inspections (Flat Rate) Applies to all SFD including Production Homes and Duplexes	$55
	Residential Energy Compliance Inspections (per unit) Multi-Family and Additions to SFD	$9
	Commercial Energy Compliance Inspections (Flat Rate)	$108
	Disability Plan Review (% of Building Plan Review) *Applies to Multi-family/ Commercial/Industrial/ Tenant Improvement/Conversion from Residential to Commercial*	5%
	Disability Inspections not associated with a permit	$194/hour
	(*Residential only*) Green Building Plan Review Green Building Inspection	 $138/hour $276

BUILDING PERMIT FEES COLLECTED FOR OTHER DEPARTMENTS & AGENCIES

Community Development Department

Office (530) 661-5820

Based on State of California Department of Conservation Fee Schedule, not subjected to CCI increase.

AGENCY/Fee Type	How Determined	Rate
STATE OF CALIFORNIA		
State Tax (SMIP) Residential	Up to $5,000 Valuation – Fee amount is fixed Over $5,000 Valuation – Fee amount is Valuation x Rate	$0.50 $0.00013
State Tax (SMIP) Commercial/Industrial	Up to $2,381 Valuation – Fee amount is fixed Over $2,381 Valuation – Fee amount is Valuation x Rate	$0.50 $0.00028

BUILDING PERMIT FEES COLLECTED FOR OTHER DEPARTMENTS & AGENCIES

Community Development Department

Office (530) 661-5820

Based on State of California Department of General Services Fee Schedule, not subjected to CCI increase.

AGENCY/Fee Type	How Determine	Rate
STATE OF CALIFORNIA	Permit Valuation	Fee
State FEE (CBSC)* Residential/ Commercial/Industrial	$1 - 25,000	$1
	$25,001 – 50,000	$2
	$50,001 – 75,000	$3
	$75,001 – 100,000	$4
	Every $25,000 or fraction thereof above $100,000	Add $1

*SB 1473: Building Standards Administration Special Revolving Fund—for development, adoption, publication, updating, and educational efforts associated with “green” building standards.

BUILDING DIVISION “SPECIAL SERVICES”

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
During *Normal* Work Hours:		
Counter Services	Hourly (See Conditions, below)	$154
Inspection Services	Hourly (See Conditions, below)	$190
Plan Review Services	Hourly (See Conditions, below)	$194
Supervisory Services	Hourly (See Conditions, below)	$267

a. The payment of such fees shall be in addition to other required fees.
b. Where the special service is provided during *normal* work hours, the fee shall be based on the actual time expended, but not less than one-half (1/2) hour.
c. Where the special service is provided as overtime between the hours of 6:00AM and 8:00 PM on a normal work day, the fee shall be based on the actual time expended but not less than one (1) hour at the outside normal work hour rate.(See “e” below)
d. Where the special service is provided outside the hours of 6:00 AM to 8:00 PM on a normal work day or during any hours on a typical City day off, as provided in the City’s current MOU, the fee shall be based on the actual time expended but not less than four (4) hours at the outside normal work hour rate. (See “e” below)
e. *Outside Normal* Work Hours rate shall be 1.5 times *Normal* hour rate.

BUILDING DIVISION “SPECIAL SERVICES”

Special Applications
Community Development Department
Office (530) 661-5820
Effective Date October 1, 2026

Fee Type	How Determined	Rate
Special Plan Reviews	Alternate Methods & Materials Request to Use (per hour review) (1 hour min.)	$267
Board of Appeals	Hourly	$301
Subdivision Addressing	Hourly	$154
Research (Plans Examiner)	Per ½ hour, 2 hr minimum (After 15 min.)	$388
FEMA Flood Zone Review	Basic Review	$194
Flood Hazard Development Permit	Permit; 2 hrs (Permit, Meetings, Site Review, Storage)	$430
Disabled Access Compliance	Review, Site Inspection, Report (per hour) (2 hr min.)	$217
Expedited Plan Review	*Per hour* at 3 times hourly rate.	$582
Soils Review	Flat Fee	$194

BUILDING PERMIT FEES
CERTIFICATE OF OCCUPANCY
Community Development Department
Office (530) 661-5820
Effective Date October 1, 2026

***Does not apply to R-3 (Single Family Dwellings or Duplexes)**

Fee Type	How Determined	Rate
Certificate of Occupancy: To verify proper use and terms of occupancy in new and existing commercial and industrial buildings*	➢ With Building Permit ➢ Temporary Certificate of Occupancy	No Fee $563

ELECTRICAL PERMIT FEES
Community Development Department
Office (530) 661-5820
Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Residential Inspection Fee Includes Production Homes	New Single Family or per unit for Duplex/Tri-plex residential buildings including an attached garage. Includes ALL Wiring on Building and Premises & Temp. Power	10% of Building Fee $200 min.
Commercial / Industrial Multi-family (4 or more units) Inspection Fee	New Commercial Office, Stores, & Similar Uses; Multi-Family; Additions; Remodels; Tenant Improvements. Includes all Service Boards, General Lighting, Outlets, and Equipment.	$0.012 x sq ft $126 min.
Electrical Plan Review Or Inspections not Listed Below	Where required and for individual permits	See Special Services
Inspection and Plan Review Fee for items not part of a larger project and not listed under "Miscellaneous Permits"	Other Residential Miscellaneous Electrical	Per Valuation Table[1,3]
	Other Commercial Miscellaneous Electrical	

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

MECHANICAL PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Residential Inspection Fee Includes Production Homes	New Single Family or per unit for Duplex/Tri-plex residential buildings including an attached garage. Includes ALL environmental systems, ducts, and general equipment.	10% of Building Fee $200 min
Commercial / Industrial Multi-family (4 or more units) Inspection Fee	New Commercial Office, Stores, & Similar Uses; Multi-Family; Additions; Remodels; Tenant Improvements. Includes all environmental systems and general equipment.	$0.012 x sq ft $150 min.
Mechanical Plan Review Or Inspections not Listed Below	Where required and for individual permits	See Special Services
Inspection and Plan Review Fee for items not part of a larger project and not listed under "Miscellaneous Permits"	Other Residential Miscellaneous Mechanical	Per Valuation Table[1,3]
	Other Commercial Miscellaneous Mechanical	

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

PLUMBING PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate

Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Residential Inspection Fee Includes Production Homes	New Single Family or per unit for Duplex/Tri-plex residential buildings including an attached garage. Includes ALL Piping Systems.	20% of Building Fee $400 min
Commercial / Industrial Multi-family (4 or more units) Inspection Fee	New Commercial Office, Stores, & Similar Uses; Multi-Family; Additions; Remodels; Tenant Improvements. Includes all piping systems.	$0.02 x sq ft $200 min.
Plumbing Plan Review Or Inspections not Listed Below	Where required and for individual permits	**See Special Services**
Inspection and Plan Review Fee for items not part of a larger project and not listed under "Miscellaneous Permits"	Other Residential Miscellaneous Plumbing	Per Valuation Table[1,3]
	Other Commercial Miscellaneous Plumbing	

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

SWIMMING POOL/SPA PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50
Inspection and Plan Review Fee (Building)	Residential New In-Ground Pool	$380[2]
	Residential Above-Ground Pool or Spa	$190[2,3]
	Residential Pool Re-Plaster	$190
	Residential Pool Remodel (change to deck, steps, etc)	$380[2,3]
	Commercial Pool	Per Valuation Table[1,2]
	Pool Demolition (Commercial or Residential)	$190

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

SOLAR ENERGY PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Included in fee type	Included in fee
Residential Plan Review & Inspection Fee	Solar Photovoltaic rooftop systems 15 kW or less ➢ Each additional kW or fraction of kW	$280[1] $10
Residential Plan Review & Inspection Fee	Solar Photovoltaic Ground Mount or other systems[1]: ➢ 15 kW or less ➢ Each additional kW or fraction of kW	$280[1] $10
Commercial Plan Review & Inspection Fee	Solar Photovoltaic rooftop systems 50 kW or less ➢ Each additional kW or fraction of kW 50 kw to 250 kW ➢ Each additional kW or fraction of kW 250 kW and over	$600[1] $4.10 $2.50
Commercial Plan Review & Inspection Fee	Solar Photovoltaic Ground Mount or other systems[4]: ➢ 50 kW or less ➢ Each additional KW or fraction of kW 50 kW to 250kW: ➢ Each additional kW or fraction of kW 250 kW and over	$600[1] $4.10 $2.50
Commercial Plan Review	Solar Photovoltaic Ground Mount or other non-rooftop systems	Consultant Services Cost

1. Additional Fire Department plan review and/or inspection fees may apply
2. Ground Mounted system or other non-rooftop system will require consultant plan review in addition to the fees listed above. Consultant permit fee is actual cost of review.

MISCELLANEOUS PERMIT FEES

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate
Permit Processing Charge	Flat fee at Permit or Plan Review Submittal	$50

Miscellaneous Inspection and Plan Review Items	Standard Hourly Rate	**See Special Services**
Inspection Fee (Items) For Construction, Remodels, Additions, and Misc. items not part of a larger project permit and specialty permits. *Unless otherwise noted prices include plan review and inspection.*	**Accessory Buildings (Not Garages)**	Per Valuation Table[2,]
	Antenna/Cellular Tower (new or modification) ➢ Equipment Container/Shelter ➢ Cellular/Mobil Phone, Free Standing ➢ Cellular/Mobil Phone, co-location ➢ Antenna	Per Valuation Table[1,2]
	Awnings, Balcony & Carports ➢ Awning or Canopy ➢ Balcony Addition ➢ Carport	Per Valuation Table[2,3]
	Battery Only (when added to existing Residential solar)	$192[1]
	Decks ➢ Deck (over 30 inches high or attached to building)	$382
	Demolition ➢ Residential ➢ Commercial/Multi-Family	Hourly Inspection – see Special Services[1,2,3]
	Driveway	$190[2]
	Electrical Re-Tag–Residential	$95
	Electrical Service Change - Residential	$190
	EV Charger - Residential	$192
	Fence or Freestanding Wall (except Sound Walls)	$190[1,2,3]
	Fireplace (each) ➢ Masonry (each) ➢ Pre-Fabricated / Metal (each)	Per Valuation Table[2,3]
	Flag Pole - each	$250
	Garages *NOTE: See FEMA Fee for Construction within SFHA*	Per Valuation Table[1,2]
	Gas System—Re-Tag	$95
	Grading (Plan Review) **Plan Review per hour with 1 hour minimum** *NOTE: See FEMA Fee for Grading within SFHA*	$194

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

MISCELLANEOUS PERMIT FEES - Continued

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate

Inspection Fee (Items) For Construction, Remodels, Additions, and Misc. items not part of a larger project permit. All Items do not include permit issuance or processing fee. *Unless otherwise noted prices include plan review and inspection.*	**Grading Special Inspection - Actual Cost (Deposit per Schedule)(See Site Development Schedule)** ➢ 0 to 1000 cubic yards (Deposit) ➢ 1,001 to 10,000 cubic yards (Deposit) ➢ 10,001 to 100,000 cubic yards (Deposit) ➢ Greater than 100,000 cubic yards *NOTE: See FEMA Fee for Grading within SFHA*	$1,000 $2,000 $5,000 Contact Staff
	Grading (cut & fill – each) ➢ 0 to 50 cubic yards ➢ 51 to 100 cubic yards • Each Additional 100 cu yds or portion thereof ➢ 1,001 to 10,000 cu yds (minimum) • Each Additional 1000 cu yds or portion thereof ➢ 10,001 to 100,000 cu yds (minimum) • Each Additional 10,000 cu yds or portion thereof *NOTE: See FEMA Fee for Grading within SFHA*	$25 $40 $19 $213 $15 $356 $72
	HVAC change out - Commercial	$142[1,3]
	HVAC change out - Residential (condenser and/or furnace) No Ductwork	$95
	HVAC change out – Residential (condenser and/or furnace) With Ductwork	$142
	HVAC (NEW) - Residential	$190
	Mechanical Insert	$95
	Patio Covers and Enclosures *NOTE: See FEMA Fee for Construction within SFHA*	$476[2]
	Paving / Striping (ADA Review)	Per Valuation Table[2,3]
	Porch / Balcony (Covered)	Per Valuation Table[1,2]
	Pre-Plan Review Inspection	$190
	Propane Tank or similar item	Per Valuation Table[1,2,3]
	Relocated Building (Within 25 miles of City Offices)	Per Valuation Table[1,2,3]
	Residential Addition NOTE: *See FEMA fee for Remodels within SFHA*	Per Valuation Table[1,2,3]
	Retaining Wall (Concrete or Masonry)	Per Valuation Table[2]
	Remodel - Residential NOTE: *See FEMA fee for Remodels within SFHA* Non-Structural, In-Kind, Single Room - Kitchen or Bath Only	Per Valuation Table[1,2,] $746
	Re-Roofing (no structural repairs) Residential (All Types)(Flat Fee) Commercial / Industrial (Table A) Cool-Roof Documentation	 $190 Valuation $61

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

MISCELLANEOUS PERMIT FEES - Continued

Community Development Department

Office (530) 661-5820

Effective Date October 1, 2026

Fee Type	How Determined	Rate

Inspection Fee (Items) For Construction, Remodels, Additions, and Misc. items not part of a larger project permit. All Items do not include permit issuance or processing fee. *Unless otherwise noted prices include plan review and inspection.*	**Roof Structure Replacement or Remodel**	Per Valuation Table[1,2]
	Sewer Line Replacement	$190
	Siding / Stone or Brick Veneer	$190[2]
	Signs	Per Valuation Table
	Storage Racks	Per Valuation Table[1,2,]
	Stucco Applications	$380
	Water Heater Change-out (like-for-like)	$95
	Water Line Replacement	$190
	Water Softener (new)*	$95
	Window / Skylight	Per Valuation Table[2]

1. Additional Fire Department plan review and/or inspection fees may apply
2. Additional Planning Division review fees may apply
3. Additional Building Division Plan Review fees may apply

*NOTE: Water softener permits are not required on new subdivision homes that were pre-plumbed for water softeners at time of construction.

CITY OF WOODLAND
BUILDING VALUATION DATA TABLE
February 2026

The International Code Council (ICC) provides the following Building Valuation Data Table, which represents "average" construction costs per square foot for most buildings. This table is adopted by the Community Development Department and used to calculate project valuation to determine estimated reasonable costs of permit fees. See Project Valuation Table A on page 2.

These average costs are based on typical construction methods for each occupancy group and type of construction. This data table is a national average and does not consider any regional cost differences. The regional multiplier for the City of Woodland is 14% and is **NOT** added to the table's values.

The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of carports, covered porches or patios and decks shall be calculated separately at fifty (50) percent of the value of private garages (see U-1).

Square Foot Construction Costs (a, b. c. d.)

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	1073.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	0.00
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	0.00	440.20	398.66	0.00
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	0.00	289.77	251.17	0.00
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.93	256.86	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	177.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07
U1 Shed, carports, porches, patio, decks	62.59	59.03	54.67	52.46	46.73	43.78	49.95	37.19	35.54

a. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use group) = $31.50 per sq. ft.
c. For shell only buildings deduct 20%
d. N.P. = not permitted

CITY OF WOODLAND
BUILDING VALUATION DATA TABLE
Instructions

NOTE: *Where above values or occupancy categories are not applicable, the Building Official may accept actual documented value or will assign an appropriate value or will assign the project to the most appropriate listed occupancy category.*

NOTE: Valuation for large buildings (greater than 200,000 square feet but less than or equal to one million square feet of area) shall be determined by the Building Official.

NOTE: For buildings greater than one million square feet, Building Division project costs shall be on a time and material bases per the Building Division Special Services Table (page 6) of the fee schedule. This process requires a deposit of $0.15 per foot and a signed agreement.

NOTE: The Valuation Data Table is updated twice a year in January and August. The City of Woodland uses the most current data in determining building fees.

When using the *Building Valuation Data Table*, use the following International Building Code (IBC) construction types for the purpose of determining valuation:

I-A or I-B		Non-combustible type construction
II-A or II-B		Non-combustible type construction
III-A or III-B		Non-combustible type construction of exterior walls
IV		Heavy timber construction
V-A or V-B		Any material permitted by the code

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN UPDATED AND REVISED WOODLAND COMMUNITY DEVELOPMENT DEPARTMENT BUILDING FEE SCHEDULE, INCLUDING THE ADDITION OF AN ANNUAL CONSTRUCTION COST INDEX (CCI) INCREASE

WHEREAS, the Community Development Department for the City of Woodland provides a variety of services related to building and development including plan check/review and inspection services to ensure compliance with the current building codes and regulations; and

WHEREAS, the City of Woodland has an existing schedule of the Community Development Department Building Permit Fees that has not been updated in nearly two decades, and the City desires to update the existing fee schedule to ensure a straightforward and predictable fee structure that provides clarity and transparency for all stakeholders involved in the construction and development process; and

WHEREAS, the proposed fees set forth in the proposed fee schedule (including valuation tables therein) accurately reflect the reasonable costs incurred by the Community Development Department during the building permit and plan review process and do not exceed the estimated reasonable cost of the services and/or regulatory activities for which the fees are imposed; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby resolves that:

SECTION 1. The statements and recitals above are fully incorporated by use of this reference as findings of fact of the City Council.

SECTION 2. The updated Schedule of the Community Development Department Building Fees (including phased valuation tables therein), attached hereto as Exhibit "A" and incorporated herein by this reference, including the final implementation of Table A, attached hereto as Exhibit "B" is hereby approved and adopted.

SECTION 3. The City Council hereby authorizes the option for future Construction Cost Index increases; if such increases are proposed, they may be adopted pursuant to the procedures of Government Code section 66016.

SECTION 4. The updated Fee Schedule, Exhibit A, as approved herein shall be effective on October 1, 2026, and the final phased implementation, Exhibit B, as approved shall be effective on January 1, 2027.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 21th day of July 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

____
Tom Stallard, Mayor

ATTEST:	APPROVED AS TO FORM:
______________________________	______________________________
Marissa Kersey, City Clerk	Ethan Walsh, City Attorney

Exhibit "A"

Woodland Community Development Department Building Division Fee Schedule – Phased Implementation of Table A effective October 1, 2026

[Attached behind this cover page]

Exhibit "B"

Woodland Community Development Department Building Division Fee Schedule – Final Implementation of Table A effective January 1, 2027

[Attached behind this cover page]