



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

April 1, 2025
6:00 PM

CITY COUNCIL

CLOSED SESSION

5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code §54956.8)
Property: Assessor's Parcel Number 064-170-053-000
Agency Negotiators: City Manager
Negotiating Parties: Chealsea Investment Corporation
Under Negotiation: Price and Terms of Payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. 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.

F. 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.

2. 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.

G. 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.

3. SUBJECT: Long Range Calendar

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

H. CONSENT CALENDAR

4. SUBJECT: Proclamation Declaring April 6-12, 2025 as National Library Week for the City of Woodland

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt a Proclamation declaring April 6-12, 2025 as National Library Week for the City of Woodland.

5. SUBJECT: Proclamation Declaring April 2025 as Child Abuse Prevention Month

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt a Proclamation declaring April 2025 as Child Abuse Prevention Month.

6. SUBJECT: City Council Meeting Minutes of March 4, 2025 and March 18, 2025

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of March 4, 2025 and March 18, 2025.

7. SUBJECT: Approve an Agreement with Kamilos Companies for Storm Drainage in the Northeast Industrial Area

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, approving the Storm Drainage Agreement with Kamilos Companies.

8. SUBJECT: Request for Authorization to Issue a Joint Request for Proposal (RFP) with Yolo County for Fuel Services and Fuel Purchasing for Fleet Vehicles

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, approving City staff to collaborate with Yolo County to issue a joint Request for Proposal (RFP) for fuel services and fuel purchasing, in accordance with the guidelines outlined in this report.

9. SUBJECT: Request for Approval to Appropriate \$18,053 into Fund 2012 for the Upfit of a Fleet Bucket Truck

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, to approve the appropriation of \$18,053 into Fund 2012 for the upfit of a bucket truck for the Public Works Department.

I. REPORTS OF THE CITY MANAGER

10. SUBJECT: Fiscal Year 2025/26 Spring Budget Workshop

RECOMMENDATION FOR ACTION: Staff recommends the City Council conduct a workshop to receive an update from staff on the development of the City's Fiscal Year 2025/26 Budget.

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for April 1, 2025 was posted on March 28, 2025 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.


Sarah Lansburgh, CMC
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: April 1, 2025
ITEM #: F.2
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.



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: G.3
SUBJECT: Long Range Calendar

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

Staff Contact:

Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Background:

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and plan for upcoming Council items.

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

April 15th

REGULAR MEETING

Proclamation – National Public Safety Telecommunications Week, April 13 – April 19, 2025
Authorization to Bid WPCF Grit System and Headworks Screw Pump Rehabilitation Project, CIP 24-12
Authorization to Bid WPCF Biosolids Pond #9 Removal Project, CIP 26-03
Approve a Consultant Agreement for 2025 Urban Water Management Plan, CIP 25-06
Accept Improvements and File Notice of Completion for County Road 25A Improvement Project, CIP 24-05
FY 25 Quarters 1 and 2 Investment Reports
Job Descriptions – PW and Library
Yolano Donnelly Redevelopment – YCH Funding Agreement
City Council Priority Goals & Strategic Plan – 2025-2026
Waste Management Franchise Agreement
Military Equipment Use Annual Report

May 13th

SPECIAL MEETING

Proclamation – Public Works Appreciation Week, May 18 – May 24, 2025
Proclamation – National Police Week, May 11 – May 17, 2025
Introduction and Waiver of First Reading Repealing Chapter 2.04, Article of the Woodland Municipal Code and Adoption of a City Council Handbook
Introduction and Waiver of First Reading to Update the Fireworks Ordinance – Public Hearing
Petition – General Plan Amendment / Urban Limit Line
STIP MOU Regarding YTD Funding
Measures R and F Spending Plans
FY 26 Proposed Capital Improvement Plan Budget

May 20th

REGULAR MEETING

SB684/1123 By-right Small Subdivisions in MF/SF Zones
Annual Housing Report
Woodland Soccer Club Agreement

June 3rd

REGULAR MEETING

Introduce FY26 Proposed Budget

Future Topics / Study Sessions:

Sewer Rate Study (TBD) Water Rate Study (TBD) Woodland Transit Center (TBD) Woodland Tennis Club Agreement (TBD)

Updated 3/28/2025



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: H.4
SUBJECT: Proclamation Declaring April 6-12, 2025 as National Library Week for the City of Woodland.

Recommendation for Action: Staff recommends the City Council adopt a Proclamation declaring April 6-12, 2025 as National Library Week for the City of Woodland.

Staff Contact:

Greta Galindo, Library Services Director, 530-661-5980, greta.galindo@cityofwoodland.gov

Background:

The Council is being asked to proclaim April 6-12, 2025 as National Library Week for the City of Woodland. First celebrated in 1958, National Library Week is a national observance sponsored by the American Library Association and libraries of all types across the country each April. National Library Week is a time to celebrate the many ways libraries bring people together, spark imagination, and support lifelong learning.

Discussion:

The community is invited to the Woodland Public Library to join the celebration. Whether a resident is a longtime patron or has not recently visited, this is the perfect time to explore all that the library has to offer. The library provides free Wi-Fi and laptops for patron use, an extensive digital and print collection, an adult literacy program, STEAM workshops, a dedicated Makerspace, engaging children's storytimes and programs, teen activities, adult book clubs, and special events like Read, Rumble, and Rev and the annual Summer Reading Challenge. The library is committed to ensuring that everyone in Woodland has access to resources that educate, inspire, and connect the community. The library has something for everyone. Whether it's preparing for a career change, launching a business, raising a family, or embracing retirement, the Woodland Public Library is here to support its residents.

Conclusion:

Staff recommends the City Council adopt a Proclamation declaring April 6-12, 2025 as National Library Week for the City of Woodland.



Attachments:

1. Proclamation - National Library Week 2025



**PROCLAMATION
DECLARING APRIL 6 - 12, 2025 AS
“NATIONAL LIBRARY WEEK 2025”**

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities; and

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning; and

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive; and

WHEREAS, libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community; and

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success; and

WHEREAS, libraries nurture young minds through storytimes, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime; and

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression; and

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all; and

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “Drawn to the Library”.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Woodland does hereby designate April 6–12, 2025 as National Library Week. The City encourages all residents to visit the Woodland Public Library to explore its resources in person, online, or at the new bookmobile, and celebrate all the ways the library brings the community together.

Date: April 1, 2025

Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore
David Moreno, Council Member

Tania Garcia-Cadena, Council Member
Mayra Vega, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: H.5
SUBJECT: Proclamation Declaring April 2025 as Child Abuse Prevention Month

Recommendation for Action: Staff recommends the City Council adopt a Proclamation declaring April 2025 as Child Abuse Prevention Month.

Staff Contact:

Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Discussion:

The Yolo County Children's Alliance is requesting that the City Council consider adopting a proclamation recognizing April 2025 as Child Abuse Prevention Month and promoting the new campaign: "It Takes a Village".

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Proclamation - Child Abuse Prevention Month



**PROCLAMATION
DECLARING APRIL 2025 AS
“CHILD ABUSE PREVENTION MONTH”**

WHEREAS, child abuse and neglect continue to pose serious threats to our nation’s children; and

WHEREAS, April is dedicated to raising awareness and taking action to prevent child abuse and neglect. Every child deserves to grow up in a safe, nurturing, and stable environment, yet child abuse remains a widespread issue in our communities. However, it is preventable. Each April, communities join the national movement for Child Abuse Prevention (CAP) Month to raise awareness about the preventability of child abuse and take action to support children and families; and

WHEREAS, in 2024, Yolo County Child Welfare Services investigated allegations of suspected child abuse and/or neglect involving 1,033 children. While not every allegation was substantiated, 124 Yolo County children entered foster care in 2024, underscoring the ongoing challenges families face. Of particular concern, despite making up only 2.5% of Yolo County’s child population, Black children ages 0-5 accounted for 10.5% of entries into foster care in 2024, highlighting the need for focused prevention efforts; and

WHEREAS, preventing child abuse and neglect is a collective responsibility that requires a community-wide effort. Research shows that strong, supportive relationships can serve as a protective factor against childhood trauma. This year’s CAP Month theme, “It Takes a Village,” reflects the African proverb that emphasizes the importance of community involvement in raising children. Yolo County Child Abuse Prevention Council (CAPC) recognize that no one can do it alone—thriving children require connection, collective responsibility, and a commitment to being part of our village; and

WHEREAS, the Child Abuse Prevention Council (CAPC) of Yolo County, a Yolo County Children’s Alliance (YCCA) program, coordinates the community’s efforts to prevent and respond to child abuse and neglect and has members from Child Welfare Services, the criminal justice system, prevention and treatment services, and the larger community; and

WHEREAS, Yolo County residents are encouraged to support child abuse prevention efforts by participating in local activities and initiatives that promote strong, healthy families. The “It Takes a Village” campaign reminds us all that building safe, stable, and nurturing environments for children requires action from every member of the community. Whether through mentorship, advocacy, or direct support to families, we each have a role to play in creating a future free from child abuse and neglect; and

WHEREAS, in Yolo County over 20 agencies and community organizations are collaborating in their efforts to prevent child abuse and neglect through the YCCA Yolo Family Strengthening Network; and

WHEREAS, providing community-based prevention services can strengthen families and reduce the likelihood of child abuse and neglect. YCCA family strengthening programs include evidence-based home visiting, Family Resource Centers, safety net services, parenting classes and education, developmental screening, subsidized child care, and Volunteer Income Tax Assistance program (VITA), which brings money back into the hands of families.

THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland does hereby declare the month of April 2025 to be “Child Abuse Prevention Month”.

Date: April 1, 2025

Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore
David Moreno, Council Member

Tania Garcia-Cadena, Council Member
Mayra Vega, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: H.6
SUBJECT: City Council Meeting Minutes of March 4, 2025 and
March 18, 2025

Recommendation for Action: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of March 4, 2025 and March 18, 2025.

Staff Contact:

Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov



Ken Hiatt
City Manager

Attachments:

1. 03.04.25 draft_minutes
2. 03.18.25 draft_minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, March 4, 2025

6:00 PM

City Council

CITY COUNCIL

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIMS:
Claimant: Myers and Sons Construction, LLC
Agency claimed against: City of Woodland

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

Meeting called to order at 6:05 PM.

Mayor Lansburgh stated there was no reportable action from the Closed Session.

D. ROLL CALL

Council Members Present: Members Moreno, Garcia-Cadena, Vega, Stallard and Mayor Lansburgh

Absent: None

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by member of the public James Vorhees.

***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.*

F. COMMUNICATIONS - PUBLIC COMMENT

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2. SUBJECT: General Public Comments

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Mayor Lansburgh invited public comment. Speaking from the public were James Vorhees and Tracey Trotman. No further public comment was received.

G. 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.

Verbal updates provided by Council Members/Staff.

3. SUBJECT: Long Range Calendar

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

Received the Long Range Calendar for informational purposes only.

H. CONSENT CALENDAR

Mayor Lansburgh invited public comment. Speaking from the public was James Vorhees. No further public comment was received.

On a motion by Mayor Pro Tem Stallard, seconded by Councilmember Vega and carried on a 5-0 vote, Council Members approved Consent Calendar Items No. 4 through 10.

AYES: Members Moreno, Garcia-Cadena, Vega, Stallard and Mayor Lansburgh

NOES: None

ABSTAIN: None

ABSENT: None

4. SUBJECT: Proclamation Declaring March 15, 2025 as "Arbor Day"

RECOMMENDATION FOR ACTION: Staff recommends the City Council approve a Proclamation designating March 15, 2025 as "Arbor Day" in the City of Woodland.

Approved a Proclamation designating March 15, 2025 as "Arbor Day" in the City of Woodland.

5. SUBJECT: Proclamation Declaring March 2-8, 2025 as "Women in Construction Week"

RECOMMENDATION FOR ACTION: Staff recommends the City Council approve a Proclamation declaring March 2-8, 2025 as "Women in Construction Week".

Approved a Proclamation declaring March 2-8, 2025 as "Women in Construction Week".

6. SUBJECT: City Council Meeting Minutes of February 4, 2025 and February 18, 2025

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of February 4, 2025 and February 18, 2025.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of February 4, 2025 and February 18, 2025.

7. SUBJECT: Approve Consultant Services Agreement with Carollo Engineers for ASR Well #31 Project, CIP 17-05

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, to authorize the City Manager to execute the consultant services agreement with Carollo Engineers (Carollo) for the ASR Well #31 project, CIP 17-05, for an amount not to exceed \$1,904,501 and authorize a contingency of up to 5% (\$95,225.05).

Adopted RESOLUTION NO. 8450, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH CAROLLO ENGINEERS FOR ENGINEERING CONSULTING SERVICES FOR THE AQUIFER STORAGE & RECOVERY WELL #31 PROJECT, CIP 17-05.

8. SUBJECT: Allocate Project Funding, Award Construction Contract, Approve Construction Inspection Consultant Agreement and Approve Amendment to Engineering Design Consultant Agreement for the 2025 Water & Sewer Repair & Replacement Project, CIP 24-02

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, 1) Approving the reallocation of \$1,000,000 of Sewer Enterprise Funds from the Annual Sewer Repair and Replacement Project, CIP 08-21, to the 2025 Water & Sewer Repair & Replacement Project, CIP 24-02; 2) Approving the reallocation of \$500,000 of Sewer Enterprise Funds from Replacement of Orangeburg Sewer Laterals, CIP 14-03, to the 2025 Water & Sewer Repair & Replacement Project, CIP 24-02; 3) Awarding a construction contract in the amount of \$4,279,624.25 to Argonaut Constructors, Inc., for the 2025 Water & Sewer Repair & Replacement Project, CIP 24-02, authorizing a contract contingency up to 10% (\$427,962), and authorizing the City Manager to execute the construction contract and change orders; 4) Approving a consultant agreement for construction inspection services with WSP USA, Inc., in the amount up to \$253,394, authorizing a contract contingency of up to 10% (\$25,339), and authorizing the City Manager to execute the agreement and amendments; and 5) Approving a consultant agreement amendment for engineering design services in the amount of \$32,135 for a total amount of up to \$302,525 with Laugenour & Meikle, and authorizing the City Manager to execute the amendment.

Adopted RESOLUTION NO. 8451, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ALLOCATING PROJECT FUNDS, AWARDED A CONSTRUCTION CONTRACT TO ARGONAUT CONSTRUCTORS, INC., APPROVING A CONSULTANT AGREEMENT AMENDMENT FOR ENGINEERING DESIGN SERVICES WITH LAUGENOUR AND MEIKLE, AND APPROVING A CONSULTANT AGREEMENT FOR CONSTRUCTION INSPECTION SERVICES WITH WSP USA, INC., FOR THE 2025 WATER & SEWER REPAIR & REPLACEMENT PROJECT, CIP 24-02.

9. SUBJECT: Approve Contract Amendment with Mark Thomas for SR-113 at CR-25A Ultimate Interchange Modification Project, CIP 21-14

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve a contract amendment with Mark Thomas in the amount of \$30,205 for a total contract amount of \$265,341 for preparation of a Caltrans Project Report for the SR 113/CR 25A Ultimate Interchange Improvement Project, CIP #21-14.

Adopted RESOLUTION NO. 8452, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE A CONTRACT AMENDMENT WITH MARK THOMAS FOR THE STATE ROUTE 113 AT COUNTY ROAD 25A ULTIMATE INTERCHANGE MODIFICATION PROJECT, CIP 21-14.

10. SUBJECT: Amendment to Deferred Payment Loan to Friends of the Mission for Freeman Garden Court Project

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, 1) Appropriating \$205,270.20 in Permanent Local Housing Allocation (PLHA) funding for the Housing Assistance Grant (Fund 1324); 2) Approving an amendment to the deferred payment loan to Friends of the Mission to a revised amount of \$194,932 from the Affordable Housing In-Lieu Fees Fund and \$255,068 from 2020-2023 PLHA funds for the development of the Freeman Garden Court project; and 3) Authorizing the City Manager to execute amendments to the loan documents and regulatory agreement, subject to City Attorney approval.

Adopted RESOLUTION NO. 8453, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDMENT TO THE DEFERRED PAYMENT LOAN FOR FRIENDS OF THE MISSION TO INCLUDE AN ADDITIONAL \$205,270.20 FROM PERMANENT LOCAL HOUSING ALLOCATION IN PLACE OF IN-LIEU FUNDS TO ASSIST WITH THE CONSTRUCTION OF THE FREEMAN GARDEN COURT AFFORDABLE HOUSING PROJECT AND TO APPROPRIATE SAID FUND IN FISCAL YEAR 2024/25.

I. REPORTS OF THE CITY MANAGER

11. SUBJECT: Fiscal Year 2024/25 Mid-Year Budget Adjustments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing amendments to the Fiscal Year 2024/25 budget totaling \$3,772,901.

City Manager Ken Hiatt introduced the item to Council. Director of Administrative Services Kim McKinney presented the item to Council. Director McKinney and City Manager Hiatt answered questions from Council.

Mayor Lansburgh invited public comment. No public comment was received.

On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Moreno and carried on a 5-0 vote, Council Members adopted RESOLUTION NO. 8454, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENTS TO THE FISCAL YEAR 2024-2025 ANNUAL BUDGET totaling \$3,772,901.

**AYES: Members Moreno, Garcia-Cadena, Vega, Stallard and Mayor Lansburgh
NOES: None**

ABSTAIN: None

ABSENT: None

J. ADJOURN

Meeting adjourned at 07:03 PM.

Respectfully submitted,

**Sarah Lansburgh, CMC
City Clerk**

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, March 18, 2025

6:00 PM

City Council

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

Council Members Present: Members Moreno, Garcia-Cadena, Vega, Stallard and Mayor Lansburgh

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Ray Cadena.

***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

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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.

Mayor Lansburgh invited public comment. Speaking from the public were Bill Kanada and James Vorhees. No further public comment was received.

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.

Additional public comment was heard out of order. Speaking from the public was Christopher Roth. No further public comment was received.

Verbal updates provided by Council Members/Staff.

F. CONSENT CALENDAR

Mayor Lansburgh invited public comment. Speaking from the public was James Vorhees. No further public comment was received.

On a motion by Mayor Pro Tem Stallard, seconded by Councilmember Garcia-Cadena and carried on a 5-0 vote, Council Members approved Consent Calendar Items No. 3 through 8.

AYES: Members Moreno, Garcia-Cadena, Vega, Stallard and Mayor Lansburgh

NOES: None

ABSTAIN: None

ABSENT: None

3. SUBJECT: Side Letter of Agreement - Woodland City Employees' Association

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

Approved the Side Letter of Agreement to amend the Memorandum of Undertsanding with the Woodland City Employees' Association.

4. SUBJECT: Woodland Transit Center Ad-Hoc Committee

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint Mayra Vega and David Moreno to an ad-hoc Council Subcommittee focused on relocating the Woodland Transit Center.

Appointed Mayra Vega and David Moreno to an ad-hoc Council Subcommittee focused on relocating the Woodland Transit Center.

5. SUBJECT: Request for Appropriation of Reserve Funds for Fleet Vehicle Purchases and Library Bookmobile Tax Payment

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the following actions: 1) Authorize the appropriation of \$77,668 from the City's reserve balances into Fund 2012 for the purpose of purchasing replacement fleet vehicles; 2) Authorize the appropriation of \$52,836 to Fund 1917, and then appropriate the funds to Fund 2012 to pay taxes for the Library Bookmobile; and 3) Approve the purchase of fleet replacement vehicles for various City departments at a total cost of \$306,320.

Adopted RESOLUTION NO. 8455, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REQUESTING THE APPROPRIATION OF RESERVE BALANCES AND LIBRARY FUNDS AND APPROVAL TO PURCHASE FLEET VEHICLES.

6. SUBJECT: Award a Construction Contract and Professional Services Agreement for the Community Center Parking Lot Expansion, CIP 24-08

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, to 1.) Transfer \$800,000 in Capital Project Funds (Fund 1501) from the Southeast Area Aquatics Center Project (CIP 19-18) to the Community Center Parking Lot Expansion Project (CIP 24-08) to cover all project costs; 2) authorize the withdrawal of the bid submitted by R&R Pacific Construction and release of its bid bond; 3) Approve a construction contract for the Community Center Parking Lot Expansion Project (CIP 24-08) and award the construction contract in the amount of \$1,609,801.07 to All Phase Construction, authorize a contract contingency up to 15% (241,470), and authorize the City Manager to execute the construction contract and change orders; and 4) Approve a professional services agreement for inspection services with Kitchell, Inc. in the amount of \$96,484, authorize a contract contingency up to 15% (\$14,473), and authorize the City Manager to execute the agreement and amendments.

Adopted RESOLUTION NO. 8456, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING WITHDRAWAL OF BID, APPROVING A CONSTRUCTION CONTRACT, TRANSFER OF FUNDS, AND CONSULTANT AGREEMENT FOR CONSTRUCTION MANAGEMENT, FOR THE COMMUNITY CENTER PARKING LOT EXPANSION PROJECT (CIP 24-08).

7. SUBJECT: Resolution Accepting the Offsite Improvements for Subdivision Final Map 5121, Prudler Phase 2

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, accepting the offsite improvements for Subdivision Final Map 5121, Prudler Phase 2.

Adopted RESOLUTION NO. 8457, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING THE OFFSITE IMPROVEMENTS FOR SUBDIVISION FINAL MAP 5121 PRUDLER PHASE 2 BY LENNAR HOMES OF CALIFORNIA, LLC AND AG ESSENTIAL HOUSING CA 1, L.P.

8. SUBJECT: Waiver of Second Reading and Adoption of an Ordinance Amending the Boundaries of City Council Election Districts 2 and 3 to Include Annexed Territories

RECOMMENDATION FOR ACTION: Staff recommends the City Council waive the second reading and adopt Ordinance No. _____, amending the boundaries of City Council Election Districts 2 and 3 to include annexed territories.

Waived the second reading and adopted ORDINANCE NO. 1735, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ADJUSTING THE BOUNDARIES OF CITY COUNCIL ELECTION DISTRICTS TO INCLUDE ANNEXED TERRITORIES, AS REFLECTED IN THE ATTACHED MAP.

G. REPORTS OF THE CITY MANAGER

9. SUBJECT: Public Art Installation at the new Aquatic Center

RECOMMENDATION FOR ACTION: Staff recommends the City Council discuss and direct staff to work with the ad-hoc Aquatic Center Subcommittee

to analyze options and issue a Request for Qualifications (RFQ) for a public art installation on the external wall of the new Aquatic Center.

City Manager Ken Hiatt introduced the item to Council. Communications and Strategic Policy Manager Spencer Bowen presented the item to Council. Policy Manager Bowen answered questions from Council.

Mayor Lansburgh invited public comment. Speaking from the public was James Vorhees. No further public comment was received.

On a motion by Councilmember Moreno, seconded by Councilmember Vega and carried on a 5-0 vote, Council Members directed staff to work with the ad-hoc Aquatic Center Subcommittee to analyze options and issue a Request for Qualifications (RFQ) for a public art installation on the external wall of the new Aquatic Center.

AYES: Members Moreno, Garcia-Cadena, Vega, Stallard and Mayor Lansburgh

NOES: None

ABSENT: None

ABSTAIN: None

10. SUBJECT: Rotary Pavilion License Agreement at the Woodland Regional Park Preserve

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, to approve the License Agreement between Woodland Sunrise Rotary Club and the City of Woodland for the construction of the Rotary Pavilion at the Woodland Regional Park Preserve.

City Manager Hiatt introduced the item to Council. Business Engagement and Resource Conservation Program Manager Stephanie Burgos presented the item to Council. Program Manager Burgos and City Manager Hiatt answered questions from the Council.

Mayor Lansburgh invited public comment. No public comment was received.

On a motion by Councilmember Vega, seconded by Councilmember Garcia-Cadena and carried on a 5-0 vote, Council Members adopted RESOLUTION NO. 8458, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT WITH WOODLAND SUNRISE ROTARY FOR THE CONSTRUCTION OF THE "ROTARY PAVILION" AT THE WOODLAND REGIONAL PARK PRESERVE SITE.

AYES: Members Moreno, Garcia-Cadena, Vega, Stallard and Mayor Lansburgh

NOES: None

ABSENT: None

ABSTAIN: None

H. ADJOURN

Meeting was adjourned at 7:12 PM in memory of Joaquin Romero and Retired Battalion Chief Ron Branigan.

Respectfully submitted,

**Sarah Lansburgh, CMC
City Clerk**



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: H.7
SUBJECT: Approve an Agreement with Kamilos Companies for Storm Drainage in the Northeast Industrial Area

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, approving the Storm Drainage Agreement with Kamilos Companies.

Staff Contact:

Brent Meyer, Community Development Director/ City Engineer, (530) 661-5947, brent.meyer@cityofwoodland.org

Fiscal Impact:

As part of this agreement, Kamilos Companies (Developer) is required to excavate portions of City property bound by E Kentucky Ave, County Road (CR) 102, E Beamer Street and existing development within the City. Prior to commencing the excavation work, the Developer is required to pay \$1,179,960 related to the Annexation Public Facilities Contribution. This amount was a requirement of the Developer from 2005 and has been adjusted for inflation. The Developer is also required to prepay \$3,300,000 in development impact fees prior to commencing the excavation work.

Background:

Staff have been working with the Developer over the past year to facilitate development on their 165-acre site at the northwest corner of the E Kentucky Avenue/CR 102 intersection. The Developer is proposing to construct three buildings totaling approximately 2.65 million square feet. As part of their development process, the Developer was required to complete a flood study to determine if there were any flood impacts to the development of their project. In order to get the flood model approved, they needed to excavate a large portion of soil on the City's property and use that soil to construct their building pad above the flood elevation. The City benefits from this work because it provides additional storm drainage capacity for the City's ponds.

Discussion:

Listed below are the key deal points included in the agreement:

- The Developer will excavate, grade and remove the soil material at no cost to the City.
- Aside from earthmoving activities, the Developer will be reimbursed through the impact fee program for permanent site improvements such as plant establishment and other erosion control measures.
- The Developer will pay a fair share cost of maintenance for the storm drainage pond on the City's property.
- The Developer will be required to pay the Annexation Public Facilities Contribution prior to performing earthwork operations.
- The Developer will be required to prepay \$3,300,000 of development impact fees prior to performing earthwork operations.

Conclusion:

Staff recommends the City Council adopt Resolution No. _____, approving the Storm Drainage

Agreement with Kamilos Companies.

Prepared by: Brent Meyer, Community Development Director / City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Drainage Basin Agreement
3. Location Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE STORM DRAINAGE AGREEMENT WITH THE KAMILOS
COMPANIES**

WHEREAS, the City and the Developer, Kamilos Companies, have worked together to agree on contract deal points that allow for the Developer to proceed with their project located at the northwest corner of East Kentucky Avenue and County Road 102; and

WHEREAS, The Developer agrees to excavate, grade and remove the soil material to their development site at no cost to the City; and

WHEREAS, The Developer agrees to prepay \$3,300,000 in development impact fees and pay the Annexation Public Facilities Contribution prior to performing any earthmoving work on the City's land; and

WHEREAS, the City wishes to approve the Storm Drainage Agreement with the Kamilos Companies 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 approves the Storm Drainage Agreement and authorizes the City Manager to Execute the Agreement with the Kamilos Companies, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the dollar amounts listed in the Agreement do not change.

SECTION 2. A copy of the Agreement will be 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 held on the 1st day of April 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

When Recorded Mail Document To:

City of Woodland
300 Main Street
Woodland, CA 95695
Attn: City Clerk

Exempt from recording fees pursuant to
Government Code Section 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DRAINAGE BASIN AGREEMENT

This Drainage Basin Agreement (this “**Agreement**”) is made and entered into as of April __, 2025 (the “**Effective Date**”), by and between California Compass Logistic Center, LLC, a Delaware limited liability company and Woodland/Spreckels Industrial Business Park, LLC, a California limited liability company (collectively, “**Developer**”), and the City of Woodland, a California municipal corporation (“**City**”). Developer and City are each respectively referred to herein as a “**Party**” and collectively as the “**Parties**”.

R E C I T A L S:

A. Developer is the owner of that certain property comprised of approximately 165 acres located in the City of Woodland at the northwest corner of East Kentucky and County Road 102, as more particularly described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference (the “**Property**”);

B. Developer desires to develop the Property with three buildings totaling approximately 2.65 million square feet (the “**Project**”). The Property is designated in the City’s General Plan as Industrial property, and is zoned Industrial in the City’s Zoning Ordinance. The Project will need to comply with the applicable General Plan and Zoning requirements within the City’s Industrial zones, and additionally in order to develop the Property, Developer does need to comply with the Conditions of Approval and CEQA mitigation measures imposed by the City as part of the approval of Woodland Tentative Parcel Map 4600, which includes the Property.

C. The Property is additionally located within an area that is subject to flooding when flows within Cache Creek (located north of the City) exceed the capacity of the Cache Creek Channel and spill out into the area north of the City. Prior to development within this area, Developer must provide a 200-year level of flood protection in accordance with California Department of Water Resources Urban Level of Protection criteria. In order to demonstrate that development of the Project can meet these requirements, Wood Rogers has prepared a hydraulic impacts analysis for the project site and technical memorandum dated January 7, 2022 (the “**Wood Rogers Analysis**”). The modeling included in the Wood Rogers Analysis indicates that in order to meet the requirements for flood protection, flows from the Property would, in part, flow into an existing drainage basin (the “**Drainage Basin**”) on that certain property owned by the City and located south of the Property and west of County Road 102 on Kentucky Avenue (the “**City Property**”) as depicted on the Site Map attached to this Agreement as Exhibit B and incorporated herein by this reference.

D. Developer desires to excavate soil material from the Drainage Basin and conduct the grading and improvements on the City Property necessary to allow the Drainage Basin to accommodate runoff from the Property following completion of the Project. Developer further desires to use the soil material excavated from the City Property to increase the elevation of the portions of the Property to be improved as part of the Project, as contemplated in the Wood Rogers Analysis.

E. City is willing to allow Developer to access the City Property to excavate the soil material needed for the Project, and complete the grading and associated maintenance activities to the Drainage Basin as needed to accommodate the runoff from the Property, as contemplated in the Wood Rogers Analysis, subject to the conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. License to Enter City Property. City grants to Developer a non-exclusive right and license to enter, and for Developer to allow Developer's officers, employees, contractors, subcontractors, consultants, representatives, agents, permittees and invitees (collectively, "**Developer's Representatives**") to enter the City Property for purposes of excavating soil material from the Drainage Basin and constructing certain improvements to the Drainage Basin as required pursuant to this Agreement or any approvals required by City in connection with the completion of the Drainage Basin, and performing all activities necessary or desirable related thereto (collectively, "**Developer's Activities**"). Developer shall coordinate with the City on the Developer's Activities, secure all City approvals necessary for the Developer's Activities whether or not they are referenced or required in this Agreement, and shall provide the City with at least twenty-four (24) hours' notice prior to entering the City Property for any Developer's Activities.

2. Excavation of Soil Material. Developer may, at Developer's sole cost, excavate approximately 450,000 cubic yards of soil material from the Drainage Basin, subject to the following conditions:

2.1 Developer shall, at its sole cost, prepare grading plans for the excavation work within the Drainage Basin, which grading plans shall be subject to review and approval by the City. The grading plans must ensure that the excavated Drainage Basin meets all required setbacks from the existing wetlands and other existing land uses on the City Property.

2.2 Developer shall, at its sole cost, conduct a preconstruction survey of the Drainage Basin area prior to any grading, excavation, or other earth moving activity on the City Property. Developer shall coordinate with the City on the survey work and the City Engineer or his designee shall review and approve such survey prior to commencement of such work.

2.3 The approved grading plans are required to incorporate connections to the City's existing storm drainage infrastructure to ensure proper functioning of the Drainage Basin upon completion of the excavation of soil material and associated work by Developer in the Drainage Basin as required by this Agreement and other City approvals. The City may, as part of

the approval of the grading plans in accordance with City policies and procedures, require the excavated portions of the Drainage Basin to be contoured to incorporate wetland areas, deep water pools and upland areas. City review of the grading plans shall ensure compliance with this requirement.

2.4 Developer shall, at its sole cost, generate and implement a Stormwater Pollution Prevention Plan (“**SWPPP**”) for Developer’s Activities in accordance with City standards. Final restoration of the Drainage Basin area following excavation shall include planting and establishment of native seeding, including both pollinator species and wetland vegetation which shall be completed according to plans reviewed and approved by the City.

2.5 The excavation, grading and improvements described herein shall be completed in a manner that allows the Drainage Basin to be used to provide water quality and hydromodification for the Project.

2.6 Recycled water shall be used for earthwork activities for excavation and filling work that requires a water supply. The contractor shall obtain a permit for the use of recycled water from the City. Recycled water is available at the project site on the south side of Kentucky Avenue.

3. Credit for Stormwater Impact Fees. To the extent that the Developer’s Activities include improvements to the Drainage Basin that are included in the program of improvements that serve as the basis for the City’s adopted storm drain impact fee, the Developer shall receive a credit against the storm drain impact fee obligation that will be required to be paid as a condition of issuance of building permits for the Project. Creditable items include establishment of native seeding and other permanent vegetation that serves as erosion control. The City and Developer shall enter into a reimbursement agreement in order to document the reimbursable items and determine a method for payment of credits or cash reimbursement. Developer and City agree and acknowledge that the cost of excavation, grading and removal of soil materials are not eligible for reimbursement of storm drain impact fees. Developer shall not receive fee credits or reimbursement for such costs.

4. Repair to City Property or Public Roads. Developer shall be responsible for any damage to the City Property or any public roads resulting from the Developer’s Activities, including but not limited to damages to public roads as a result of the hauling of excavated soil materials from the City Property to the Property. Developer shall promptly repair and restore to its original condition or better the City Property or any public roads that may be altered, damaged or destroyed in connection with the conducting of the Developer’s Activities or implementation of this Agreement.

5. Drainage Basin Maintenance Costs. Developer shall contribute its proportionate share of the cost of the maintenance of the Drainage Basin, based on the projected stormwater runoff from the Property resulting from Developer’s property in relation to the projected stormwater from other properties that flow into the Drainage Basin. Developer will also be responsible for an additional maintenance cost because the Drainage Basin is functioning as a water quality and hydromodification basin for their project. Developer and City shall enter into a separate agreement providing for the maintenance work required for the Drainage Basin and the calculation and payment of such maintenance cost. If proposed by City, Developer shall cooperate

in and shall not object to the formation of a special assessment district, community facilities district, storm drainage fee increase or alternate mechanism to pay such ongoing maintenance costs.

6. Flood Improvements. City is working to develop a regional flood risk reduction project that will provide flood risk prevention and management for the City of Woodland and certain proximate regions (the “**Flood Project**”). Developer recognizes the benefit of a Flood Project to the Property and the Project, and to that end agrees as follows:

6.1 Prior to commencement of construction of the Project, Developer will provide the City with an operations and maintenance easement across 30 foot wide strip along the northern boundary line of the Property to provide City access as may be needed in connection with a Flood Project. Developer does not intend to construct a building or structure within this 30 foot wide area and therefore this easement will not interfere with Developer’s proposed use of the Property.

6.2 In the event a Flood Project is constructed, the City may be required to increase the road elevation of County Road 102 in connection with the Flood Project. Developer agrees that the Project site plan will accommodate an additional set back of up to 40 feet from County Road 102 to allow for the additional fill that will be required to increase the elevation of County Road 102. The City anticipates that if County Road 102 needs to be elevated, the final road elevation will be 20 feet above existing ground elevation. This offset will taper as the road extends south of the future levee. The road will slope at a maximum of 5%. The City shall confirm that the site plan for the Project accommodates the need for this additional set back prior to issuance of building permits for the Project. To the extent that it is necessary for Developer to dedicate land to accommodate this setback, Developer will dedicate the land to City for no additional compensation beyond the consideration provided under this Agreement.

6.3 Developer will cooperate in, and will not object to or oppose the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities or improvements required as part of a Flood Project. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring City or the City Council to form any such district or to issue and sell bonds to finance the improvements required as part of a Flood Project.

6.4 In exchange for the City’s agreement to allow the City Property to be graded consistent with the Wood Rogers Analysis, in the absence of which Developer would be required to acquire flowage easements from the City to allow runoff across the City Property, Developer agrees to make annual payments to the City of \$0.07/square feet multiplied by all building square footage on the Property, which payments shall be used by the City for the purpose of funding flood control improvements to serve the area subject to potential flooding from Cache Creek. The current estimate of this payment at buildout is \$185,500. These payments will begin on January 1, 2027 and end after 30 payments. After that time, the Developer will be subject to paying annual maintenance payments for the maintenance of the Flood Project. Prior to the Developer entering into the City Property or conducting any of the Developer’s Activities, the City and the Developer shall enter into an agreement to document the method of providing payment and provide adequate security, as determined by the City in its discretion, for the amounts referenced in this section of

the Agreement. City shall have no obligation to allow entrance to the City Property or excavation of soil materials from the City Property until an agreement as described in this Section is entered into by and between City and Developer.

7. Annexation Public Facilities Contribution. As a condition of the annexation of the Property into the City, Developer and City entered into that certain Agreement Regarding Annexation and Development of a Specific Plan for a Regional Industrial Business Park dated December 17, 2002, as amended by that certain First Amendment to that Agreement dated November 18, 2003 and that certain Second Amendment to that Agreement dated June 14, 2005 (collectively, the “**Annexation Agreement**”). The Annexation Agreement requires, among other things, that Developer make a monetary contribution to the City to be used for public purposes consistent with City Council direction. The total contribution was separated into three separate contributions, and the third and final contribution of Seven Hundred Five Thousand Dollars (\$705,000.00) has been due and owing since 2006, but has not yet been paid by Developer. In light of the delay in such payment, City and Developer agree that an inflationary adjustment to the amount owing under the Annexation Agreement is merited. The City uses the Engineering News-Record Construction Cost Index (“**ENR CCI**”) to apply inflationary adjustments to public works related projects. The ENR CCI from 2006 to 2025 is 67.3%. Therefore, the parties agree that with the inflationary adjustment under the ENR CCI, the total amount due and owing by Developer to City under the Annexation Agreement shall be One Million One Hundred Seventy-Nine Thousand Nine Hundred Sixty Dollars (\$1,179,960.00) (the “**Annexation Agreement Contribution**”). As consideration for Developer’s agreement to the inflationary adjustment as set forth herein, City agrees to forego any compensation for the soil materials that Developer shall excavate from the City Property.

8. Timing of Project; Termination of Agreement. City’s willingness to allow for the excavation of the Drainage Basin as set forth herein is conditioned on the Project moving forward to construction in the immediate future. City and Developer therefore agree that Developer shall do the following to demonstrate significant progress toward the construction of the Project:

8.1 On or before October 31, 2025, and prior to entering into the City Property or conducting any of the Developer’s Activities, Developer shall pay the Annexation Agreement Contribution in full to the City in cash of One Million One Hundred Seventy Nine Thousand Nine Hundred Sixty Dollars (\$1,179,960.00).

8.2 On or before October 31, 2025, and prior to entering into the City Property or conducting any of the Developer’s Activities, Developers shall prepay a portion of the development impact fees that will be due and payable for the Project. City and Developer estimate that the total development impact fees for the Project will be Forty Two Million Two Hundred Thousand Dollars (\$42,200,000.00), and therefore the prepayment amount to be made by Developer pursuant to this Agreement shall be Three Million Three Hundred Thousand Dollars (\$3,300,000.00) (the “**Impact Fee Prepayment**”). The Impact Fee Prepayment shall be made in cash, and shall be credited against development impact fees on a proportionate basis as determined by dividing the proposed building square footage by the total building square footage for the site. For the purposes of this calculation, the total building square footage for the site shall be Two Million Six Hundred Fifty Thousand (2,650,000) square feet.

In the event that Developer does not make the Annexation Agreement Contribution and the Impact Fee Prepayment by the dates as set forth in this Agreement, this Agreement shall automatically terminate on November 1, 2025, and neither Party shall have any further rights or obligations hereunder.

9. Compliance. Developer shall perform Developer's Activities, including in compliance with all applicable laws and City approvals.

10. Mechanics Liens. Developer will not permit any mechanics liens to be filed against the City Property by reasons of any work, labor, materials, supplies, or services furnished or purportedly furnished on or about the City Property in connection with Developer's Activities. If any such mechanics lien shall be filed against the City Property, Developer shall discharge or release the same by posting a bond or otherwise; provided, however, that Developer may contest any such lien so long as the enforcement thereof is stayed. If Developer does not cause any such mechanics lien to be released of record or the enforcement thereof stayed within sixty (60) days after demand by City, City shall have the right, but not the obligation, to cause such lien to be released by posting a bond, and Developer shall reimburse City for all reasonable expenses incurred by City in posting such bond.

11. Indemnification. Developer agrees to indemnify, defend and hold City harmless from and against any and all claims, losses, liabilities, damages, costs and expenses, including, but not limited to, reasonable attorneys' fees and costs (collectively, "**Claims**") relating to injury to or death of persons or physical damage to personal property, to the extent directly caused by the negligence or willful misconduct of Developer or Developer's Representatives in the course of performing Developer's Activities pursuant to this Agreement. City acknowledges that the foregoing obligation is intended to protect City from claims it may suffer solely as a result of Developer conducting Developer's Activities on the City Property, and that it is not intended to and does not include an indemnification of City for, among other things, any monetary damages or diminution in the value of the City Property as a result of the discovery of any pre-existing condition in, on or under the City Property or Claims arising after expiration or termination this Agreement. The provisions of this Section shall survive the expiration or termination of this Agreement.

12. Insurance.

12.1 Developer shall obtain or require all contractors it directly engages to conduct the Developer's Activities to obtain and maintain insurance of the types and in the amounts described below in a form and with carriers satisfactory to City at any time that Developer is conducting work or otherwise accessing the City Property:

(a) Commercial General Liability Insurance. Occurrence version commercial general liability insurance or equivalent form with a limit of not less than two million dollars (\$2,000,000.00) (or such lesser amount as may be approved in writing by City). If such insurance contains a general aggregate limit, it shall apply separately to construction work authorized by this Agreement or be no less than two times the occurrence limit and shall also name City, its officials, officers, employees, agents, and volunteers as additional insureds by endorsement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insureds.

(b) Business Automobile Liability Insurance. Business automobile liability insurance or equivalent form with a limit of not less than one million dollars (\$1,000,000.00) each accident shall be maintained. Such insurance shall include coverage for owned, hired, and non-owned automobiles and shall contain the same provisions regarding additional insureds as set forth in Section 14.A.i. above.

(c) Workers' Compensation Insurance. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than one million dollars (\$1,000,000.00) each accident.

12.2 Other insurance requirements. Developer shall:

(a) Prior to taking any actions authorized by this Agreement, furnish City with properly executed certificates of insurance and endorsements or copies of insurance policies that evidence all insurance required in this Section 12 and that such insurance may not be canceled, allowed to expire, or be materially reduced in coverage except with thirty (30) days' prior written notice to City.

(b) Replace or require the replacement of certificates, policies, and endorsements for any insurance required herein expiring prior to substantial completion of the Developer's Activities on the City Property.

(c) Maintain all insurance required herein through the time that Developer completes all Developer's Activities to be conducted on the City Property.

(d) Place all insurance required herein with insurers licensed to do business in California and reasonably acceptable to City.

13. Notices. All notices or other communications required or permitted under this Agreement shall be in writing and shall be personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, such as FedEx or UPS, with charges prepaid for next business day delivery, addressed to the parties as follows:

If to City: City of Woodland
 300 First Street
 Woodland, CA 95695
 Attn: City Manager

With a copy to:

Best Best & Krieger LLP
500 Capitol Mall, Suite 2500
Sacramento, CA 95814
Attn: Ethan Walsh

If to Developer: California Compass Logistics Center, LLC and
 Woodland/Spreckels Industrial Business Park, LLC

c/o Kamilos Companies
11249 Gold Country Blvd., Suite 190
Gold River, CA 95670
gkamilos@kamilos.com
Attn: Gerry Kamilos

The date of any notice or communication shall be the date of receipt, provided that rejection or other refusal to accept or the inability to deliver because of a change in address of which no notice was given shall be deemed to constitute receipt of the notice, demand, request or communication sent. Any party may change its address for notice by giving notice to the other party in accordance with this Section 13.

14. Miscellaneous.

(a) Governing Law. This Agreement shall in all respects be interpreted, enforced, and governed by and under the laws of the State of California.

(b) Binding Effect. This Agreement and the covenants and agreements herein contained shall be binding on, and inure to the benefit of, the parties hereto and their respective heirs, successors and assigns.

(c) Survival. The obligations of the parties to indemnify, protect, defend and hold harmless the other party shall survive the expiration or earlier termination of this Agreement.

(d) Attorneys' Fees. Should either party bring an action against the other party, by reason of or alleging the failure of the other party with respect to any or all of its obligations hereunder, whether for declaratory or other relief, and including any appeal thereof, then the party which prevails in such action shall be entitled to its attorneys' fees (of both in-house and outside counsel) and expenses related to such action, in addition to all other recovery or relief.

(e) No Third Party Beneficiary. The provisions of this Agreement are for the exclusive benefit of the parties and their successors and assigns, and shall not be deemed to confer any rights upon any person, except such parties, their successors and assigns. No obligation of a party under this Agreement is enforceable by, or is for the benefit of, any other third parties.

(f) Interpretation. This Agreement shall be construed according to the fair meaning of its language. The rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement. The captions in this Agreement are for reference only and shall in no way define or interpret any provision hereof. Unless the context clearly requires otherwise: (i) the plural and singular shall each be deemed to include the other; (ii) the masculine, feminine, and neuter genders shall each be deemed to include the others; (iii) "shall," "will," or "agrees" are mandatory, and "may" is permissive; (iv) "or" is not exclusive; (v) "include," "includes," and "including" are not intended to be restrictive, and lists following such words shall not be interpreted to be exhaustive or limited to items of the same type as those enumerated; and (vi) "days" means calendar days, except if the last day for performance occurs on a Saturday, Sunday, or any legal holiday, then the next succeeding business day shall be the last day for performance.

(g) Severability. If any provision of this Agreement shall be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the full extent permitted by law, provided the material provisions of this Agreement can be determined and effectuated.

(h) Counterparts. This Agreement may be executed in identical counterpart copies, each of which shall be an original, but all of which taken together shall constitute one and the same agreement.

(i) Authority; Execution. City represents that the person executing this Agreement on behalf of City is duly authorized to do so. Developer represents that the person executing this Agreement on behalf of Developer is duly authorized to do so.

(j) Final Agreement; Amendment. This Agreement supersedes all previous oral and written agreements between and representations by or on behalf of the parties with respect to the subject matter hereof. This Agreement may not be amended except by a written agreement executed by both parties.

(k) Joint and Several Liability. California Compass Logistic Center, LLC and Woodland/Spreckels Industrial Business Park, LLC are jointly and severally liable for all obligations set forth in this Agreement, and a default by either entity that comprise the Developer shall be a default of the Developer under this Agreement. Further, at any time for so long as this Agreement is in effect that the Property is owned, in whole or in part, by more than one owner, all obligations of such owners under this Agreement shall be joint and several, and the default of any such owner shall be the default of all such owners.

(l) Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the Property. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

SIGNATURE PAGE TO DRAINAGE BASIN AGREEMENT

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY:

CITY OF WOODLAND,
a municipal corporation

By: _____

Name: _____

Its: _____

Date: _____

APPROVED AS TO FORM:

By: _____
Ethan Walsh, City Attorney

DEVELOPER:

California Compass Logistics Center, LLC,
a Delaware limited liability company

By: Kamilos Companies, LLC,
a California limited liability company, Manager

By:

Gerry N. Kamilos, Manager

Woodland/Spreckels Industrial Business Park, LLC
a California limited liability company

By:

Gerry N Kamilos, Manager

[end of signatures]

EXHIBIT A

PROPERTY DESCRIPTION

The land described herein is located in the State of California, County of Yolo, City of Woodland and is described as follows:

Parcel One: Parcels C and D as shown on Parcel Map No. 4600, filed for record December 28, 2005, in Book 2005 of Maps, Pages 215-216, Yolo County Records. APN's: 027-210-035 and 027-210-036

Parcel Two: Parcel B, as shown on Parcel Map No. 4600, filed for record December 28, 2005, in Book 2005 of Maps, Pages 215-216, Yolo county Records. APN: 027-210-034

EXHIBIT B

MAP DEPICTING PROPERTY AND CITY PROPERTY

(attached)

B-1



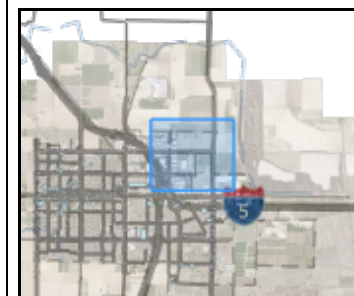
EXHIBIT B

DRAINAGE BASIN AGREEMENT

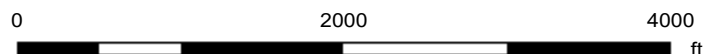
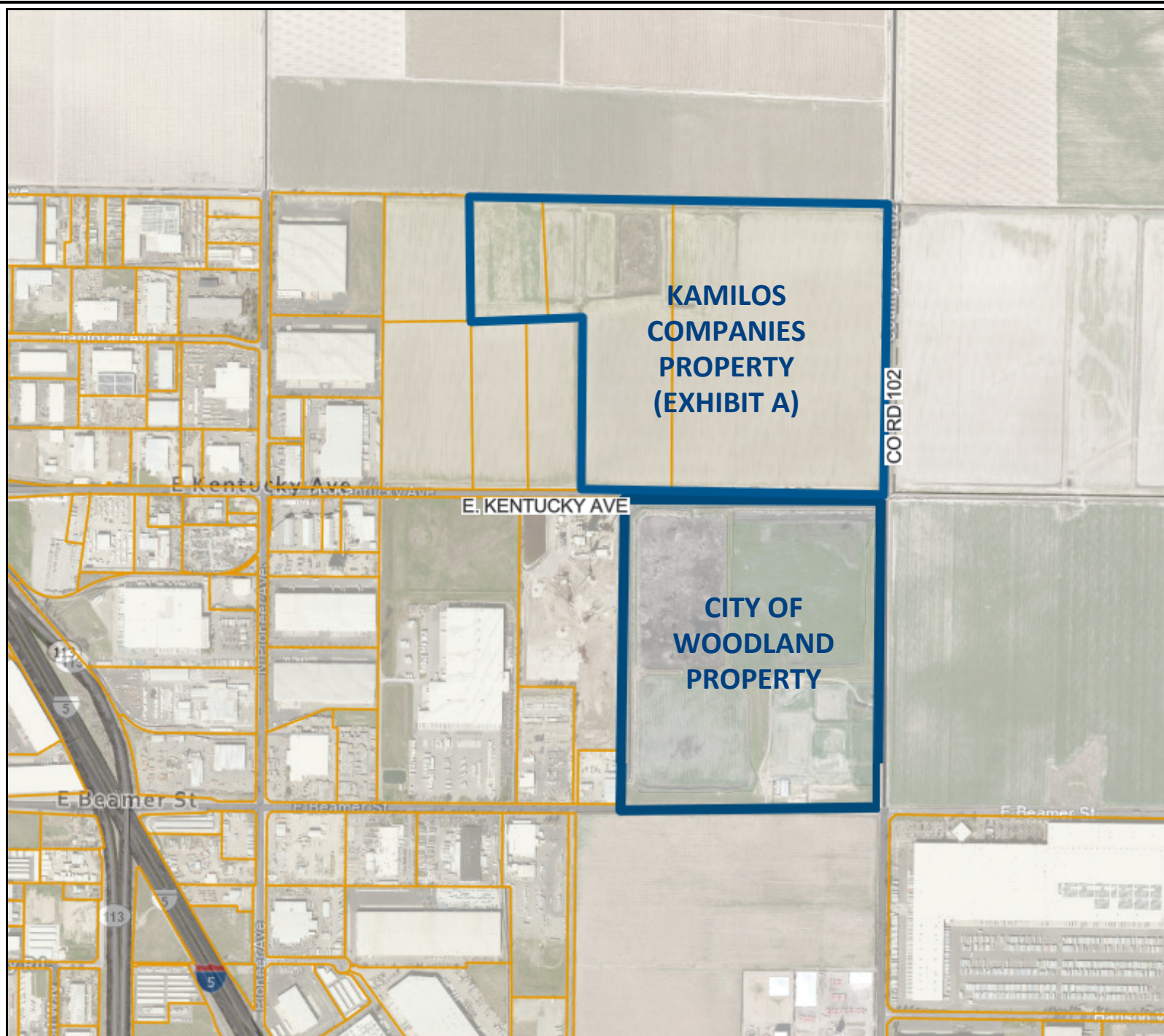
Legend

COWGIS

Parcels



Notes





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: H.8
SUBJECT: Request for Authorization to a Issue Joint Request for Proposal (RFP) with Yolo County for Fuel Services and Fuel Purchasing for Fleet Vehicles

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, approving City staff to collaborate with Yolo County to issue a joint Request for Proposal (RFP) for fuel services and fuel purchasing, in accordance with the guidelines outlined in this report.

Staff Contact:

Courtney Morgan, Management Analyst, (530) 661-5962, Courtney.morgan@cityofwoodland.gov

Fiscal Impact:

The fiscal impact of issuing the joint RFP will be minimal in terms of administrative costs.

Background:

The City's fleet, which includes over 200 vehicles and equipment, requires a reliable and cost-effective solution for fuel procurement and fueling services. In the past, the City has benefited from economies of scale realized through partnership with Yolo County on fuel procurement. The County has similar fueling requirements, and the pooling of resources has allowed both entities to secure competitive pricing, streamline the procurement process, and ensure more efficient fuel management.

Discussion:

1. 2020 Joint RFP:

- The City of Woodland and Yolo County currently have a successful joint RFP that provides fuel services and purchasing for the City's and County's respective fleets, generators, and equipment. This arrangement has provided both parties with competitive pricing and reliable service. Additionally, the joint effort has allowed for a streamlined procurement process, reducing the administrative burden for both entities.

2. Benefits of Renewing the Joint RFP:

- **Cost Savings:** By renewing the joint RFP with Yolo County, the City continues to benefit from bulk purchasing power, resulting in reduced fuel prices and favorable terms.
- **Efficiency:** The joint procurement process allows both entities to streamline their fuel purchasing efforts, saving time and reducing administrative costs.
- **Improved Delivery Efficiency:** The joint procurement may streamline fuel delivery by reducing the number of deliveries needed, as fuel can be distributed to multiple locations in a single trip. This can lead to savings in transportation costs and reduce the environmental impact of multiple deliveries.

3. Scope of the Renewed RFP: The renewed RFP will seek proposals for fuel services and fuel purchasing for both the City and County fleets. Key elements will include:

- Routine and emergency fuel delivery to City and County fixed assets.
- Fuel card services or other fuel management systems for fleet vehicles.
- Maintenance and management of fueling stations, if applicable.
- Optional services, such as mobile refueling or access to additional fueling sites.
- Reporting and data management services related to fuel consumption and vehicle fueling activities.

4. Cost Implications:

- Other than the nominal cost associated with releasing the RFP, there are no immediate financial impacts related to issuing the joint RFP. Fuel costs will continue to be paid from the City's and County's respective budgets once the agreement is made. The joint procurement is expected to maintain the low prices that both entities have enjoyed.

Conclusion:

Staff recommends the City Council adopt Resolution No. _____, approving City staff to collaborate with Yolo County to issue a joint Request for Proposal (RFP) for fuel services and fuel purchasing, in accordance with the guidelines outlined in this report.

Prepared by: Courtney Morgan, Management Analyst

Reviewed by: Craig Locke, Director of Public Works



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Approve Issuing Joint Fuel RFP

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING STAFF TO COLLABORATE WITH YOLO COUNTY TO
ISSUE A JOINT REQUEST FOR PROPOSAL (RFP) FOR FUEL SERVICES
AND FUEL PURCHASING FOR FLEET VEHICLES**

WHEREAS, the City of Woodland maintains a fleet of over 200 vehicles and equipment requiring a reliable and cost-effective solution for fuel procurement and fueling services; and

WHEREAS, it has been determined that the City can benefit from economies of scale by partnering with Yolo County, which has similar fueling requirements, to pool resources and secure competitive pricing for fuel services and fuel purchasing; and

WHEREAS, the City and Yolo County currently have a successful joint contract with Interstate Oil that provides fuel services and purchasing for their respective fleets, resulting in competitive pricing and streamlined procurement; and

WHEREAS, both the City and Yolo County have recognized the potential for continued cost savings, efficiency, and improved negotiating power by renewing and issuing a joint Request for Proposal (RFP) for fuel services and fuel purchasing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby authorizes staff to collaborate with Yolo County to issue a joint Request for Proposal (RFP) for fuel services and fuel purchasing for the City of Woodland's fleet vehicles and equipment, in accordance with the guidelines outlined in the staff report.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 1st day of April 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: H.9
SUBJECT: Request for Approval to Appropriate \$18,053 into Fund 2012 for the Upfit of a Fleet Bucket Truck

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, to approve the appropriation of \$18,053 into Fund 2012 for the upfit of a bucket truck for the Public Works Department.

Staff Contact:

Reece Ulrich, Fleet and Facilities Manager, (530) 661-5828, reece.ulrich@cityofwoodland.gov

Fiscal Impact:

The total cost of the bucket truck upfit is \$18,052.75. These funds are being transferred from various budgets within Public Works, which have the necessary funding available. The appropriation of these funds into Fund 2012 allows for the allocation of the resources needed to complete the project. This transfer and appropriation will not affect the overall City budget or require additional funding beyond what was already available in the Public Works budget.

Background:

The Public Works Department requires specialized bucket trucks for various maintenance and repair tasks, overhead utility work, and other essential activities. These trucks are critical for ensuring both the efficiency and safety of the department's operations. To meet operational requirements, bucket trucks require upfitting with specific equipment and safety features.

The necessary modifications and improvements for this upfit will total \$18,053. These funds have already been transferred from the Public Works budget to Fund 2012, where the funding is now available for the purchase and installation of the required equipment.

Discussion:

The Public Works Electrical Department operates bucket trucks to repair and maintain infrastructure along the ROW and at intersections. To safely carry out these tasks, bucket trucks are equipped with a variety of safety modifications, from flashing lights to special steps that allow operators to ingress and egress the bucket while carrying supplies for their work.

The transfer of \$18,053 from the Public Works budget to Fund 2012 will ensure that funding is available to complete the upfit and return the bucket truck to service promptly and safely.

Replacing aging vehicles reduces breakdowns, lowers maintenance costs, and enhances the overall reliability of the fleet. By approving this action, the City ensures that operations remain efficient and services continue without disruption.

Conclusion:

Staff recommends the City Council adopt Resolution No. _____, to approve the appropriation of \$18,053 into Fund 2012 for the upfit of a bucket truck for the Public Works Department.

Prepared by: Courtney Morgan, Management Analyst

Reviewed by: Reece Ulrich, Fleet and Facilities Manager



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Upfit Appropriation to Fund 2012
2. Upfit Estimate - Altec
3. Upfit Short from w/ Tax and Freight

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE APPROPRIATION OF \$18,053 INTO FUND 2012 FOR THE
UPFIT OF A FLEET BUCKET TRUCK**

WHEREAS, the City of Woodland Public Works staff uses bucket trucks for the repair and maintenance of infrastructure in the city's roadways and intersections; and

WHEREAS, for staff to perform these tasks safely these bucket trucks must be equipped with safety beacons and other aftermarket equipment; and

WHEREAS, the City of Woodland has identified the need to upfit a recently purchased bucket truck to improve operational efficiency and ensure safety when performing necessary tasks; and

WHEREAS, the upfit of the bucket truck includes essential equipment modifications and safety features that are necessary for the vehicle to meet operational requirements; and

WHEREAS, the funding required for this upfit totals \$18,053, and the appropriation of these funds into Fund 2012 is necessary for the completion of the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby approves the appropriation of \$18,053 into Fund 2012 for the upfit of a bucket truck.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 1st day of April 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

Customer				Service Request	
Estimate #	998481			Service Request #	6487900
Customer	CITY OF WOODLAND			Unit Information	
Account #	31808	Payment Terms	NET 30	Customer Vehicle #	
Contact	RHWANIE KRAAK			Model	AT37G
Email	RHAWNIE.KRAAK@ALTEC.COM			Chassis VIN #	1FDUF5GT9RDA12307
Phone		Fax		Mileage	
Mobile				Unit Serial #	0624DE24695
Altec Representative				Assy Serial # (FA)	057-98247909
Contact	Maximino Omar Sanchez			In-Service Date	20-Aug-2024
Email	Maximino.Sanchez@altec.com				
Phone		Fax			
This Estimate Expires: 04-APR-2025					
Notes:					

Item	Description	Hours	Labor	Material	Expenses	Total
1	NOTE- OPEN FOR CAUSE AND CORRECTION ON PARTS AND LABOR IF ADDITIONAL DEFICIENCIES ARE TO BE FOUND DURING INSPECTION OR REPAIRS	0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	~PROVIDE AND INSTALL STROBE SYSTEM, STROBES IN GRILL SWITCHED IN CAB	7.50	\$1,312.50	\$275.95	\$0.00	\$1,588.45
3	~PROVIDE AND INSTALL DIRECTIONAL LIGHT BAR AT REAR WITH PROTECTIVE COVER AND CAB CONTROLS	7.50	\$1,312.50	\$1,657.92	\$0.00	\$2,970.42
4	~PROVIDE AND INSTALL REAR BOLT ON STEP ASSEMBLY	2.00	\$350.00	\$1,152.36	\$0.00	\$1,502.36
5	PROVIDE AND INSTALL CONE HOLDER	1.00	\$175.00	\$648.05	\$0.00	\$823.05
6	~PROVIDE AND INSTALL BACK UP CAMERA SYSTEM	6.00	\$1,050.00	\$1,026.49	\$0.00	\$2,076.49
7	PROVIDED AND INSTALL CAB MOUNTED LIGHT BARS	4.00	\$700.00	\$5,093.29	\$0.00	\$5,793.29
8	~OPERATIONAL TEST UNIT FUNCTION AFTER REPAIRED OR REPLACED COMPONENT	0.25	\$43.75	\$0.00	\$0.00	\$43.75
9	SUPPLIES AND ENVIRONMENTAL DISPOSAL FEE	0.00	\$0.00	\$0.00	\$169.50	\$169.50
10	ESTIMATED FREIGHT	0.00	\$0.00	\$0.00	\$1,764.00	\$1,764.00
Totals		28.25	\$4,943.75	\$9,854.06	\$1,933.50	\$16,731.31

*This estimate is provided with the understanding that items may be discovered during the repair process that may require additional labor and/or materials to repair. Examples would include, but are not limited to, hidden damages or items that were not clearly visible or known at the time of estimate, damaged internal components, fasteners and pins that may be rusted, seized or broken.

**This estimate does not include City, County, State or Federal taxes.

***Transportation or towing of the vehicle is not included in the estimate unless specified.

****Freight charges are estimated and may be adjusted to reflect the actual cost incurred on the invoice.

Please sign below to authorize this estimate		
Printed Name: <u>Reece Ulrich</u>	P.O. <u>PW Row</u>	Date: <u>3/13/25</u>
Signature: 		Would you like to keep salvageable parts removed from the unit? Yes ☐ No ☒

Altec Service Group Limited Warranty

Products rebuilt or repaired by Altec Service Group are warranted to be free from defects in material and workmanship at the time of rebuild/repair subject to the following provisions:

- § Labor Coverage: For a period of six (6) months following the date of repair, no charge for labor shall be made for a repair or replacement by the Altec Service Group.
- § Travel Coverage: For a period of thirty (30) days following the date of repair, no charge for travel shall be made for a repair or replacement at the customers location by the Altec Service Group.
- § Parts Coverage: For a period of one (1) year following the date of repair, Altec will at its option, repair or replace any part found to be defective in material or workmanship at the time of repair.
- § This warranty is limited to parts that are repaired or replaced by the Altec Service Group. Authorization and coverage of this warranty will be at the discretion of the Altec Service Group.
- § Accessory items are excluded from this warranty and will be warranted from the original manufacturer.

This limited warranty is expressly in lieu of any other warranties, express or implied, including, but not limited to, any warranty of merchantability or fitness for a particular purpose. Except as specified above, no associate, agent or representative of Altec is authorized to extend any warranty on Altec's behalf. Remedies under this limited warranty are expressly limited to the provision and installation of parts and labor, as specified above, and any claims for other loss or damages of any type (including, but not limited to, loss from failure of the product to operate for any period of time, other economic or moral loss, or direct, immediate, special, indirect, incidental or consequential damage) are expressly excluded.

Ser War 2-10 Altec Industries, Inc.

Account No. 1387-80-883-741400	Req. No.	Purchase Order No. Order Date: 3/13/25	Remit to: City of Woodland
1392-80-883-744000		Delivery By: Lead Time Dependent	655 N Pioneer Ave
1355-80-883-783500		Buyer: Reece Ulrich	Woodland CA 95776
1355-80-883-783500		Phone Number: 530.661.5828	
		E-mail: reece.ulrich@cityofwoodland.gov	

VENDOR ALTEC INDUSTRIES INC 325 INDUSTRIAL WAY DIXON, CA 95620 Attn: RHAWNIE KRAAK	Ship to: 655 N Pioneer Ave Woodland CA 95776 F.O.B. Point: FREIGHT ESTIMATED
---	--

This Purchase Order is subject to the attached terms and conditions.

Reviewed and Accepted by Vendor

Reviewed and Accepted by City

Maximino O. Sanchez
Signature

Craig Locke
Signature

Maximino O. Sanchez
Name

Craig Locke
Name

Supervisor
Title

Public Works Director
Title

3/13/2025
Date

3/13/25
Date

Order:

INSTALLATION OF STROBE SYSTEM-----	(T)\$1,588.45
INSTALLATION OF REAR LIGHTBAR W/CONTROLS-----	(T)\$2,970.42
INTALLATION OR REAR STEP-----	(T)\$1,502.36
INSTALLATION OF CONE HOLDER-----	(T)\$823.05
INSALLATION OF BACK UP CAMERA-----	(T)\$2,076.49
INSTALLATION OF CAB LIGHTBAR-----	(T)\$5,793.29
FUNCTION TEST-----	\$43.75
SUPPLIES AND DISPOSAL FEE-----	\$169.50
ESTIMATED FREIGHT-----	(T)\$1,764.00

TOTAL OF ESTIMATED TAXABLE ITEMS (T)-----	\$17,839.50
TOTAL OF NON-TAXABLE ITEMS-----	\$213.25
GRAND TOTAL-----	\$18,052.75

PURCHASE ORDER TERMS AND CONDITIONS FOR EQUIPMENT AND MATERIALS

1. **Acceptance.** This purchase order for equipment and materials issued by the City of Woodland ("CITY") to the Vendor designated in the purchase order must be promptly accepted and acceptance is expressly limited to the terms of this order. Any additions or different terms in the Vendor's forms are hereby deemed to be material alterations and notice of objection to them and rejection of them is hereby given. Vendor's shipment of goods in response to this order shall be considered acceptance by the Vendor.

2. **Entire Agreement.** Unless Vendor and CITY have entered into a separate written contract covering the purchase of the goods described herein, the entire contract between the parties consists of this order and the Vendor's acceptance as above stipulated, and said contract shall not be changed or added to except in writing signed by authorized representatives of each party.

3. **Price.** The price invoiced for the goods on this purchase order shall be no higher than the price stated on the front of this purchase order unless prior notification is received from Vendor prior to shipment and the change is accepted by CITY. If the Vendor's established price for any item upon the date of delivery shall be lower than the price shown on this purchase order, CITY shall have the benefit of such lower price. Vendor shall deliver to CITY all invoices within 30 days of shipping or service delivery.

4. **Payment.** Payments will be made net 30 days unless otherwise specified as per agreements regarding discount terms. The period of computation will commence on the date of receipt of a correctly completed invoice. Payment may be withheld, in whole or in part, due to deficiencies in Vendor's performance. Payment of an invoice by CITY shall be without prejudice to any and all claims CITY may have against Vendor in connection with such goods. Invoices are paid on a weekly basis and such practice may result in minor deviations from payment terms otherwise cited herein.

5. **Time of the Essence.** Time is of the essence on this order. If delivery is not made in the quantity or quantities and at the time or times specified, CITY shall have the right, at its option, to cancel the entire order or that part of same not so delivered. If CITY accepts delayed delivery the time of payment shall be extended accordingly.

6. **Delivery and Acceptance.** Vendor expressly warrants that any article, material or work is free and clear of all liens and encumbrances whatsoever, and that Vendor has good and marketable title to same. Unless otherwise specified, all goods are to be shipped prepaid, F.O.B. destination. No charge will be allowed for packing, crating, freight, express or other carrier's charges, or cartage, unless specifically agreed to by CITY. Title to equipment and materials purchased hereunder shall pass to Vendor at the designated F.O.B. point, subject to Vendor's right to inspect and reject or revoke acceptance.

7. **Warranty.** Vendor warrants for a period of 12 months following start of use or 18 months from receipt, whichever occurs first, that the goods described herein will be free of defects in workmanship, design, materials, and title, and notwithstanding anything herein to the contrary, will conform to all applicable proposals, specifications, instructions, drawings, data, descriptions, and samples, and will be of good and merchantable quality and fit and sufficient for the purpose intended. Vendor shall obtain and provide to CITY Material Safety Data Sheets (MSDS) for each product that contains hazardous substances as defined by CalOSHA.

8. **Rejection of Goods.** CITY shall have the right, at its option, to reject or revoke acceptance of any goods which do not conform to these warranties or to the specifications. In case of such rejection or revocation of acceptance, transportation of the rejected goods, both to and from CITY, shall be at the expense of Vendor, said rejected goods are not to be replaced except upon specific instruction from CITY, and CITY shall have the right at its option to cancel the remainder, if any, of the order, by notice to Vendor at the time notice is given of rejection or revocation of acceptance. Vendor shall be liable to CITY for all damages proximately caused by breach of any of the foregoing warranties, including incidental damages but excluding special or consequential damages.

9. **Returns.** CITY reserves the right to return for full credit any excess over quantity called for in any order or orders. Vendor to bear the cost of transportation both ways.

10. **Force Majeure.** Vendor shall not be held responsible for failure or delay in shipping nor CITY for failure or delay in accepting goods described herein if such failure or delay is due to act of God, war, federal or state legislation or any regulations or orders, fire, accident, or other causes, either similar or dissimilar to the foregoing, beyond their control. In the event of any such excused interference with shipments, CITY shall have the option either to reduce the quantity provided for in the order accordingly or to exercise its right of cancellation as set forth in these terms and conditions.

11. **Additional Fees.** Unless otherwise required by law or provided herein, Vendor assumes exclusive liability for, and shall pay before delinquency, all sales, use, excise and other taxes, charges or contributions of any kind now or hereafter imposed on or with respect to, or measured by the article sold or material or work furnished hereunder on the wages, salaries or other remunerations paid to persons employed in connection with performance of this order.

12. **No Waiver.** No exercise by CITY of its rights hereunder shall constitute a waiver of any rights it may have for breach of contract. CITY's waiver of or failure to enforce its rights on account of Vendor's failure or delay in performing any obligation of Vendor hereunder, or on account of Vendor's breach of contract in any respect, shall not constitute a waiver of any subsequent failure, delay or breach.

13. **Compliance with Law.** Vendor shall comply with all applicable laws and regulations of the federal, state and local government. CITY shall assist Vendor, as requested, in obtaining and maintaining all permits required of Vendor by Federal, State and local regulatory agencies. Vendor is responsible for all costs of clean up and/or removal of hazardous and toxic substances spilled as a result of his or her Work. Vendor is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. If the Work is being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Vendor agrees to fully comply with such Prevailing Wage Laws. Vendor shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. Any stop orders issued by the Department of Industrial Relations against Vendor or any subcontractor that affect Vendor's performance of services, including any delay, shall

CITY OF WOODLAND - PURCHASE ORDER (EQUIPMENT AND MATERIALS)

be Vendor's sole responsibility and Vendor shall indemnify CITY from liability arising out of the same. It shall be mandatory upon the Vendor and all subcontractors to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815), contractor registration (Labor Code Sections 1725.5 and 1771.1) and debarment of contractors and subcontractors (Labor Code Sections 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 and to be registered with the Department of Industrial Relations shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1771.4, 1725.5 and 1771.1.

14. Insurance. Vendor shall take out and maintain: A. 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, naming CITY as an additional insured; B. 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); C. Workers' Compensation in compliance with applicable statutory requirements and Employer's Liability Coverage of at least \$1,000,000 per occurrence; and D. Pollution Liability Insurance of at least \$1,000,000 per occurrence and \$2,000,000 aggregate shall be provided by those Vendors transporting hazardous materials. Insurance carriers shall be licensed to do business in California and maintain an agent for process within the state. Such insurance carrier shall have not less than an "A:VII" rating according to the latest Best Key Rating unless otherwise approved by CITY. VENDOR SHALL ENSURE THAT THIRD PARTY SHIPPERS CONTRACTED BY VENDOR HAVE ADEQUATE INSURANCE COVERAGE.

15. Indemnification. The Vendor shall indemnify and hold harmless CITY, its officials, officers, agents and employees from and against any and all claims, liabilities, expenses or damages, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, or patent infringement or fees for use of patented items, or any claim of the Vendor or sub-contractors for wages or benefits which arise in connection with the sale, delivery and/or installation of equipment or materials, except to the extent caused or resulting from the negligence or willful misconduct of CITY. The foregoing indemnity includes, but is not limited to, the cost of prosecuting or defending such action with legal counsel acceptable to CITY and CITY's attorneys' fees incurred in such an action.

16. Substitutions, Changes and Cancellation. No substitutions are acceptable unless expressly accepted in writing by CITY. CITY may make changes in the general scope of this order by giving written notice to Vendor. If any such change affects the cost of or time to deliver or perform under this order, an adjustment in price, delivery or both will be made as CITY determines to be equitable. Vendor may request changes; however no such change shall be effective unless accepted in writing by CITY. CITY may cancel this order in whole or in part at any time before acceptance of the equipment and materials due to Vendor's breach or for CITY's convenience.

17. Laws, Venue, and Attorneys' Fees. This purchase order shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this purchase order, the action shall be brought in a state or federal court situated in the County of Yolo, State of California. In the event of any such litigation between the parties, the prevailing party shall be entitled to recover all reasonable costs incurred, including reasonable attorney's fees, as determined by the court.

18. Contract Terms. Nothing herein shall be construed to give any rights or benefits to anyone other than CITY and the Vendor. The unenforceability, invalidity or illegality of any provision(s) of this purchase order shall not render the other provisions unenforceable, invalid or illegal. Notice may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed to the parties to the addresses set forth in the purchase order. Vendor shall not assign, sublet, or transfer this purchase order or any rights under or interest in this purchase order without the written consent of CITY, which may be withheld for any reason. Vendor is retained as an independent contractor and is not an employee of CITY. No employee or agent of Vendor shall become an employee of CITY. This is an integrated agreement/purchase order representing the entire understanding of the parties as to those matters contained herein, and supersedes and cancels any prior oral or written understanding or representations with respect to matters covered hereunder. This Contract may not be modified or altered except in writing signed by both parties hereto.

19. Damage to City Facilities. Damage to CITY or public facilities or private property caused by the Vendor or by its subcontractors during delivery or installation shall be repaired and/or replaced in kind at no cost to the CITY.

20. Site Safety and Cleanup. The delivery and installation site shall be kept clean and free of hazards at all times during delivery and installation. After and installation is completed at the site, as applicable, Vendor shall clean the surrounding area to the condition prior to delivery and installation.

21. Installation. If the Vendor is responsible for providing installation services, finished installation work and/or equipment shall be subject to final inspection and acceptance or rejection by the CITY.

*OPTIONAL TERMS: Check box if applicable

- ☐ Custom Design: If the goods are produced by Vendor in accordance with designs, drawings or blueprints provided by CITY, Vendor shall return same to CITY upon completion or cancellation of this order. Any materials, equipment, tools, artwork, designs or other property furnished by or specifically paid for by CITY shall be CITY's property.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: April 1, 2025
ITEM #: I.10
SUBJECT: Fiscal Year 2025/26 Spring Budget Workshop

Recommendation for Action: Staff recommends the City Council conduct a workshop to receive an update from staff on the development of the City's Fiscal Year 2025/26 Budget.

Staff Contact:

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

Discussion:

This initial budget meeting is intended to provide the City Council with a review of the baseline budget for Fiscal Year (FY) 2025/26, as well as an update to the General Fund five-year forecast.

The primary focus of the workshop will be a discussion of the General Fund revenue and expenditure trends, as well as the assumptions used to inform development of the FY2025/26 budget and the remainder of the five-year forecast. Staff will present updated financial forecasts, review the current budget framework, seek Council input on recommendations to maintain a balanced budget, manage prudent reserve levels, and advance the City Council's goal of long-term fiscal stability.

The budget development process, which typically begins in December of each year, includes trends and assumptions showing the budget outlook continues to reflect growing deficits over all years of the forecast, as the City's expenditures outpace its revenue growth.

The General Fund FY2025/26 budget and five-year forecast show significant annual operating deficits in each of the five years of the forecast. The City has prudently built and maintained a healthy reserve balance, which is intended to help with times of economic uncertainty by guarding against unexpected revenue fluctuation, and allowing some flexibility in the implementation of balancing measures. Healthy reserve balances in previous budget years have allowed for funding of priority projects or initiatives with one-time money. Although many needs remain unfunded, the flexibility that was previously available to support limited ongoing funding requests and some one-time priority needs has dwindled, and the recommendation of new funding requests will be necessarily limited. Council feedback will be requested regarding assumptions used to develop the forecast and allocation of one-time resources to be considered in the development of the City Manager's FY2025/26 Proposed Budget. Staff will return to Council in May to discuss the spending plans for Measures F and R, and a proposed budget will be presented on June 3, 2025, with formal adoption of the FY2025/26 Annual Budget expected on June 17, 2025.

Conclusion:

Staff recommends that the City Council conduct a workshop to receive an update from staff on the development of the City's Fiscal Year 2025/26 Budget.

Prepared by: Karie Farnham, Financial Services Manager

Reviewed by: Kim McKinney, Administrative Services Manager



Ken Hiatt
City Manager

Attachments:

None