



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 16, 2026
6:00 PM

CITY COUNCIL

In addition to being held in-person at City Hall, this meeting is accessible through the zoom link below or by calling the telephone number provided.

To provide public comment, please fill out the Speaker Sign Up form:

<https://forms.office.com/g/7EuQPwy415>. The City Clerk will call your name and unmute your microphone when it is your turn to speak. You may also use the "raise hand" feature in zoom to request to speak. If calling using the phone number, please enter *9 to raise your hand to speak.

Zoom Link: <https://us06web.zoom.us/j/82355871863>

Zoom Phone Number: 1(669) 900-6833

Zoom ID Number: 823 5587 1863

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

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

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The time limit to speak will be three (3) minutes for all speakers. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

1. SUBJECT: General Public Comments

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

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

3. SUBJECT: Pride Month Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim June 2026 as Pride Month in the City of Woodland

4. SUBJECT: Proclamation Recognizing June 19, 2026 as Juneteenth.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve a proclamation recognizing June 19, 2026 as Juneteenth.

5. SUBJECT: Parks and Recreation Commission Meeting Minutes for April 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes from the April 27, 2026, Parks and Recreation Commission Meeting.

6. SUBJECT: Appointment of Members to Various Boards and Commissions

RECOMMENDATION FOR ACTION: Staff recommends the City Council appoint members to various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

7. SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for Public Hearing

RECOMMENDATION FOR ACTION: Staff recommend the City Council set a Public Hearing for July 21, 2026 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

8. SUBJECT: TerraVerde Agreement for Solar Asset Management Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute an

agreement to continue solar asset management services with TerraVerde Energy, LLC.

9. SUBJECT: Annual Appropriations Limit for Fiscal Year 2026/27

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2026/27 Appropriations Limit.

10. SUBJECT: Contract for Independent Auditing Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ authorizing the City Manager to execute a contract with LSL, LLP (formerly known as Lance, Soll & Lunghard, LLP) for independent auditing services for two fiscal years (FY2024/25 through FY2025/26), with an optional two-year extension.

11. SUBJECT: Woodland Urban Limit Line Utility Extension Ballot Measure for the November 3, 2026, General Municipal Election

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ calling for the placement of the City of Woodland Urban Limit Line Utility Extension Measure on the ballot for the November 3, 2026, General Municipal Election, requesting consolidation with the statewide general election, and setting rules and deadlines for the submittal of arguments.

12. SUBJECT: Calling and Consolidating a General Municipal Election for Council Districts 1 and 3 — November 3, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, calling a general municipal election for the election of Two Council Members by District, and requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on that date pursuant to §10403 of the Elections Code.

13. SUBJECT: Amendments to Development Impact Fee Deferral Agreements and Public Improvement Loan Agreement - Courtyard by Marriott and Hilton Home2 Suites

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to negotiate and enter into Amendments to the Development Impact Fee Deferral Agreement dated January 11, 2022, between the City, Woodland Partners II, LLC and Woodland Lodging, LLC; and the Development Impact Fee Deferral Agreement between the City, Woodland Partners I, LLC and Woodland Lodging, LLC dated January 11, 2022, to amend the payment terms and security for such Agreements; authorizing the City Manager to negotiate and enter into an Amendment to the Public Improvement Loan Agreement dated July 21, 2022, between the City, Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC to amend the payment terms and security for such Agreement; and further authorizing the City Manager to enter into and execute such agreements and other documents in a form prepared and approved by the

City Attorney and take such other actions as are necessary or convenient to carry out the Amendments.

14. SUBJECT: Grant of Easement to PG&E for Electrical Infrastructure to the Woodland Aquatics Center and New Electric Vehicle Charges at Expanded Community Center Parking Lot.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to grant an easement deed to Pacific Gas and Electric Company (PG&E) for operation and maintenance of electrical facilities upon City-owned property at 2001 East Street (for utility equipment servicing the Woodland Aquatics Center/Community Center Parking Lot EV chargers) and authorize the City Manager to execute the Easement Deed on behalf of the City.

15. SUBJECT: Woodland Professional Firefighters' Association Memorandum of Understanding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Professional Firefighters' Association.

16. SUBJECT: Woodland Mid-Management Professional Association Memorandum of Understanding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Mid-Management Professional Association.

17. SUBJECT: Woodland City Employees' Association Memorandum of Understanding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland City Employees' Association.

G. PUBLIC HEARINGS

18. SUBJECT: Woodland Tourism Business Improvement District Annual Assessment FY 2026/2027

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1) Hold a Public Hearing to receive testimony regarding the City Council's intention to continue the Woodland Tourism Business Improvement District; 2) Determine whether a legally sufficient protest is made; 3) If a legally sufficient protest is made, do not continue the annual assessment for the Woodland Tourism Business Improvement District for the 2026/2027 fiscal year; or 4) If no legally sufficient protest is made, adopt Resolution No. _____, approving the Woodland Tourism Business Improvement District FY 2026/2027 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2026/2027 fiscal year.

H. REPORTS OF THE CITY MANAGER

19. SUBJECT: Approval of the Fiscal Year 2026/27 Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the Fiscal Year 2026/27 Annual Budget of \$246.86 million, and authorizing 323 full-time equivalent positions by classification.

20. SUBJECT: Calling and Consolidating a General Municipal Election for the Placement of a General Tax Measure on the Ballot for the November 3, 2026 Election

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

1. Adopt Resolution No. _____, calling for the placement of a general tax measure on the ballot for the November 3, 2026 General Municipal Election for the submission to the qualified voters an ordinance to enact a second supplemental general transactions and use tax at the rate of 1%;

2. Adopt Resolution No. _____, requesting the Board of Supervisors of the County of Yolo to consolidate a General Municipal Election to be held on November 3, 2026 with the statewide general election to be held on that date; and

3. Adopt Resolution No. _____, providing for the filing of primary and rebuttal arguments and setting rules for the filing of written arguments regarding a city measure to be submitted at the November 3, 2026 General Municipal Election.

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular Meeting of the Woodland Finance Authority/ City Council of the City of Woodland scheduled for June 16, 2026 was posted on June 12, 2026 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Marissa Kersey
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: D.1
SUBJECT: General Public Comments

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



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: E.2
SUBJECT: Long Range Calendar

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



Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

July 7th

REGULAR MEETING

Closed Session – Mediation for Gibson Road
Closed Session – Labor Negotiations
Aquatics Facilities Use Agreement with WJUSD
Lighting & Landscaping Districts – Resolution of Intent to Levy Annual Assessments
Authorize Bidding for Interceptor Sewer CCTV Project, CIP 14-15
Authorization to Accept an OTS Grant
Approve Job Description for Fire Department Mechanic Position
Approve Building Fee Updates

July 21st

REGULAR MEETING

City Solar Arrays – Madison Energy PPA Buyout
Operating Agreement Renewal – Epic Pros/Space Station
Girl Scouts Lease Agreement
Award ASR Well #31 Drilling Project, CIP 17-05
Award Meter Install Construction Project, Gibson Ranch Water Meter Replacement Project, CIP 26-16
2026/27 CDBG Action Plan
Public Hearing: Lighting and Landscaping Districts
Public Hearing: Weed Abatement and Waste Management Liens

August 4th

SUMMER RECESS - NO REGULAR MEETING

August 18th

REGULAR MEETING

Future Topics / Study Sessions:

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

Updated 6/11/2026



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.3
SUBJECT: Pride Month Proclamation

Recommendation for Action: Staff recommends that the City Council proclaim June 2026 as Pride Month in the City of Woodland

Staff Contact:

Spencer Bowen, Communication & Strategic Policies Manager
| spencer.bowen@cityofwoodland.gov, (530) 661-5808

Discussion:

Staff recommends that City Council officially declare June 2026 as "Pride Month" in the City of Woodland and invite community members to attend the annual Pride March on June 20th.

Conclusion:

Staff recommends that the City Council proclaim June 2026 as Pride Month in the City of Woodland

A handwritten signature in black ink, appearing to read "Ken Hiatt", written over a white background.

Ken Hiatt
City Manager

Attachments:

1. PRIDE Month Proclamation June 2026

Woodland

PROCLAMATION DECLARING JUNE 2026 AS PRIDE MONTH

WHEREAS, this month, and every month, the City of Woodland stands with the lesbian, gay, bisexual, transgender, and queer (LGBTQ+) community as they take pride in who they are and whom they love; and

WHEREAS, Pride Month is a time to celebrate the gift of diversity, which makes us stronger as we continue to pursue acceptance and freedom for all; and

WHEREAS, the LGBTQ+ community has fought tirelessly for their very right to exist and be treated with the respect and equality that everyone deserves; and

WHEREAS, around the world and here in the United States, members of the LGBTQ+ community face continuous hate-fueled discrimination and violence. We must confront this rising tide of oppression and intolerance to ensure that all are safe and welcomed in our community; and

WHEREAS, this month we celebrate the resilience of the LGBTQ+ community and their hard-fought victories and rededicate ourselves to the continued fight for dignity and inclusion.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Woodland does hereby proclaim June 2026 as Pride Month in the City of Woodland and urges all residents to respect and honor our diverse community.

DATED: June 16, 2026

Tom Stallard, Mayor

Mayra Vega, Mayor Pro Tempore

David Moreno, Council Member

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.4
SUBJECT: Proclamation Recognizing June 19, 2026 as Juneteenth.

Recommendation for Action: Staff recommends that the City Council approve a proclamation recognizing June 19, 2026 as Juneteenth.



Ken Hiatt
City Manager

Attachments:

1. Proclamation - Juneteenth 2026

Woodland

PROCLAMATION DECLARING JUNE 19, 2026 AS JUNETEENTH IN THE CITY OF WOODLAND

WHEREAS, on June 19, 1865, in the State of Texas, Major General Gordon Granger read General Order Number Three to the people of Galveston. The Order stated that “The people of Texas are informed, that in accordance with a proclamation from the Executive of the United States, all slaves are Free”; and

WHEREAS, African Americans in Texas began calling the event Juneteenth Emancipation Day and named it Juneteenth; and

WHEREAS, Juneteenth is the oldest known celebration commemorating the end of slavery in the United States; and

WHEREAS, the celebration of Juneteenth gives all the opportunity to rededicate themselves to the true American spirit; and

WHEREAS, this community wishes to secure the blessings of freedom, justice, and equality for all in the City of Woodland; and

WHEREAS, on Juneteenth may we celebrate the essence of freedom that galvanized the country, the progress we have made in our Nation, and all that is possible when we march forward together. May we all recommit to choosing love over hate, unity over division, and progress over retreat.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby proclaim June 19, 2026 as Juneteenth in the City of Woodland and call upon the people of Woodland to acknowledge and condemn the history of slavery in our Nation and to celebrate Juneteenth by recommitting to working together to eradicate systemic racism and inequity in our society.

Date: June 16, 2026



Tom Stallard, Mayor

Mayra Vega, Mayor Pro Tempore

David Moreno, Council Member

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.5
SUBJECT: Parks and Recreation Commission Meeting Minutes
for April 2026

Recommendation for Action: Staff recommends that the City Council receive the minutes from the April 27, 2026, Parks and Recreation Commission Meeting.

Staff Contact:

Kris Bain, Community Services Program Manager, (530) 661-2002, kris.bain@cityofwoodland.gov

Discussion:

The minutes from the April 27, 2026, Parks & Recreation Commission meeting were approved at the last Parks and Recreation meeting on May 18, 2026.

Conclusion:

Staff recommends that the City Council receive the minutes from the April 27, 2026, Parks and Recreation Commission Meeting.

Prepared by: Kris Bain, Community Services Program Manager

Reviewed by: Christine Ferrara, Community Services Director

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over a white background.

Ken Hiatt
City Manager

Attachments:

1. Parks and Recreation Commission Minutes April 27, 2026

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



CITY OF
WOODLAND
CALIFORNIA

Parks & Recreation Commission Meeting –

Monday, April 27, 2026

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 pm.

B. ROLL CALL

Parks & Recreation Commissioners Present: Chair Henry Murrieta, Vice Chair Carla White-Snyder, Commissioner Magalean Martin, Commissioner Jon-Paul Valcarenghi, Commissioner Marge McCuan

Absent:

Excused:

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MINUTES

- 1. SUBJECT: Approve Parks & Recreation Commission Meeting Minutes for March 23, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Parks & Recreation Commission approve the meeting minutes from the March 23, 2026, meeting.

On a motion by Vice Chair Carla White-Snyder, seconded by Commissioner Marge McCuan and carried on a 5-0 vote, Parks & Recreation Commissioners approved the Parks & Recreation Commission Meeting Minutes for March 23, 2026.

AYES: Chair Henry Murrieta, Vice Chair Carla White-Snyder, Commissioner Magalean Martin, Commissioner Marge McCuan, Commissioner Jon-Paul Valcarenghi

NOES:

ABSENT:

ABSTAIN:

E. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Parks & Recreation Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland, and the name of the organization they represent, if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and the time available for the rest of the agenda. If 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: Public members are welcome to submit written comments before the meeting. Comments should be submitted by email to WoodlandCSD@cityofwoodland.gov. Written comments received at least two (2) hours before the scheduled start time of the Parks & Recreation Commission meeting will be provided to the Commission and posted to the City website as part of the official record of the meeting. Still, they will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Parks & Recreation Commission meeting and during the Commission meeting will be provided to the Parks & Recreation Commission the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you submit written comments on an item not listed on the agenda, please identify your e-mail/comment as a Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

F. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Parks & Recreation Commission members and staff to make comments and announcements to express concerns, or to request the Commission's consideration of any items a Commission member would like to discuss at a future Commission meeting.

G. BUSINESS ITEMS

2. Committee Assignments (Review & Approve New)

On a motion by Commissioner Jon-Paul Valcarengi, seconded by Vice Chair Carla White-Snyder and carried on a 5-0 vote, the Parks & Recreation Commissioners approved Commissioner McCuan to sit on the Budget & Finance Committee.

AYES: Chair Henry Murrietta, Vice Chair Carla White-Snyder, Commissioner Magalean Martin, Commissioner Marge McCuan, Commissioner Jon-Paul Valcarengi

NOES:

ABSENT:

ABSTAIN:

3. Standing Committee Report

4. Approve Commissioner Absence Request

H. REPORT OF THE STAFF

5. SUBJECT: Community Services Department Staff Report for April 27, 2026

RECOMMENDATION FOR ACTION: The Parks & Recreation Commission will receive the CSD staff Report for April 27, 2026

Verbal updates were provided by Staff.

I. NEXT MEETING

6. The next meeting of the Parks & Recreation Commission is scheduled for May 18, 2026.

J. ADJOURN

On a motion by Commissioner Magalean Martin, seconded by Vice Chair Carla White-Snyder and carried on a 5-0 vote, the Parks & Recreation Commissioners adjourned the meeting at 7:06 pm.

AYES: Chair Henry Murrietta, Vice Chair Carla White-Snyder, Commissioner Magalean Martin, Commissioner Marge McCuan, Commissioner Jon-Paul Valcarengi

NOES:

ABSENT:

ABSTAIN:



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.6
SUBJECT: Appointment of Members to Various Boards and Commissions

Recommendation for Action: Staff recommends the City Council appoint members to various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Staff Contact:

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

Background:

The City conducted its annual Board and Commission recruitment from April 24th through May 24th, 2026. A public notice was published in the newspaper and advertisements were made on the City's website and on the City's social media pages. As a result of this recruitment, the City received seven (7) re-appointment applications from members currently serving on Boards and Commissions.

Discussion:

After a review of the applications received, Mayor Stallard and Mayor Pro Tempore Vega recommended the re-appointments as stated in the attachment to this staff report. If approved by Council, the members will continue serving on their assigned Board or Commission for the term listed in the attachment. Since no further applications were received as part of this recruitment, there will be one vacancy on the Commission on Aging. The City will accept applications for this vacancy at any time and will request the review of any potential candidates by the Selection Committee.

As part of the re-appointment of two members of the Library Board, Staff would like to amend a previous error in the appointment terms. In 2022, two Library Board members were appointed to a three-year term, but, due to an error on the roster, their terms were inadvertently extended for an additional year. By making the appointments as requested in this staff report, the terms will be amended to align with the three-year appointment requirement, thus allowing for term dates to be staggered on this Board. This action would align with the term requirements as stated in Woodland Municipal Code Section 2.28.070.

Conclusion:

Staff recommends the City Council appoint members to various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Ken Hiatt
City Manager

Attachments:

1. Recommended Appointments Effective 07.01.26

**BOARDS AND COMMISSIONS
RECOMMENDED APPOINTMENTS
EFFECTIVE JULY 1, 2026**

MEMBER	RECOMMENDED APPOINTMENT	TERM EXPIRES
Library Board of Trustees		
Carol Beckham	Re-appoint 3-yr term	6/30/2029
John Jackson	Re-appoint 3-yr term	6/30/2028*
Chris Lambertus	Re-appoint 3-yr term	6/30/2029
Maureen King	Re-appoint 3-yr term	6/30/2028*
Manufactured Home Fair Practices Commission		
Paul Kramer	Re-appoint 3-yr term	6/30/2029
Parks & Recreation Commission		
Henry Murrieta	Re-appoint 4-yr term	6/30/2030
Carla White-Snyder	Re-appoint 4-yr term	6/30/2030

*See explanation in staff report regarding the appointment dates for the Library Board.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.7
SUBJECT: Waste Management Delinquent Garbage/Refuse
Accounts - Call for Public Hearing

Recommendation for Action: Staff recommend the City Council set a Public Hearing for July 21, 2026 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Staff Contact:

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

Fiscal Impact:

The fiscal impact on the City is in time constraints for processing and releasing the liens. To help offset this cost, the City retains ten percent of the lien payments received, and this reimbursement revenue is included in the annual budget. The fees for the recordings are attached to the total lien amount, so the property owner assumes the cost.

Report in Brief:

This action requests that the City Council set a date for the annual adoption of a Resolution to lien local properties for failure to pay for their Waste Management services. Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens. Staff recommends that the City Council set the Public Hearing for July 21, 2026 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Conclusion:

Staff recommend the City Council set a Public Hearing for July 21, 2026 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

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

Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.8
SUBJECT: TerraVerde Agreement for Solar Asset Management Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute an agreement to continue solar asset management services with TerraVerde Energy, LLC.

Staff Contact: Ken Hiatt, City Manager, (530) 661-5802, Ken.Hiatt@cityofwoodland.gov

Fiscal Impact:

TerraVerde's most recent annual report, supplied in late May/early June, showed the City realized a net savings of \$189,362 for Fiscal Year 2024-2025, yielding a cumulative net savings of \$8.4 million over the 28-year term of the City's solar Power Purchase Agreement (PPA). This annual net savings represent the difference between what the City saves by generating energy from solar panels, offset by the cost of the Purchase Power Agreement (PPA) and costs to contract with TerraVerde for analysis and verification. The Solar Asset Management Services performed by TerraVerde Energy are a small portion of those costs, totaling \$44,370 per year, with an annual CPI increase of 3.5%. Over the course of the five-year term, these services cost \$237,933.

Background:

TerraVerde Energy, LLC (TerraVerde) has served as the City's energy advisor since 2013 through an Exclusive Engagement Agreement. In that capacity, TerraVerde has assisted the City in identifying opportunities for energy savings, including assessing the feasibility of various energy management programs, development of the City's solar photovoltaic (PV) projects, and asset management services related to those solar projects. Most recently, TerraVerde assisted the City in conducting a buyout analysis for purchasing the solar arrays and continues to be instrumental in supporting the City through this process, which staff anticipates will return to City Council in the coming months.

Subsequently, the City entered into an Asset Management Services Agreement, dated July 1, 2023, to provide asset management services for the City's solar PV systems, consisting of six solar arrays offsetting electricity use at six City facilities, which expires on June 30, 2026.

Discussion:

The proposed Asset Management Services Agreement between TerraVerde and the City would renew the term of the Asset Management Services for an additional five years. To ensure that the City maximizes the potential savings from installation of the solar PV systems under the proposed agreement, TerraVerde will continue to monitor system performance, assess system alerts and coordinate operations and maintenance activities accordingly, validate PPA billing accuracy and compliance, track solar production against the production guarantee, analyze electricity usage and solar PV system production, and prepare quarterly memos and annual savings reports based on their findings.

As the City continues discussions on purchasing the solar arrays, this agreement also allows

TerraVerde to provide optional and transitional services pertaining to purchase and sale agreement solicitation, renewable energy registrations and certifications, system assessment management, site inspections, maintenance and cleaning operations, and other on-call advisor energy consulting services.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute an agreement to continue solar asset management services with TerraVerde Energy, LLC.

Prepared by: Rosie Ledesma, Environmental Resources Program Manager



Ken Hiatt
City Manager

Attachments:

1. Woodland TerraVerde Agreement 2026
2. Proposed Resolution_TerraVerde Agreement Renewal 2026

**CITY OF WOODLAND
PROFESSIONAL SERVICES AGREEMENT FOR SOLAR ASSET MANAGEMENT
SERVICES**

CM #	
------	--

This Agreement is made and entered into as of the 1st day of July, 2026 by and between the City of Woodland, a California municipal corporation (“City”) and TerraVerde Energy, LLC, a Limited Liability Company (“Consultant”). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties” in this Agreement.

RECITALS

A. Consultant desires to perform and assume responsibility for the provision of certain professional consultant services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing solar asset management services to public clients, is licensed in the State of California, and is familiar with the plans of City.

B. Consultant agrees that it is satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Agreement is based on such independent investigation and research.

C. City desires to engage Consultant to render such services for the asset management services for the Solar Array Project (“Project”) as set forth in this Agreement.

AGREEMENT

1. SCOPE OF SERVICES AND TERM.

1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional solar asset management consulting services necessary for the Project (“Services”). The Services are more particularly described in Exhibit “A” attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules, and regulations.

1.2 Term. The term of this Agreement shall be from July 1, 2026 to June 30, 2031, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties

may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

2. SCHEDULE OF SERVICES.

2.1 Schedule of Services. Consultant shall perform the Services expeditiously, within the term of this Agreement, and/or in accordance with the Schedule of Services set forth in Exhibit “B” attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant’s conformance with the Schedule, City shall respond to Consultant’s submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

2.2 Extension of Time. Consultant may, for good cause, request extensions of time to perform the Services required hereunder. Such extensions shall be authorized in advance by the City in writing and shall be incorporated in written amendments to this Agreement.

2.3 Period of Performance and Liquidated Damages. Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 2.1 above as it may be extended pursuant to Section 2.2 (“Performance Time”). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits “A” or “B” attached hereto, or which may be separately agreed upon in writing by the City and Consultant (“Performance Milestones”). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Project Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage

3. FEES AND PAYMENTS.

3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement in which the total compensation shall not exceed \$44,370 per year without written approval of the City Manager, provided that Consultant upon notice to City may increase such limit in an amount not to exceed 3.5%. Consultant shall not be reimbursed for any expenses unless authorized in writing by City. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Payment of Compensation. Consultant shall submit to City an annual itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through

the date of the statement. City shall, within forty-five (45) days of receiving such statement, review the statement and pay all approved charges thereon.

3.3 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

4. CHANGES.

4.1 The Parties may, from time to time, request changes in the scope of the Services of Consultant to be performed hereunder. Such changes, including any increase or decrease in the amount of Consultant's compensation and/or changes in the schedule must be authorized in advance by City in writing. Mutually agreed changes shall be incorporated in written amendments to the Agreement.

5. RESPONSIBILITIES OF CONSULTANT.

5.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

5.2 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

5.3 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City.

The key personnel for performance of this Agreement are as follows: JP, Bourquin, Asset Engineer, Hedy Dalvand, Director of Operations; Asset Management and David Burdick, President; Asset Management.

5.3.1 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

5.3.2 Consultant's Representative. Consultant hereby designates David Burdick, President; Asset Management, or his or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

5.4 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

5.5 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

5.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subconsultants, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

6. INSURANCE.

6.1 Time for Compliance. Consultant shall not commence Services under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

6.2 Types of Required Coverages. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Consultant in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance.

6.2.1 Commercial General Liability. Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office “occurrence” form CG 0001, with minimum limits of at least \$1,000,000 per occurrence. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) products and completed operations; (2) contractual liability; (3) third party action over claims; or (4) cross liability exclusion for claims or suits by one insured against another.

6.2.2 Automobile Liability. Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering “Any Auto” (Symbol 1) with minimum limits of \$1,000,000 each accident.

6.2.3 Workers’ Compensation. Workers’ Compensation Insurance, as required by the State of California and Employer’s Liability Insurance with a limit of not less than \$1,000,000 per accident for bodily injury and disease.

6.2.4 Professional Liability. Professional Liability insurance for errors and omissions with minimum limits of \$1,000,000. Covered Professional Services shall specifically include all work to be performed under the Agreement.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

6.2.5 Contractors Pollution Liability: Contractors Pollution Liability Insurance covering all of the contractor's operations to include onsite and offsite coverage for bodily injury (including death and mental anguish), property damage, defense costs and cleanup costs with minimum limits of \$5 million per loss and \$10 million total all losses. Non-owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

6.3 Endorsements.

6.3.1 The policy or policies of insurance required by Sections 6.2.1 Commercial General Liability and 6.2.2 Automobile Liability and 6.2.5 Contractor's Pollution Liability shall be endorsed to provide the following:

6.3.1.1 Additional Insured. The indemnified parties shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the Agreement.

6.3.1.2 Primary Insurance and Non-Contributing Insurance. This insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance.

6.3.1.3 Severability. In the event of one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom claim is or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.

6.3.1.4 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.3.1.5 Duties. Any failure by the named insured to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the indemnified parties.

6.3.1.6 Applicability. That the coverage provided therein shall apply to the obligations assumed by the Consultant under the indemnity provisions of the Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

6.3.2 The policy or policies of insurance required by Section 6.2.3 Workers' Compensation shall be endorsed, as follows:

6.3.2.1 Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

6.3.2.2 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.3.3 The policy or policies of insurance required by Section 6.2.4 Professional Liability shall be endorsed, as follows:

6.3.3.1 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.4 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

6.5 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

6.6 Failure to Maintain Coverage. Consultant agrees to suspend and cease all operations hereunder during such period of time if the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to

withhold any payment due Consultant until Consultant has fully complied with the insurance provisions of this Agreement.

In the event that the Consultant's operations are suspended for failure to maintain required insurance coverage, the Consultant shall not be entitled to an extension of time for completion of the Work because of production lost during suspension.

6.7 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

6.8 Insurance for Subconsultants. All subconsultants shall be included as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of this Agreement, including adding the City as an Additional Insured to the subconsultant's policies.

7. OWNERSHIP OF MATERIALS AND CONFIDENTIALITY.

7.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of four (4) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

7.1.1 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design

professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

7.1.2 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant, or for the use of Documents & Data on any other project by City.

7.1.3 Electronic Copies. Consultant shall provide electronic copies of the finished products in the original software format at the conclusion of the respective phases of work. Complex documents such as reports that utilize more than one type of software shall also be provided in a common format such as Adobe Acrobat (*.pdf). Files of construction drawings shall be provided in a current version of AutoCAD.

7.2 Confidentiality. All Documents & Data, either created by or provided to Consultant in connection with the performance of this Agreement, shall be held confidential by Consultant. All Documents & Data shall not, without the prior written consent of City or except pursuant to court order, be used or reproduced by Consultant for any purposes other than the performance of the Services. Consultant shall not disclose, cause or facilitate the disclosure of the Documents & Data to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant that is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

7.3 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

8. ACCOUNTING RECORDS.

8.1 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created

pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

9. SUBCONTRACTING.

9.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

10. TERMINATION OF AGREEMENT.

10.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause.

10.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within thirty (30) days of the request.

10.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

11. GENERAL PROVISIONS

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

City:

CITY OF WOODLAND
300 First Street
Woodland, CA 95695
Attn: City Manager

Consultant:

TerraVerde Energy, LLC
1300 22nd Street, Unit 401
San Francisco, CA 94107
Attn: Asset Management

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

11.2 Indemnification.

11.2.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

11.2.2 To the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's obligations under the above indemnity shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, but shall not otherwise be reduced. If Consultant's obligations to defend, indemnify, and/or hold harmless arise out of Consultant's performance of "design professional services" (as that term is defined under Civil Code section 2782.8), then upon Consultant obtaining a final adjudication that liability under a claim is caused by the comparative active negligence or willful misconduct of the City, Consultant's obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the Consultant's proportionate percentage of fault.

11.3 Laws and Regulations; Employee/Labor Certifications. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall

defend, indemnify and hold City, its officials, directors, officers, employees, and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

11.3.1 Employment Eligibility; Consultant. By executing this Agreement, Consultant verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time. Such requirements and restrictions include, but are not limited to, examination and retention of documentation confirming the identity and immigration status of each employee of the Consultant. Consultant also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement. Consultant shall avoid any violation of any such law during the term of this Agreement by participating in an electronic verification of work authorization program operated by the United States Department of Homeland Security, by participating in an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, or by some other legally acceptable method. Consultant shall maintain records of each such verification, and shall make them available to the City or its representatives for inspection and copy at any time during normal business hours. The City shall not be responsible for any costs or expenses related to Consultant's compliance with the requirements provided for in Section 11.3 or any of its subsections.

11.3.2 Employment Eligibility; Subcontractors, Consultants, Sub-subcontractors and Subconsultants. To the same extent and under the same conditions as Consultant, Consultant shall require all of its subcontractors, consultants, sub-subcontractors and subconsultants performing any work relating to the Project or this Agreement to make the same verifications and comply with all requirements and restrictions provided for in Section 11.3.1.

11.3.3 Employment Eligibility; Failure to Comply. Each person executing this Agreement on behalf of Consultant verifies that they are a duly authorized officer of Consultant, and understands that any of the following shall be grounds for the City to terminate the Agreement for cause: (1) failure of Consultant or its subcontractors, consultants, sub-subcontractors or subconsultants to meet any of the requirements provided for in Sections 11.3.1 or 11.3.2; (2) any misrepresentation or material omission concerning compliance with such requirements (including in those verifications provided to the Consultant under Section 11.3.2); or (3) failure to immediately remove from the Project any person found not to be in compliance with such requirements.

11.3.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the Yolo-Solano Air Quality Management District (YSAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by

YSAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

11.4 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

11.5 California Labor Code Requirements.

11.5.1 Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are 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, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the 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. It shall be mandatory upon the Consultant and all subconsultants 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) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

11.5.2 If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Consultant and all subconsultants performing such services must be registered with the Department of Industrial Relations. Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. This Project may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 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 1725.5 and 1771.1.

11.5.3 This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor.

11.6 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

11.7 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

11.8 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

11.9 Assignment or Transfer. Consultant shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

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

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

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

11.13 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

11.14 Governing Law; Government Code Claim Compliance. This Agreement shall be governed by the laws of the State of California. Venue shall be in Yolo County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 *et seq.* prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

11.15 Time of Essence. Time is of the essence for each and every provision of this Agreement.

11.16 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

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

11.18 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

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

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

11.21 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

11.22 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

11.23 Special Conditions.

Intellectual Property

Any code or software used by Consultant and deemed to be proprietary by Consultant as part of delivering services under this Agreement shall remain the sole exclusive property of Consultant.

Limitation of Liability

To the furthest extent permitted by law, and except with respect to liabilities that arise out of, relate to, or are incident to claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, that relate to third parties (persons not a Party to this Agreement), the Parties agree that either Party's total liability under this Agreement shall not exceed the total compensation paid to Consultant under this Agreement.

[SIGNATURES ON NEXT PAGE]

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

CITY OF WOODLAND

TERRAVERDE ENERGY, LLC

By: _____
Ken Hiatt
City Manager

By: _____
David Burdick
President; Asset Management

Attest:

Attest:

By: _____
Marissa Kersey
City Clerk

By: _____
Ali Chehrebsaz
C.E.O

Approved as to Form:

By: _____
Best Best & Krieger LLP
City Attorney

EXHIBIT “A”

SCOPE OF SERVICES

(REFER TO THE FOLLOWING PAGES)



Solar Asset Management Renewal

May 29, 2026

prepared for

City of Woodland
Ken Hiatt, City Manager
Ken.Hiatt@cityofwoodland.gov



presented by

TerraVerde Energy
Ali Chehrebsaz, P.Eng., CEO
ali@terraverde.energy | (832) 350-2871



Background

In 2016, The City of Woodland (the “Client”) deployed 2.5 megawatts of solar installations (the “Systems”) across six facilities under a Power Purchase Agreement (PPA) with NextEra Energy. The Systems transitioned ownership to Madison Energy in 2026.

TerraVerde has been supporting the Client with Asset Management Services since the Systems were placed in operation in 2016/2017. Additionally, TerraVerde is currently supporting the Client with a PPA buyout assessment with Madison Energy. TerraVerde has prepared the following proposal for renewal of the Asset Management Services.

Systems

Site Name	Operational Year	PV Size (kW-DC)	Ownership	PPA Provider
Community Center	2016	511.2	PPA	Madison Energy
MSC	2016	131.8	PPA	Madison Energy
Parking Lot	2016	226.6	PPA	Madison Energy
Police Station	2016	453.2	PPA	Madison Energy
Screw Pump	2016	31.6	PPA	Madison Energy
WPCF	2017	1,114.1	PPA	Madison Energy

Services

Task 1. System Performance Optimization

- a. **System Performance Monitoring:** TerraVerde will monitor systems to ensure issues are detected daily.
- b. **Management Of System Issues & Corrective Action:** TerraVerde will track and manage the timely resolution of identified issues. As an issue is identified, TerraVerde will drive timely resolution of the issue. Activities on each issue are tracked and shared openly in our quarterly reports.
 - a. Where applicable, issue management will include enforcing *installer, equipment manufacturer, or (where applicable) O&M provider or third-party system owner’s* warranty, maintenance, and performance obligations.
 - b. Otherwise, TerraVerde will manage as-needed corrective action services by securing and managing third party providers, technicians, or installers who will deliver the service as approved by Client under a Work Order.
- c. **Management & Upkeep of the Facility Operation Plan:** TerraVerde will update and manage the Facility Operation Plan in coordination with the Client, third-party system owner, and electric utility to collect available, relevant project documentation and store these in a secure data room, including reports, project contracts, project drawings, and utility agreements.

Task 2. Detailed Energy Performance Analysis & Financial Reporting

- a. **Quarterly Operational Reports:** For each of the first three fiscal quarters pending data availability, TerraVerde will prepare and deliver a detailed, transparent, actionable operational report, including:
 - i. *Sites Summary:* a table summarize the location, age, size, and ownership structure of the systems
 - ii. *Executive Summary:* graphs summarizing actual vs. expected system performance and energy usage across the portfolio of sites, along with brief narrative description of the performance and any key findings
 - iii. *System Issues:* a detailed log of all cases opened over the quarter, including insights into the specific activities taken by TerraVerde to resolve the issues
 - iv. *PPA Payments:* an analysis of what PPA bills should have been at each site, each month, based on the contract terms and actual system performance
 - v. *Site Specific Performance:* a detailed comparison of actual vs. expected performance at each site along with a comparison of actual vs. expected energy usage
- b. **Annual Operational & Financial Report:** At the conclusion of each fiscal year pending data availability, TerraVerde will prepare and deliver a detailed, transparent, actionable operational report, including:
 - i. *Sites Summary:* a table summarize the location, age, size, and ownership structure of the systems

- ii. *Fiscal Year Performance Executive Summary*: tables summarizing actual vs. expected: bill savings, operating expenses, revenues, net savings, system performance, and electricity usage. Additionally, TerraVerde will provide a brief narrative summary of operational and financial performance for the year.
 - iii. *Portfolio Wide Performance & Usage*: graphs showing actual vs. expected system performance and energy usage across the portfolio of sites
 - iv. *System Issues*: a detailed log of all cases opened, including insights into the specific activities taken by TerraVerde to resolve the issues
 - v. *PPA Payments*: an analysis of what your PPA bills should have been at each site, each month, based on the contract terms and actual system performance
 - vi. *Performance Guarantee Accounting*: a table showing the running total of any balances accruing to you from your third-party system owner relative to performance guarantee shortfalls
 - vii. *Site Specific Performance*: a detailed comparison of actual vs. expected performance at each site along with a comparison of actual vs. expected energy usage
 - viii. *Site-By-Site Shadow Billing Analysis*: tables what utility bills would have been at each site during each month vs. the actual bills, showing actual savings delivered at each site
- c. **Reporting Target Schedule**: TerraVerde provides these quarterly and annual reports according to the following target schedule:

Performance Period	Report Delivered By
July – September Operational Report	End of November
October – December Operational Report	End of February
January – March Operational Report	End of May
April – June Operation Report & July – June Financial Analysis	End of September

Task 3. Annual System Operation Assessment Management

TerraVerde will manage preventive maintenance services for Client-owned systems, as approved by Client. TerraVerde will solicit competitive pricing from qualified providers on a Work Order basis for Client approval to perform the following services:

- i. **I-V Curve Tracing**: Record the I-V curve for each string at the string fuse level. Analyze resulting data to identify issues that require further attention. In the event that local weather conditions prevent I-V Curve tracing to be completed while on site, TerraVerde will notify Client.
- ii. **Ground Fault Testing**: Conduct ground fault testing at the inverter and record amperage values.
- iii. **Inverter Maintenance & Inspection**: Conduct inverter maintenance and inspection activities as outlined by the manufacturer.
- iv. **Weather Data**: Record plane of array irradiance for each unique PV array orientation, air temperature, cell temperature, and time of when the data was recorded at each site.
- v. **Visual Inspection**: Visually inspect all components of the panels, wiring, inverters, combiner boxes, and racking structures. Conduct torque test inspection of 5% of all electrical terminations at each solar energy generation facility and record results. Provide a report on all findings and anomalies.
- vi. **Equipment Photographs**: Collect photographs of all inverters (inside and outside) before and after maintenance. Include before/after photos of filters/screens when present.
- vii. **Thermal Imaging**: Use a thermal camera to record and provide thermal images of all components of the system: wiring, inverters, and combiner boxes. Identify anomalies and issues including a 20 degree Celsius or higher delta among similar components (ex. strings in a combiner box) by highlighting the problem areas in the scan images and include a specific note in the Service Report.
- viii. **Site Inspection**: Inspect and identify potential issues related to vegetation (particularly tree shading), debris, water penetration, weed abatement for ground mount projects, roof, etc. Provide a report on all findings and anomalies. Include a site map with locations noted for all potential issues including the identification of broken modules.
- ix. **Transformer Inspection & Maintenance**: Conduct transformer maintenance as outlined by each manufacturer. Any consumables required (i.e. filters, fuses, etc.) or dissolved gas analysis or more invasive periodic maintenance will be quoted & invoiced separately. Additional work to be approved in writing in advance by Client.

- x. **Line-Side Inspections:** Inspect line-side disconnect connections where present (see as-built drawings) by confirming bolt torque marks and using thermal images. Work with Client to schedule utility shut-down to address issues if necessary (added cost based on time and material).
- xi. **Service Report:** Prepare and deliver a service report covering all completed services on a per site basis.

Task 4. Annual Panel Cleaning & Vegetation Management

TerraVerde will manage panel cleaning and vegetation management services for Client-owned systems, as approved by Client, including:

- a. As needed, solicit competitive pricing from qualified providers on a Work Order basis for Client approval
- b. Schedule and manage at least one panel cleaning per year to maintain maximum energy production efficiency
- c. Schedule and manage vegetation management to meet required standards
- d. Document any findings including broken or damaged panels

Task 5. Renewable Energy Certificate (REC) Monetization & Management

TerraVerde will provide the following REC monetization and management services on a Work Order basis, as requested by Client.

- a. **WREGIS Registration:**
 - i. Coordinate the establishment of QRE WREGIS Agency Reporting services with the appropriate Performance Monitoring Service Provider(s) *(costs from services providers to be paid by Client)*
 - ii. Collect all necessary information to completed registration of system as a Generating Unit on the WREGIS platform
 - iii. Submit all documentation to WREGIS to register systems as Generating Units and follow up with WREGIS to confirm completion.
- b. **Purchase and Sale Agreement Solicitation:**
 - i. Solicit REC volumes to potential buyers to secure multiple offers at the highest possible price
 - ii. Negotiate terms of a purchase and sale agreement
 - iii. Support Client in reviewing offers and agreement
- c. **Quarterly REC Management & Reporting:**
 - i. Audit REC volumes minted on the WREGIS platform and compare against expected volumes
 - ii. Transfer to buyer(s) per the terms of the related purchase and sale agreements
 - iii. Provide quarterly reporting on RECs transferred (in support of Client invoicing buyer for RECs), and provide findings from audit of actual vs. expected RECs minted

Task 6. On-call Owner's Representative Owner's Advisor Energy Consulting Services

TerraVerde may provide additional services on a Work Order basis, as requested by Client.

Fee & Terms

Tasks 1 to 5	TerraVerde Fee	Due Date
July 1, 2026 – June 30, 2027	\$44,370	7/1/2026
July 1, 2027 – June 30, 2028	\$45,923	7/1/2027
July 1, 2028 – June 30, 2029	\$47,530	7/1/2028
July 1, 2029 – June 30, 2030	\$49,194	7/1/2029
July 1, 2030 – June 30, 2031	\$50,916	7/1/2030

Estimated Fee for Work Orders	Schedule	Not to Exceed Fee Estimate
Annual System Operation Assessment	Once per year	\$43,000
Panel Cleaning	Once per year	\$15,000
Vegetation Management	As needed	\$8,000

Upon approval by the Client per Work Order, other services will be invoiced on a time and materials basis per the rates shown below. Hourly rates may increase a minimum of 3.5% each calendar year.

Role	2026 Hourly Rate
Project Coordinator	\$202
Sr. Project Developer	\$275
Sr. Engineer	\$254
Principal Advisor	\$263
Project Engineer	\$233
Project Manager	\$255
Technical Supervisor	\$305
Administrative	\$166
Accounting	\$191
Software Developer	\$254

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT FOR ASSET MANAGEMENT SERVICES
WITH TERRAVERDE ENERGY, LLC**

WHEREAS, the City of Woodland and TerraVerde Energy, LLC (“TerraVerde”) previously entered into an Asset Management Services agreement effective July 1, 2023 (“Previous Agreement”) for a term of three years that is set to expire on June 30, 2026; and

WHEREAS, the City and TerraVerde wish to enter into a new 5-year Asset Management Services agreement (“Agreement”) to continue solar asset management services on the City’s solar systems, consisting of six solar arrays offsetting electricity use at six City facilities; and

WHEREAS, under the Agreement, TerraVerde agreed to provide professional services related to the management and oversight of the City’s solar arrays, including preparation and maintenance of a facility operations plan, monitoring and analysis of system performance, preparation of annual savings reports, and compliance management; and

WHEREAS, if the City should purchase the solar arrays, the Agreement allows TerraVerde to provide optional and transitional services pertaining to purchase and sale agreement solicitation, renewable energy registrations and certifications, system assessment management, site inspections, maintenance and cleaning operations, and other on-call advisor energy consulting services; and

WHEREAS, the City Council wishes to approve this agreement.

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

SECTION 1. The City Council hereby approves and authorizes the City Manager to execute the Asset Management Services Agreement with TerraVerde.

SECTION 2. The City Manager, in consultation with the City Attorney, may approve minor modifications to the attached agreement prior to signature so long as the terms do not change.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 16th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.9
SUBJECT: Annual Appropriations Limit for Fiscal Year 2026/27

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2026/27 Appropriations Limit.

Staff Contact:

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

Fiscal Impact:

The Fiscal Year (FY) 2026/27 expected tax revenues are well below the calculated appropriations limit of \$111,727,467; therefore no fiscal impact will result from this item.

Background:

In November 1979, California voters approved Proposition 4, commonly known as the Gann Initiative. The Proposition created Article XIII B of the State Constitution, a law that requires the state and local governments to adopt an annual appropriation limit. The appropriation limit, also referred to as the "Gann Limit", establishes a limit on the proceeds of taxes that may be appropriated for spending in a given fiscal year. The limit is based on actual appropriations during the 1978/79 fiscal year, as adjusted each year using specified population and inflation factors.

In June 1990, Proposition 111 was adopted, which imposed changes to the calculation of the limit by providing a choice of methodologies for determining the annual inflation factor and for population growth, providing exclusions of certain types of expenditures, and revision to the processes required for refunding taxes collected in excess of the limit.

Discussion:

Revenues restricted by the Gann Limit ("Limit") are only those that are defined as "proceeds of taxes". Many of the major General Fund revenue sources (sales tax, property tax, motor vehicle in-lieu) are classified as proceeds of taxes and are, therefore, subject to the Limit. Additionally, certain types of expenditures (voter-approved debt, interfund transfers, capital outlay, and costs of complying with court orders or federal mandates) are excludable categories that do not count against the Limit.

As a result of Proposition 111, the City must choose between two annual inflation factors and two population growth factors for calculating the Limit each year.

The choice offered for the annual inflation factor is the greater of (1) the change in California per capita income or (2) the growth in non-residential assessed valuation due to new construction within the City. The data necessary to calculate the increase in non-residential assessed valuation is not currently available from the County; therefore, the City has elected to use the change in California per capita income.

The choice offered for the annual population growth factor is the greater of the growth in the city or county population. For FY2026/27, the California State Department of Finance provided the calendar year 2025 population growth percentage changes for both the City of Woodland and Yolo County at 0.6% and 0.16%, respectively. Based on these growth rates, it is recommended that the City Council

approve the appropriations limit using the County's population growth factor. Using the prior year's Gann limit of \$106,287,745, the FY2026/27 Limit is calculated by applying the 0.16% population change in the County and the 4.95% increase in California per capita personal income. Please see the calculation worksheet attached to the Resolution. The resulting appropriation limit of \$111,727,467 is \$50,874,303 higher than our expected applicable tax revenue for FY2026/27. The City should remain substantially below the Appropriations Limit in the foreseeable future.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2026/27 Appropriations Limit.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Appropriation Limit Calculation - FY27
2. Price and Population Data 2026- State Controller's Office
3. Proposed Resolution_Annual Appropriations Limit FY27

Appropriation Limit Calculation for Fiscal Year ending 6/30/2027

Fiscal Year 2025/26 Appropriation Limit \$ 106,287,745

Input Areas

Factors:

<u>Per Capita Personal Income</u>	
(a) % change	4.950%
(a) Annual % Change In population	0.160% (The higher % increase should be used - Woodland's population increase or Yolo County's population increase)

Factors converted to Ratios:

Per Capita Ratio	1.0495
Population Converted To Ratio	1.0016

Calculation of the City of Woodland's Factor

1.0495 X 1.0016 1.051

Fiscal Year 26/27 Appropriation Limit

\$ 106,287,745 x 1.051 \$ 111,727,467

(a) Information provided by the California State Department of Finance.

May 1, 2026

Dear Fiscal Officer:

Price Factor and Population Information

Appropriations Limit

California Revenue and Taxation Code section 2227 requires the Department of Finance to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2026, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2026–27. Attachment A provides the change in California’s per capita personal income and an example for utilizing the factors to calculate the 2026–27 appropriations limit. Attachment B provides the city and unincorporated county population percentage change. Attachment C provides the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. [California Revenue and Taxation Code section 2228](#) provides additional information regarding the appropriations limit. [Article XIII B, section 9\(C\) of the California Constitution](#) exempts certain special districts from the appropriations limit calculation mandate. Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. California Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller’s Office. **Finance will certify the higher estimate to the State Controller by June 1, 2026.** Please note: The prior year’s city population estimates may be revised. The per capita personal income change is based on historical data.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

/s Erika Li
Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2026–27 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2026-27	4.95

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2026–27 appropriation limit.

2026–27:

Per Capita Cost of Living Change = 4.95 percent
Population Change = -0.14 percent

Per Capita Cost of Living converted to a ratio: $\frac{4.95 + 100}{100} = 1.0495$

Population converted to a ratio: $\frac{-0.14 + 100}{100} = 0.9986$

Calculation of factor for FY 2026–27: $1.0495 \times 0.9986 = 1.0480$

FISCAL YEAR 2026-27

Attachment B

Annual Percent Change in Population Minus Exclusions*

January 1, 2025 to January 1, 2026, and Total Population January 1, 2026

City	County	Percent Change 25-26	Population Minus Exclusions 1-1-25	Population Minus Exclusions 1-1-26
Davis	Yolo	0.44	65,712	66,002
West Sacramento	Yolo	0.89	55,376	55,871
Winters	Yolo	0.26	8,007	8,028
Woodland	Yolo	-0.60	61,693	61,324
Unincorporated	Yolo	-0.25	34,766	34,679
Incorporated	Yolo	0.23	190,788	191,225
County Total	Yolo	0.16	225,554	225,904

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
TO SET THE APPROPRIATION LIMIT, IN ACCORDANCE WITH
ARTICLE XIII-B OF THE STATE CONSTITUTION
FOR FISCAL YEAR 2026/27**

WHEREAS, the voters of the State of California added Article XIII-B to the Constitution limiting the state and local governments' ability to appropriate the proceeds of taxes; and

WHEREAS, California legislation (SB 1352) has implemented the provisions of Article XIII-B, effective January 1, 1981; and modified these provisions with the passage of Proposition 111 in June 1990; and

WHEREAS, the City of Woodland has calculated its appropriation limitation in accordance with Government Code Section 7910; and

WHEREAS, the City Council of the City of Woodland selected the greater of the City or the County of Yolo's population factor and State of California's inflation factor for calculating the appropriations limit.

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

SECTION 1. The Appropriation Limit for the City of Woodland for fiscal year 2026/27 is hereby set at \$111,727,467.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.10
SUBJECT: Contract for Independent Auditing Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____ authorizing the City Manager to execute a contract with LSL, LLP (formerly known as Lance, Soll & Lunghard, LLP) for independent auditing services for two fiscal years (FY2024/25 through FY2025/26), with an optional two-year extension.

Staff Contact:

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

Fiscal Impact:

The cost for services is \$139,755 for each of the FY2024/25 and FY2025/26 audits. The optional extension for FY2026/27 and FY2027/28 remains at \$139,755 each. The cost of the annual audit is built into the General Fund baseline budget.

Background:

Each year, the City is required to have independent auditors perform audit work for the City, the Woodland Finance Authority, and for audits of federal grants (Single Audit). The City has utilized the services of LSL, LLP starting with the FY2019/20 audit through FY2023/24. This firm has developed a thorough understanding of the City's financial operations, accounting systems, and reporting requirements, resulting in an efficient audit process. Staff believes that continuing with the current firm for fiscal years FY2024/25 - FY2027/28 is in the City's best interest due to this established familiarity and demonstrated performance and optimal audit services. The proposed two-year agreement with an optional two-year extension, remains compliant with California Government Code 12410.6 (b) as the audit firm's partner responsible for reviewing the City's audits will rotate with the FY2024/25 audit, thus allowing for the same partner through FY2027/28 without conflict.

Discussion:

Staff has been satisfied with the quality and timeliness of the services provided by LSL, LLP and has determined that continuing with the current audit firm is in the City's best interest. The proposed agreement remains compliant with California Government Code 12410.6 (b) through the required rotation of the audit firm's reviewing partner and will provide the City with continuous and uninterrupted auditing services.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____ authorizing the City Manager to execute a contract with LSL, LLP (formerly known as Lance, Soll & Lunghard, LLP) for independent auditing services for two fiscal years (FY2024/25 through FY2025/26), with an optional two-year extension.

Prepared by: Karie Farnham, Financial Services Manager

Reviewed by: Kim McKinney, Administrative Services Director


 Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_LSL Audit Services FY25-28

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT WITH LSL, LLP (FORMERLY KNOWN AS LANCE,
SOLL & LUNGHARD, LLP) FOR INDEPENDENT AUDIT SERVICES**

WHEREAS, the City of Woodland wishes to enter into a professional services agreement with LSL, LLP for independent audit services (“Agreement”); and

WHEREAS, annual audits are required for the City and Woodland Finance Authority; and

WHEREAS, an annual Single Audit of federal grant awards is required by the U.S. Office of Management and Budget (OMB Circular A-133); and

WHEREAS, LSL, LLP has demonstrated that it is qualified to perform these required audits; and

WHEREAS, the City Council wishes to approve the two-year Agreement and two-year extensions, and authorize its execution through the adoption of the 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 two-year agreement and two-year extensions for independent auditing services covering FY2024/25 – FY2027/28. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

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

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 16th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.11
SUBJECT: Woodland Urban Limit Line Utility Extension Ballot Measure for the November 3, 2026, General Municipal Election

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____ calling for the placement of the City of Woodland Urban Limit Line Utility Extension Measure on the ballot for the November 3, 2026, General Municipal Election, requesting consolidation with the statewide general election, and setting rules and deadlines for the submittal of arguments.

Staff Contact:

Erika Bumgardner, Deputy Community Development Director, (530) 661-5886,

erika.bumgardner@cityofwoodland.gov

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

Fiscal Impact:

Project applicants will be responsible for their share of Yolo County election services costs associated with placing the measure on the November 3, 2026, ballot. Any future service, facility, and/or maintenance costs associated with potential utility extensions would be evaluated and addressed through subsequent service agreements if the measure is approved by voters and the City Council later elects to extend services.

Background:

In June 2006, Woodland voters adopted Measure A, establishing a permanent Urban Limit Line (ULL) around the City to circumscribe urban development and protect agricultural lands and open space. Measure A also amended the General Plan to prohibit the extension of public services and facilities beyond the ULL except as otherwise approved by the voters. Because Measure A is voter-adopted, any amendment allowing public service extensions beyond the ULL requires majority voter approval.

The City has received requests from existing commercial facilities located outside the ULL, including Bayer U.S. Crop Science, LLC, located at 37437 CA-16, and Clark Pacific, located at 40600 County Road 18C, for access to City sewer, treated water, and recycled water services. The proposed ballot measure is intended to allow the City to consider such utility service extensions for eligible existing commercial facilities while maintaining the ULL's growth-management purpose.

At its May 19, 2026, meeting, the City Council certified the Final Supplemental Environmental Impact Report (SEIR), approved the related General Plan Amendment to Policy 2.A.1 contingent upon voter approval, and directed staff to prepare the ballot measure for City Council consideration on June 2, 2026.

Discussion:

The proposed measure focuses on utility service eligibility and does not alter the ULL boundary. The ULL would remain in its current location and would continue to serve as the City's permanent growth boundary. The measure would only amend the policy language to allow a limited exception for sewer, water, and recycled water facilities serving existing commercial facilities that meet the measure's eligibility criteria.

The proposed ballot question reads as follows:

CITY OF WOODLAND URBAN LIMIT LINE UTILITY EXTENSION MEASURE. Shall the measure amending the policy establishing the City's Urban Limit Line to permit the extension of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the Urban Limit Line and in operation on or prior to November 3, 2026, be adopted?

YES NO

If the measure is approved by voters, it would amend General Plan Policy 2.A.1 to allow a limited exception for sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026.

The proposed measure would not:

- Move or modify the geographic location of the Urban Limit Line;
- Approve new urban development outside the ULL;
- Require the City to extend utilities to any property;
- Automatically approve any utility extension, service connection, or physical improvements; or
- Approve any specific service agreement with Bayer, Clark Pacific, or any other eligible commercial facility.

Rather, voter approval would allow the City to evaluate, negotiate, condition, and consider future utility service agreements on a case-by-case basis. Any future utility extension would remain subject to subsequent City Council approval of service terms, confirmation of water and wastewater capacity, applicable fees and cost responsibility, and any additional regulatory approvals or conditions.

Environmental Review

The City prepared a Supplemental Environmental Impact Report (SEIR) pursuant to CEQA to evaluate the proposed General Plan Amendment and ULL measure. On May 19, 2026, the City Council certified the Final SEIR and adopted CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program. The action recommended herein is limited to calling the election and establishing related election procedures. To the extent the resolution solely calls an election and establishes

election procedures, those actions are administrative activities of government and are not a project under CEQA Guidelines section 15378(b)(5).

Conclusion:

Staff recommends that the City Council adopt Resolution No. ___ calling for the placement of the City of Woodland Urban Limit Line Utility Extension Measure on the ballot for the November 3, 2026, General Municipal Election, requesting consolidation with the statewide general election, and setting rules and deadlines for the submittal of arguments.



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_Calling General Municipal Election, Requesting Consolidation and Setting Rules for Ballot Arguments - General Plan Amendment

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF WOODLAND
A MEASURE AMENDING THE WOODLAND GENERAL PLAN TO
AUTHORIZE THE CITY TO EXTEND POTABLE WATER, RECYCLED
WATER AND SEWER SERVICES TO EXISTING COMMERCIAL PROPERTIES
WITHIN ONE MILE OF THE CITY'S "MEASURE A" URBAN LIMIT LINE; AT
A GENERAL MUNICIPAL ELECTION TO BE CONSOLIDATED WITH THE
STATEWIDE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026;
AND SETTING RULES AND DEADLINES FOR THE SUBMITTAL OF
ARGUMENTS FOR AND AGAINST THE MEASURE**

WHEREAS, at the June 6, 2006 Special Municipal Election, Woodland voters approved a City initiative measure, which is commonly referred to as "Measure A"; and

WHEREAS, Measure A established a permanent Urban Limit Line (ULL) to circumscribe urban development and protect agricultural lands, and prohibits extending City public services to properties beyond Woodland's ULL; and

WHEREAS, Policy 2.A.1 of Goal 2.A of the City's 2035 General Plan Land Use, Community Design and Historic Preservation Element codifies Measure A's prohibition on extending City public services and facilities to properties beyond the ULL; and

WHEREAS, because Measure A is a voter-approved measure, pursuant to California Elections Code section 9217, any repeal of or amendment to Measure A must also be approved by majority of Woodland voters voting on such repeal or amendment at a municipal election; and

WHEREAS, the City Council desires to bring forward to Woodland voters a ballot measure amending Policy 2.A.1 of Goal 2.A of the Woodland General Plan Land Use, Community Design and Historic Preservation Element to allow the City to extend potable water, recycled water and sewer public services to eligible existing commercial facilities located within one mile of the ULL and in operation on or prior to the November 3, 2026 General Municipal Election; and

WHEREAS, the specific terms of the General Plan Amendment measure are provided for in the resolution to be considered by the qualified voters, attached hereto as Exhibit "A" (the "Measure") and by this reference made an operative part hereof, and in accordance with all applicable laws; and

WHEREAS, to analyze the potential environmental impacts of the Measure, the City caused a Draft Supplemental Environmental Impact Report (SEIR) to be prepared pursuant to CEQA Guidelines section 15163 to supplement the City's certified 2035 General Plan and Climate Action Plan Final EIR (State Clearinghouse #2013032015; certified May 16, 2017); and

WHEREAS, the Draft SEIR was circulated for a 45-day public review period from December 19, 2025 through February 2, 2026, the City fully responded to all submitted comments regarding the Draft SEIR, and a Final SEIR was completed in compliance with CEQA and the CEQA Guidelines; and

WHEREAS, the Final SEIR concludes, based on the whole of the record, that this General Plan Amendment/Measure would result in no new significant environmental impacts and would not increase the severity of any significant and unavoidable impacts previously disclosed in the certified 2035 General Plan and Climate Action Plan (CAP) EIR; and the mitigation measures from the certified 2035 General Plan and CAP Final EIR continue to apply, as applicable, and the adopted Mitigation Monitoring and Reporting Program provides a feasible mechanism for implementation and monitoring of those mitigation measures; and

WHEREAS, at a duly noticed public hearing held on May 7, 2026, the City of Woodland Planning Commission recommended, on a 5-0 vote (with two members absent), that the City Council (i) certify the Final SEIR, (ii) approve the proposed General Plan Amendment to Policy 2.A.1 of Goal 2.A, contingent upon majority voter approval of an amendment to Measure A, and (iii) approve placing this Measure on the November 3, 2026 General Municipal Election ballot to submit the proposed General Plan Amendment/Measure to Woodland voters; and

WHEREAS, at a duly noticed public hearing held on May 19, 2026, the Woodland City Council (i) certified the Final SEIR and (ii) approved the proposed General Plan Amendment to Policy 2.A.1 of Goal 2.A, contingent upon majority voter approval of an amendment to Measure A; and

WHEREAS, California Elections Code section 9222 authorizes the City Council to submit local measures to the voters; and

WHEREAS, all legal prerequisites to submitting this Measure to Woodland voters have been satisfied; and

WHEREAS, the City Council desires to consolidate the General Municipal Election for the Measure described herein with the Statewide General Election to be held on November 3, 2026; and

WHEREAS, the City Council further desires to set rules and deadlines for the submittal of written arguments and rebuttals for and against the Measure.

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

SECTION 1. Recitals. The City Council of the City hereby finds and determines that the foregoing recitals are true and correct, are incorporated herein and by this reference made an operative part hereof.

SECTION 2. Submission of Ballot Ordinance/Measure. The City Council of the City of Woodland, pursuant to its right and authority as contained in California Elections Code section 9222 and all other laws governing general law cities, hereby orders the Measure attached hereto as Exhibit "A" to be submitted to the qualified voters of the City at the General Municipal Election to be held and consolidated with the Statewide General Election on Tuesday, November 3, 2026.

The proposed Measure shall be in the form attached hereto as Exhibit “A” to this Resolution and is incorporated by this reference as if fully set forth herein.

SECTION 3. Ballot Question. The City Council, pursuant to its right and authority under California law, does hereby order that the ballot question shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section 3. On the ballot to be submitted to the qualified voters at the election to be held at the General Municipal Election to be consolidated with the Statewide General Election on Tuesday, November 3, 2026, in addition to any other matters required by law, there shall be printed substantially the following ballot question:

<p>“Shall the measure amending the policy establishing the City’s Urban Limit Line to permit the extension of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the Urban Limit Line and in operation on or prior to November 3, 2026, be adopted?”</p>	YES	
	NO	

SECTION 4. Election Procedures/Request for Consolidation.

- A. The City Council consents to the consolidation of the election on this Measure with all other elections being held in the same territory on November 3, 2026, and to hold and conduct the consolidated election in the manner prescribed in Election Code Section 10418.
- B. The ballots to be used at the election shall be in the form and content as required by law.
- C. In accordance with Section 10403 of the Elections Code, the Board of Supervisors of Yolo County is hereby requested to consent to consolidation of the election on this Measure with the Statewide General Election and all other elections being held in the same territory on November 3, 2026, and to having the Registrar of Voters render such election services to the City of Woodland as may be requested by the City Clerk’s Office of said City, the County of Yolo to be reimbursed in full for such services as are performed.
- D. The election services which the City of Woodland requests the Registrar of Voters, or such other official as may be appropriate, to perform and which such officer is hereby authorized and directed to perform, if said Board of Supervisors consents, include: the preparation, printing and mailing of sample ballots and voter information guides; the establishment or appointment of precincts, voting centers, and election officers, and making such publications as are required by law in connection therewith; the furnishing of ballots, voting booths and other necessary supplies or materials for voting centers;

the canvassing of the returns of the election and the furnishing of the results of such canvassing to the City Clerk's Office of the City of Woodland; and the performance of such other election services as may be requested by the City Clerk.

- E. The City Clerk's Office is authorized, instructed and directed to procure and furnish, or to cause to be procured and furnished, any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia, or cause such actions to be made, that may be necessary in order to properly and lawfully conduct the election.
- F. That the precincts, ballot drop box locations and hours of operations, vote center locations and hours of operations, vote-by-mail procedures and timing, and election officers, and all other persons and procedures for the General Municipal Election shall be the same as those utilized by the County of Yolo; and
- G. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections in the City.
- H. Notice of the time and place of holding the election is given and the City Clerk's Office is authorized, instructed and directed to give further or additional notice of the election, in time, form, and manner as required by law.
- I. All ballots shall be tallied at a central counting place and not at the precincts. Said central counting place shall be at a County center as designated by the Registrar of Voters.
- J. The Yolo County Registrar of Voters is hereby authorized to canvass the returns of said election.
- K. The City Clerk's Office of the City of Woodland shall receive the canvass as it pertains to the election on the measure, and shall certify the results to the City Council, as required by law.

SECTION 5. Arguments and Analysis.

- A. The City Council authorizes (i) the City Council or any member(s) of the City Council, (ii) any individual voter eligible to vote on the above Measure, (iii) a bona fide association of such citizens or (iv) any combination of voters and associations, to file a written argument in favor of or against the City Measure, in accordance with Article 4, Chapter 3, Division 9 of the Elections Code of the State of California and may change the argument until and including **Friday, July 24, 2026**, after which no arguments for or against the Measure may be submitted to the City Clerk. Arguments in favor of or against the Measure shall each not exceed 300 words in length. Each argument shall be filed with the City Clerk, signed, and include the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers who is the author of the argument.
- B. The City Clerk shall comply with all provisions of law establishing priority of

arguments for printing and distribution to the voters, and shall take all necessary actions to cause the selected arguments to be printed and distributed to the voters.

- C. Pursuant to Section 9280 of the Elections Code, the City Council directs the City Clerk's Office to transmit a copy of the Measure to the City Attorney. The City Attorney shall prepare an impartial analysis of the Measure, not to exceed 500 words in length, showing the effect of the Measure on the existing law and the operation of the Measure. The City Attorney shall transmit such impartial analysis to the City Clerk's Office, who shall cause the analysis to be published in the voter information guide along with the ballot measure as provided by law. The Impartial Analysis shall be filed not later than **Monday, July 13, 2026**. The impartial analysis shall include a statement indicating whether the Measure was placed on the ballot by a petition signed by the requisite number of votes by the City Council. In the event the entire text of the Measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there shall be printed immediately below the impartial analysis, in no less than 10-font bold type, the following: **"The above statement is an impartial analysis of Measure _____. If you desire a copy of the Measure, please call the election official's office at (530) 661-5806 and a copy will be mailed at no cost to you."**

SECTION 6. Rebuttals.

- A. That pursuant to Section 9285 of the Elections Code of the State of California, when the Clerk's Office has selected the arguments for and against the Measure which will be printed and distributed to the voters, the Clerk's Office shall send copies of the argument in favor of the Measure to the authors of the argument against, and copies of the argument against to the authors of the argument in favor. The authors or persons designated by them may prepare and submit rebuttal arguments not exceeding 250 words. The rebuttal arguments shall be filed with the City Clerk's Office not later than **Tuesday, August 4, 2026**. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.
- B. That the provisions herein shall apply only to the election to be held on November 3, 2026, and shall then be repealed.

SECTION 7. Placement on the Ballot. The full text of the Measure shall not be printed in the voter information guide, and a statement shall be printed in the ballot pursuant to Section 9223 of the Elections Code advising voters that they may obtain a copy of this Measure at no cost, upon request made to the City Clerk's Office.

SECTION 8. Delivery of Resolution to County. The City Clerk's Office shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions. The City Council directs the City Clerk's Office to deliver copies of this Resolution, including the Measure attached hereto as Exhibit "A", to the Clerk of the Board of Supervisors of Yolo County and to the Registrar of Voters of Yolo County not later than 88 days prior to the General Municipal Election.

SECTION 9. CEQA. The City Council hereby finds that the Measure is a project within the meaning of CEQA and the State CEQA Guidelines, and hereby adopts and incorporates by reference the findings and determinations made in the Final SEIR, as outlined in more detail in the recitals above.

SECTION 10. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 11. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

EXHIBIT "A"

RESOLUTION NO. _____

A RESOLUTION AMENDING POLICY 2.A.1 OF GOAL 2.A OF THE CITY OF WOODLAND GENERAL PLAN LAND USE, COMMUNITY DESIGN AND HISTORIC PRESERVATION ELEMENT TO AUTHORIZE THE CITY TO EXTEND POTABLE WATER, RECYCLED WATER AND SEWER SERVICES TO EXISTING COMMERCIAL PROPERTIES WITHIN ONE MILE OF THE CITY'S "MEASURE A" URBAN LIMIT LINE

NOW THEREFORE, THE PEOPLE OF THE CITY OF WOODLAND DO RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Subject to the approval of a majority of the voters of the City of Woodland at the scheduled election so designated by the City Council in a separate resolution placing this proposal on the ballot for such election, Policy 2.A.1 of Goal 2.A of the City of Woodland General Plan Land Use, Community Design and Historic Preservation Element is hereby amended to read as follows:

[NOTE: deletions are identified in ~~strikeout text~~ and additions are identified in underline]

"Policy 2.A.1 **Urban Limit Line.** A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line, with the exception of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The City shall take such administrative steps as may be required to implement Policy 2.A.1. The City shall also identify funding for implementing a permanent urban limit line, including mitigation for developing on agricultural land. The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the Urban Limit Line. The City shall continually review existing non-residential zoning to determine the potential for conversion to higher density residential uses within the permanent Urban Limit Line. The City will encourage and support appropriately located agricultural and wildlife conservation easements to support implementation of the permanent urban limit line.

This policy enacts Woodland Measure A as amended by Measure __ (Ballot of June 2006), Urban Limit Line, and can only be modified by the voters."

SECTION 2. If any portion of this Resolution is declared invalid by a court of law or other legal body with applicable authority, the invalidity shall not affect or prohibit the force and effect of any other provision or application of the Resolution that is not deemed invalid. The voters of the City hereby declare that they would have voted for the adoption of this Resolution, and each

portion thereof, regardless of the fact that any portion of the Resolution may be subsequently deemed invalid.

SECTION 3. To the fullest extent allowed by law, the provisions of this Resolution shall prevail over, and supersede, all other provisions of the Municipal Code and any ordinances, resolutions or administrative policies of the City of Woodland which are in conflict with any provision of this Resolution.

SECTION 4. Pursuant to California Elections Code section 9217, this Resolution shall not be repealed or amended except by another measure approved by a majority of the voters voting on the issue at a general municipal election, or at a special election called for that purpose.

SECTION 5. This Resolution shall take effect only if approved by a majority of the eligible voters of the City of Woodland voting at the General Municipal Election to be held on November 3, 2026, and shall take effect ten (10) days after the City Council has certified the results of the General Municipal Election by resolution.

SECTION 6. The Mayor is hereby authorized to attest to the adoption of this Resolution by the People voting thereon on November 3, 2026, by signing where indicated below.

I hereby certify that the foregoing Resolution was passed, approved and adopted by the People of the City of Woodland on the 3rd day of November, 2026.

TOM STALLARD, MAYOR

ATTEST:

Marissa Kersey, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.12
SUBJECT: Calling and Consolidating a General
Municipal Election for Council Districts 1 and 3 -
November 3, 2026

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, calling a general municipal election for the election of two Council Members by District, and requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on that date pursuant to §10403 of the Elections Code.

Staff Contact:

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

Fiscal Impact:

The cost for consolidation of these elections is dependent upon how many other jurisdictions and items are included in the election. The candidates also have a cost for filing and printing, which is paid to the County of Yolo. The City does not separately charge City Council candidates.

Background:

City Council elections are held every even numbered year and are consolidated by Yolo County with other elections held on the same date. In June 2014, the electorate in Woodland passed Measure U, which transitioned Council elections from at large to by-district elections and approved a map establishing five defined electoral districts. The two council seats to be contested in 2026 will be in Districts 1 and 3.

Discussion:

To initiate the process of conducting the election, the Council is asked to consider and adopt a Resolution calling for an election and asking the County Board of Supervisors to direct the Elections Office to consolidate and conduct our election.

Elections are consolidated by the County, which substantially lessens the cost to the individual cities and the County to conduct elections. The first step in the process is to adopt a Resolution to call for the elections and request the services of the County in conducting the consolidated election. In keeping with the required deadlines, as per election law and the needs of the County Election Office, the Board of Supervisors will be asked to take action at its meeting of July 7, 2026, to call for the election. The County has asked the local jurisdictions to adopt their resolutions by June 17 to allow the County sufficient time to place items on the Board of Supervisors agenda.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, calling a general municipal election for the election of Two Council Members by District, and requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on that date pursuant to §10403 of the Elections Code.



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_Calling General Election for Two Council Members

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
CALLING A GENERAL MUNICIPAL ELECTION FOR THE ELECTION OF
TWO COUNCIL MEMBERS BY DISTRICT AND REQUESTING THE
BOARD OF SUPERVISORS OF THE COUNTY OF YOLO TO
CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON
NOVEMBER 3, 2026 WITH THE STATEWIDE GENERAL ELECTION TO
BE HELD ON THAT DATE PURSUANT TO §10403 OF THE ELECTIONS
CODE**

WHEREAS, the City Council of the City of Woodland, by adoption of Ordinance Numbers 1576 and 1581, established that the City's regular municipal election shall be consolidated with the Statewide general election in November; and

WHEREAS, a majority of the voters voting on Measure U on November 4, 2014, approved a change from the City's former at-large system of electing City Council members to a "by district" system whereby the City now has five electoral districts, and one council member shall be selected from each district; and

WHEREAS, the City requests the Yolo County Board of Supervisors to direct the County Elections Official to render services to the City related to the conduct of an election.

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

SECTION 1. Calling of the General Municipal Election. Pursuant to the requirements of the laws of the State of California relating to municipal elections, there shall be, and there is hereby called and ordered held in the City of Woodland, County of Yolo, State of California, on November 3, 2026, a general municipal election of the qualified electors of the City of Woodland, for the purpose of electing two (2) members of the City Council, the two members being from Districts 1 and 3, for a full term of four (4) years each.

SECTION 2. Request for Consolidation. Pursuant to the requirements of §10403 of the Elections Code, the Board of Supervisors of the County of Yolo is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election and all other elections, to be held and conducted in accordance within the City on Tuesday, November 3, 2026.

SECTION 3. Election Related Services. Pursuant to Elections Code section 10002, the City requests and authorizes the Yolo County elections official to provide the services necessary to implement the election and to consolidate the election on the November 3, 2026 Election Ballot for the County of Yolo. Such services include the publication of notices calling the election, provision of voter lists, obtaining and staffing polling places, hiring and training of precinct workers, provision and delivery of precinct supplies, provision of microfiche of voters and poll locations, if desired, counting of ballots and certification of the election, and all other aspects of elections not specified herein that may be agreed upon between the County Clerk and the City Clerk.

SECTION 4. Necessary Steps. The Board of Supervisors is requested to issue instructions to the County election department to take any and all steps necessary for the holding of the consolidated election.

SECTION 5. Candidate Statement. Pursuant to Elections Code section 13307, each candidate for elective office to be voted for at the General Municipal Election may prepare a candidate's statement on an appropriate form provided by the City Clerk. Such statements may include the name, age, and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. Such statement shall not include any party affiliation of the candidate, nor membership or activity in partisan political organizations. Such statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. Such statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period. No candidate will be permitted to include additional materials in the voter information guide. Pursuant to the Voting Rights Act of 1965, candidate statements will be translated into all languages required by the County of Yolo.

SECTION 6. Tie Vote. The City Council has determined that the action to be taken in the event of a tie vote is as follows: In the event two or more Candidates receive an equal number of votes, the resolution of a tie vote shall be by lot.

SECTION 7. Costs. The City Council determines and declares that the City will pay to the County the reasonable and actual expenses incurred by the County by the consolidation of the General Municipal Election with the Statewide General Election. The City shall reimburse the County for services performed when the work is completed and upon presentation to the City of a properly approved bill. The City Manager of the City of Woodland is authorized and directed to pay for the expenses incurred after receiving a statement from the County of Yolo.

SECTION 8. Filing of Resolution. The City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the election department of the County of Yolo.

SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.13
SUBJECT: Amendments to Development Impact Fee Deferral Agreements and Public Improvement Loan Agreement - Courtyard by Marriott and Hilton Home2 Suites

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to negotiate and enter into Amendments to the Development Impact Fee Deferral Agreement dated January 11, 2022, between the City, Woodland Partners II, LLC and Woodland Lodging, LLC; and the Development Impact Fee Deferral Agreement between the City, Woodland Partners I, LLC and Woodland Lodging, LLC dated January 11, 2022, to amend the payment terms and security for such Agreements; authorizing the City Manager to negotiate and enter into an Amendment to the Public Improvement Loan Agreement dated July 21, 2022, between the City, Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC to amend the payment terms and security for such Agreement; and further authorizing the City Manager to enter into and execute such agreements and other documents in a form prepared and approved by the City Attorney and take such other actions as are necessary or convenient to carry out the Amendments.

Staff Contact:

Ken Hiatt, City Manager, (530) 661-5800, ken.hiatt@cityofwoodland.gov

Fiscal Impact:

The recommended action does not authorize a new loan, additional appropriation, or forgiveness of any amounts owed to the City. The action would authorize the City Manager, in consultation with the City Attorney, to negotiate and execute amendments to existing agreements that would modify payment terms and substitute or supplement security for certain existing obligations. The City's existing receivables under the Development Impact Fee Deferral Agreements and the Public Improvement Loan Agreement would remain outstanding and would continue to be secured by collateral acceptable to the City.

Because the proposed amendments would affect the City's collateral position and repayment timing, staff is performing due diligence on the proposed substitute collateral property located in Plumas Lake, Yuba County, including review of ownership, title, lien priority, and value sufficient to secure the obligations. Execution of the amendments would be conditioned on completion of due diligence to the satisfaction of the City Manager and City Attorney, and on final terms that adequately protect the City's financial interests.

Background:

In 2018, the City approved a Zoning Administrator Permit for two hotel projects located at 1986 E. Main Street and 441 Douglas -- Courtyard by Marriott and Hilton Home2 Suites. The two hotel sites are located at the south-east corner of E. Main Street and Douglas Lane and the north-east corner of Hays Lane and Douglas Lane, respectively. The projects required significant onsite and off-site civil

improvements, including median, intersection, sidewalk, curb, gutter, streetlight, landscape, and irrigation improvements along E. Main Street, Douglas Lane, and Hays Lane.

On November 16, 2021, the City Council authorized Development Impact Fee Deferral Agreements for the hotel projects. The agreements were intended to assist the applicant in moving the projects forward during a period of elevated construction costs and challenging lending conditions by deferring payment of City development impact fees and water capacity fees. The agreements generally provide for repayment over a five-year period at 3.5 percent (3.5%) interest, with two years of interest-only payments followed by three annual payments of principal and interest. Although certain payments have been missed due to early operational financial challenges associated with the new hotel projects, the applicant has remained in regular communication with City staff regarding repayment, has acknowledged the outstanding amounts due, including applicable delinquency interest, and the restructured repayment terms will formally incorporate those obligations.

The agreement for the Courtyard by Marriott project at 1986 E. Main Street was based on deferred development impact and water capacity fees in the amount of \$962,816.33. The agreement for the Hilton Home2 Suites project at 441 Douglas Lane was based on deferred development impact and water capacity fees in the amount of \$770,389.11. The fee deferral obligations were secured through promissory notes and deeds of trust, including security associated with the Fairfield Inn and Suites property at 2100 Freeway Drive in Woodland.

On June 7, 2022, the City Council approved a Public Improvement Loan Agreement to provide up to \$500,000 in gap financing for off-site public improvements required for the hotel projects. The loan was structured to be repaid over a ten-year period at three percent (3%) interest and was limited to costs associated with required public improvements. The loan agreement was entered into with Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC, and was similarly secured by a deed of trust against the Fairfield Inn and Suites property at 2100 Freeway Drive. The first payment was made in September 2025.

Discussion:

The applicant is now requesting amendments to the existing fee deferral and public improvement loan documents. The request is related to the applicant's effort to finance improvements at the Fairfield Inn and Suites property, which is a separate operating hotel in Woodland and is also affiliated with the applicant. To facilitate that financing, the applicant has asked the City to amend the payment terms and security for the existing obligations and to transfer security for one of the fee deferral agreements, as well as the Public Improvement Loan Agreement, from the Fairfield Inn and Suites property to a property located in Plumas Lake, Yuba County, which is also owned by the applicant or an affiliated entity.

The request does not involve approval of a new development project, issuance of a new City loan, or release of the borrower from the obligation to repay amounts owed to the City. Rather, the proposed action would allow the City Manager to negotiate amended payment terms and substitute or supplemental collateral, subject to due diligence and final legal review. Given the number of existing agreements, the involvement of multiple affiliated entities, the need to coordinate promissory notes and deeds of trust, and the proposed use of substitute collateral located outside the City and outside Yolo County, staff recommends that the City Council provide direction and delegated authority for the City Manager to complete negotiations and execute the necessary amendments and related documents.

Staff is currently performing due diligence on the proposed Plumas Lake collateral property to confirm that it has sufficient value to secure the obligations proposed to be transferred. This review is

expected to include, at a minimum, confirmation of ownership and legal description, title and lien review, evaluation of existing encumbrances, confirmation of the City's proposed lien position, and review of valuation information such as an appraisal, broker opinion of value, or other documentation acceptable to the City. The execution of final amendments will not occur unless the City Manager and City Attorney determine that the amended terms and substitute security adequately protect the City.

The proposed resolution would authorize the City Manager to negotiate and execute amendments to the Development Impact Fee Deferral Agreements and the Public Improvement Loan Agreement, together with amended promissory notes, deeds of trust, subordination or reconveyance documents, escrow instructions, title documents, and any other documents necessary or convenient to carry out the amendments. Final documents will be approved as to form by the City Attorney.

Key Terms to be Negotiated:

- Amended payment terms for the Development Impact Fee Deferral Agreements and the Public Improvement Loan Agreement, including any repayment schedule, interest, and default provisions necessary to preserve the City's financial position.
- Release, substitution, or modification of existing security interests only if substitute or supplemental security is acceptable to the City following due diligence.
- Recording of any required deeds of trust or related security instruments against the Plumas Lake property, with title insurance and lien priority acceptable to the City.
- Borrower responsibility for title, escrow, recording, appraisal, legal, and other transaction costs associated with the amendments, to the extent negotiated and legally permissible.
- City Attorney approval as to form for all amendments and related documents before execution.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to negotiate and enter into Amendments to the Development Impact Fee Deferral Agreement dated January 11, 2022, between the City, Woodland Partners II, LLC and Woodland Lodging, LLC; and the Development Impact Fee Deferral Agreement between the City, Woodland Partners I, LLC and Woodland Lodging, LLC dated January 11, 2022, to amend the payment terms and security for such Agreements; authorizing the City Manager to negotiate and enter into an Amendment to the Public Improvement Loan Agreement dated July 21, 2022, between the City, Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC to amend the payment terms and security for such Agreement; and further authorizing the City Manager to enter into and execute such agreements and other documents in a form prepared and approved by the City Attorney and take such other actions as are necessary or convenient to carry out the Amendments.



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_Development Impact Fee Deferral Agreements

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO
AMENDMENTS TO DEVELOPMENT IMPACT FEE DEFERRAL AGREEMENTS
AND A PUBLIC IMPROVEMENT LOAN AGREEMENT WITH WOODLAND
PARTNERS I, LLC, WOODLAND PARTNERS II, LLC, AND WOODLAND LODGING,
LLC, TO AMEND PAYMENT TERMS AND SECURITY FOR SUCH AGREEMENTS**

WHEREAS, in 2018, the City approved a Zoning Administrator Permit for two hotel projects located at 1986 E. Main Street and 441 Douglas Lane, consisting of the Courtyard by Marriott and Hilton Home2 Suites projects, which required significant on-site and off-site civil improvements, including median, intersection, sidewalk, curb, gutter, streetlight, landscape, and irrigation improvements along E. Main Street, Douglas Lane, and Hays Lane; and

WHEREAS, on November 16, 2021, the City Council authorized Development Impact Fee Deferral Agreements for the hotel projects to assist the applicant in moving the projects forward during a period of elevated construction costs and challenging lending conditions by deferring payment of City development impact fees and water capacity fees; and

WHEREAS, the Development Impact Fee Deferral Agreement for the Courtyard by Marriott project at 1986 E. Main Street was based on deferred development impact and water capacity fees in the amount of \$962,816.33 and the Development Impact Fee Deferral Agreement for the Hilton Home2 Suites project at 441 Douglas Lane was based on deferred development impact and water capacity fees in the amount of \$770,389.11; and

WHEREAS, the Development Impact Fee Deferral Agreements generally provide for repayment over a five-year period at 3.5 percent interest, with two years of interest-only payments followed by three annual payments of principal and interest, and the obligations were secured through promissory notes and deeds of trust, including security associated with the Fairfield Inn and Suites property at 2100 Freeway Drive in Woodland; and

WHEREAS, on June 7, 2022, the City Council approved a Public Improvement Loan Agreement to provide up to \$500,000 in gap financing for off-site public improvements required for the hotel projects, which loan was structured to be repaid over a ten-year period at three percent interest and was limited to costs associated with required public improvements; and

WHEREAS, the Public Improvement Loan Agreement, dated July 21, 2022, was entered into between the City, Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC, and was similarly secured by a deed of trust against the Fairfield Inn and Suites property at 2100 Freeway Drive; and

WHEREAS, the applicant has requested amendments to the existing fee deferral and public improvement loan documents in connection with the applicant's effort to finance improvements at the Fairfield Inn and Suites property, which is a separate operating hotel in Woodland and is also affiliated with the applicant; and

WHEREAS, to facilitate that financing, the applicant has asked the City to amend the payment terms and security for the existing obligations and to transfer security for one of the Development Impact Fee Deferral Agreements, as well as the Public Improvement Loan

Agreement, from the Fairfield Inn and Suites property to a property located in Plumas Lake, Yuba County, which is also owned by the applicant or an affiliated entity; and

WHEREAS, the requested amendments do not involve approval of a new development project, issuance of a new City loan, forgiveness of any amounts owed to the City, or release of the borrower from the obligation to repay amounts owed to the City; and

WHEREAS, because the proposed amendments would affect the City's collateral position and repayment timing, staff is performing due diligence on the proposed substitute collateral property located in Plumas Lake, Yuba County, including review of ownership, title, lien priority, and value sufficient to secure the obligations; and

WHEREAS, given the number of existing agreements, the involvement of multiple affiliated entities, the need to coordinate promissory notes and deeds of trust, and the proposed use of substitute collateral located outside the City and outside Yolo County, the City Council desires to provide direction and delegated authority for the City Manager to complete negotiations and execute the necessary amendments and related documents, subject to completion of due diligence and final legal review.

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

SECTION 1. The City Council hereby finds and determines that the foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council hereby authorizes the City Manager to negotiate and enter into amendments to the Development Impact Fee Deferral Agreements dated January 11, 2022 between the City, Woodland Partners II, LLC and Woodland Lodging, LLC, and between the City, Woodland Partners I, LLC and Woodland Lodging, LLC, to amend the payment terms and security for such Agreements.

SECTION 3. The City Council hereby authorizes the City Manager to negotiate and enter into an amendment to the Public Improvement Loan Agreement dated July 21, 2022 between the City, Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC, to amend the payment terms and security for such Agreement.

SECTION 4. The City Council hereby authorizes the City Manager to negotiate and execute amended promissory notes, deeds of trust, subordination or reconveyance documents, escrow instructions, title documents, and any other agreements, instruments, or documents that are necessary or convenient to carry out the amendments authorized by this Resolution.

SECTION 5. Execution of the amendments and related documents authorized by this Resolution shall be conditioned on completion of due diligence to the satisfaction of the City Manager and City Attorney, including confirmation of ownership and legal description, title and lien review, evaluation of existing encumbrances, confirmation of the City's proposed lien position, and valuation information sufficient to determine that the substitute or supplemental security adequately protects the City's financial interests.

SECTION 6. The amendments and related documents shall be in a form prepared and approved by the City Attorney. The City Manager is further authorized to take such other actions as are necessary or convenient to implement this Resolution and to preserve the City's financial position, including requiring title insurance, lien priority, escrow, recording, appraisal, legal, and other transaction requirements acceptable to the City.

SECTION 7. Nothing in this Resolution authorizes a new loan, an additional appropriation, forgiveness of any amounts owed to the City, or release of any borrower from repayment obligations except as may be expressly provided in final amendments and related documents approved as to form by the City Attorney and determined by the City Manager to be in the City's interest.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.14
SUBJECT: Grant of Easement to PG&E for Electrical Infrastructure to the Woodland Aquatics Center and New Electric Vehicle Charges at Expanded Community Center Parking Lot.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to grant an easement deed to Pacific Gas and Electric Company (PG&E) for operation and maintenance of electrical facilities upon City-owned property at 2001 East Street (for utility equipment servicing the Woodland Aquatics Center/Community Center Parking Lot EV chargers) and authorize the City Manager to execute the Easement Deed on behalf of the City.

Staff Contact:

Ed Wisniewski, Principal Civil Engineer, (530) 661-5975, ed.wisniewski@cityofwoodland.gov

Fiscal Impact:

Granting the easement does not create a financial obligation for the City and is consistent with past City practice of accommodating utility infrastructure necessary to support projects requiring new electrical services to City facilities. Any minor costs associated with the staff time to review and record the Easement Deed are being borne by the City's CIP budget for the Woodland Aquatics Center (CIP 19-18) and the Community Center Parking Lot Expansion Project (CIP 24-08).

Background:

The newly constructed Woodland Aquatics Center and associated Community Center parking lot expansion located at 2001 East Street utilizes electrical power supplied by PG&E. PG&E will operate and maintain their electrical utility infrastructure to the site, including underground electrical primary lines, conduit, and transformer equipment. This infrastructure is necessary to support operational needs of the aquatics center and new EV charging stations. To allow for the placement, access, maintenance, and long-term operation of this utility infrastructure, an easement deed to PG&E is required.

Discussion:

The easement would encumber a limited, defined ten-foot-wide area and would not interfere with existing Community & Senior Center operations. The City benefits directly from the new electrical service and retains ownership of the property subject only to the narrow easement rights for operation, maintenance, and access.

It is a common practice for utility companies to require easements when their infrastructure is extended across City-owned property to serve new projects. Approval of the proposed easement will allow PG&E to provide permanent electrical service to the Woodland Aquatic Center and electric vehicle chargers in compliance with utility requirements. The easement is limited in scope, does not adversely affect the City and the public's ability to use the parking lot, and supports completion of the recently installed electric vehicle charging equipment.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to grant an easement deed to

Pacific Gas and Electric Company (PG&E) for operation and maintenance of electrical facilities upon City-owned property at 2001 East Street (for utility equipment servicing the Woodland Aquatics Center/Community Center Parking Lot EV chargers) and authorize the City Manager to execute the Easement Deed on behalf of the City.

Prepared by: Ed Wisniewski, Principal Civil Engineer

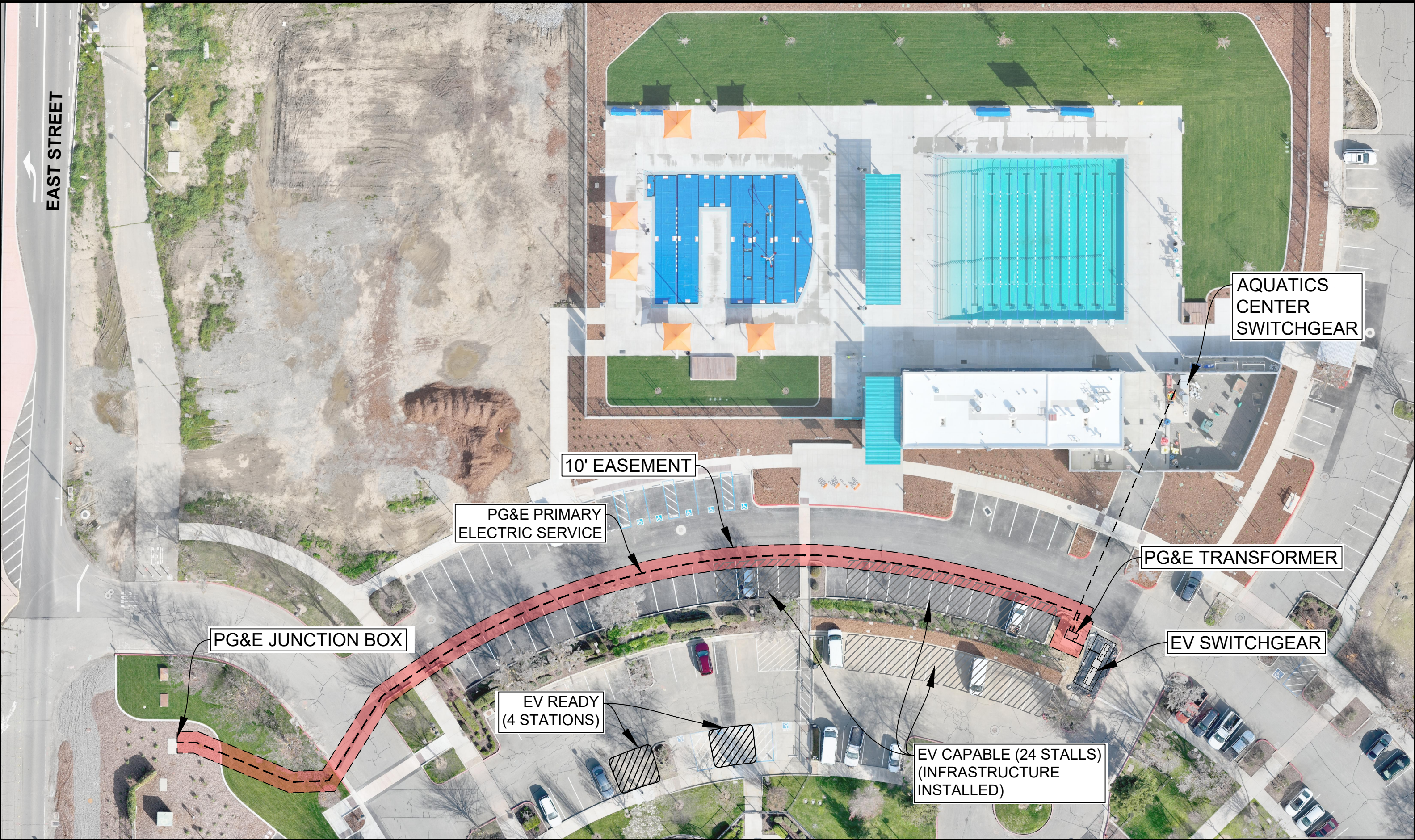
Reviewed by: Brent Meyer, Community Development Director/City Engineer



Ken Hiatt
City Manager

Attachments:

1. Exhibit_PG&E Easement
2. PG&E Easement Deed
3. Proposed Resolution_PGE Easement Deed



EAST STREET

AQUATICS CENTER SWITCHGEAR

10' EASEMENT

PG&E PRIMARY ELECTRIC SERVICE

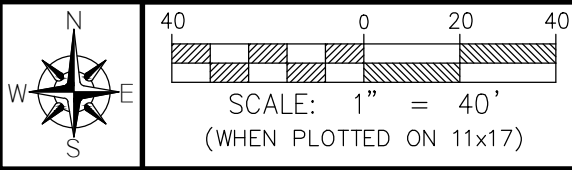
PG&E TRANSFORMER

PG&E JUNCTION BOX

EV SWITCHGEAR

EV READY (4 STATIONS)

EV CAPABLE (24 STALLS) (INFRASTRUCTURE INSTALLED)



**WOODLAND AQUATICS CENTER
PG&E EASEMENT FOR ELECTRICAL FACILITIES**



Distribution Electric and Gas Easement Version 1.1 (Rev.09/25)
RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/Uninc: Woodland
Recording Fee \$ _____
Document Transfer Tax \$ _____

- This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD#2109-02-10025

EASEMENT DEED

CITY OF WOODLAND, a municipal corporation,

“Grantor”, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (“Grantee”), the right from time to time to excavate for, construct, reconstruct, install, replace (of initial or any other size), remove, maintain, inspect and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area set forth below, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the City of Woodland, County of Yolo, State of California, described as follows:

(APN 041-080-001)

The parcel of land conveyed by Ray Thompson and Della Thompson as trustees of the RAY and DELLA THOMPSON TRUST dated February 4, 2002 and Richard F. Davis, a married man as his sole and separate property to the City of Woodland, a municipal corporation by deed dated August 12, 2003 and recorded as Document No. 2003-0054038, Yolo County Records.

The facilities and easement area are described as follows:

Underground duct banks, conduits, electrical conductors, wires, cables, and manholes with suitable covers therefor; aboveground marker posts and service pedestals; underground and/or aboveground risers, switches, boxes, enclosures, transformers with associated pads or vaults, appurtenances, and associated equipment, as Grantee deems necessary, for the distribution of electric energy and for communication purposes; together with the right to install and maintain protection barriers therefor, all to be located within the strip and parcel of land described as follows:

A strip of land of the uniform width of 10 feet, lying 5 feet on each side of the alignment of the facilities as initially installed hereunder. The approximate location of said facilities is shown upon Grantee's Drawing No. L-9-2-4 attached hereto and made a part hereof.

A parcel of land extending 8 feet from the outside edge of the pad on the operable side, and 3 feet from the outside edges of the pad of the non-operable sides. The approximate location of said pad is shown upon Grantee's Drawing No. L-9-2-4 attached hereto and made a part hereof.

Grantee agrees that on receiving a request in writing, it will at the Grantor's expense, survey, prepare and record a "Notice of Final Description" referring to this instrument and setting forth a description of said strip of land.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "A", attached hereto and made a part hereof.

The legal description herein, or the map attached hereto, defining the location of this utility easement, was prepared by Grantee pursuant to Section 8730(c) of the Business and Professions Code.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: _____, _____.

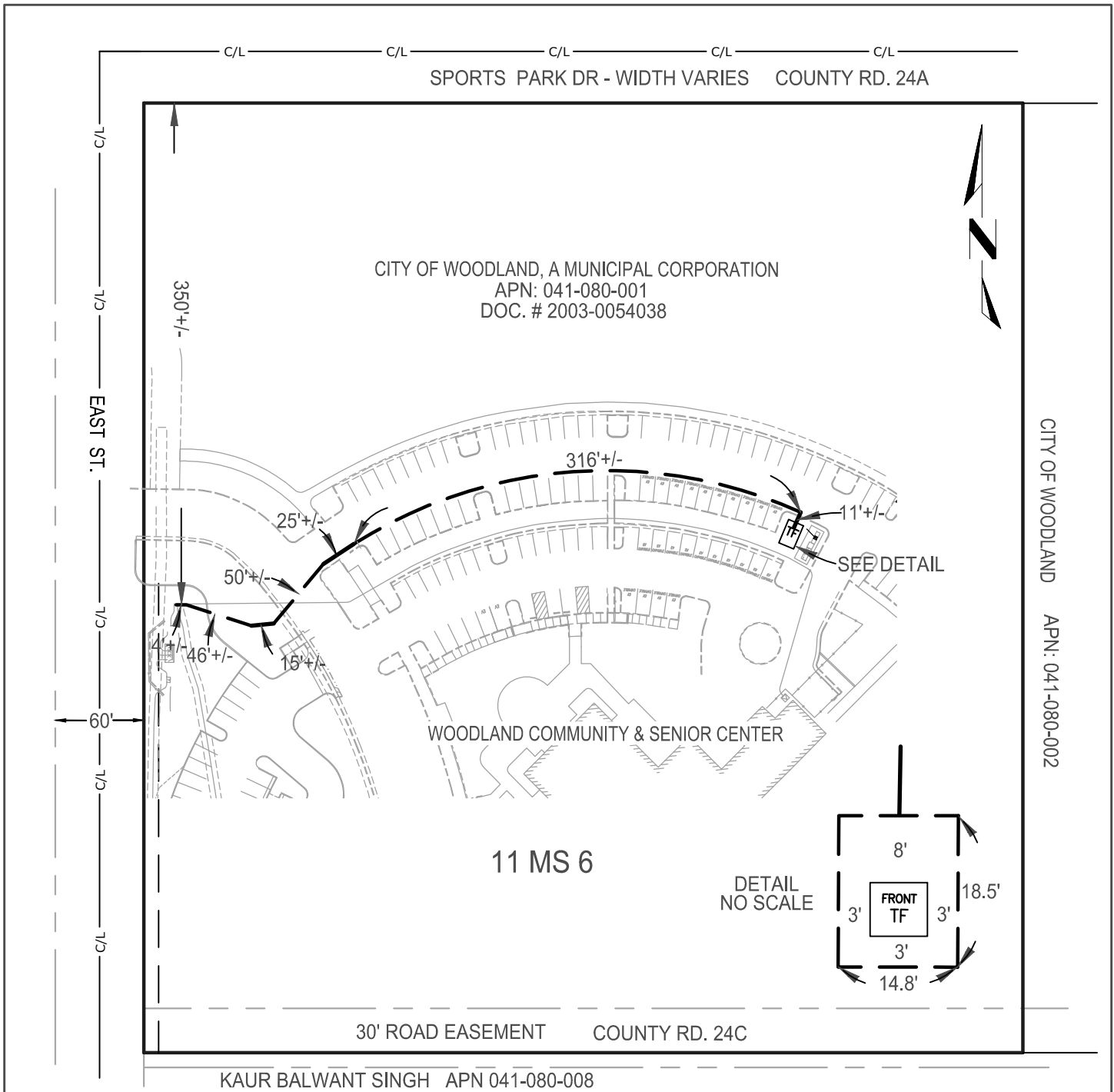
I hereby certify that a resolution was adopted on the _____, day of _____, 20____, by the _____ authorizing the foregoing grant of easement.
By _____

City of Woodland, a municipal corporation

By _____
Name:
Title:

By _____
Name:
Title:

Attach to LD: 2109-02-10025
Area, Region or Location: 6
Land Service Office: Sacramento
Line of Business: Electric Distribution (43)
Business Doc Type: Easements
MTRSQ: 21.09.02.04.43
FERC License Number: N/A
PG&E Drawing Number: L-9-2-4
Plat No.: J1725, J17
LD of Affected Documents: N/A
LD of Cross Referenced Documents: N/A
Type of interest: Electric Underground Easements (4)
SBE Parcel: N/A
% Being Quitclaimed: N/A
Order or PM: 35674291
JCN: N/A
County: Yolo
Utility Notice Number: N/A
851 Approval Application No: N/A ;Decision: N/A
Prepared By: D9W8
Checked By: RWW0
Approved By:
Revised by:



CITY OF WOODLAND APN: 041-080-002

LEGEND

- ROAD RIGHT OF WAY
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- APPROX. CENTERLINE OF FACILITIES 10' WIDE STRIP EASEMENT AREA
- TRANSFORMER

UNLESS OTHERWISE SHOWN, ALL COURSES EXTEND TO OR ALONG ALL BOUNDARIES OR LINES

CITY OF WOODLAND					SCALE 1"=100'	DATE 5/12/2026
SECTION (NW 1/4 OF SW 1/4) 4	TOWNSHIP 9N	RANGE 2E	MERIDIAN M.D.B.M.	COUNTY OF: YOLO F.B.: N/A	CITY OF: WOODLAND CH.BY: RWWO	
PLAT MAP REFERENCES J1725, J17				PG&E	SACRAMENTO DIVISION	35674291 AUTHORIZE
						L-9-2-4 DRAWING NO.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____, before me, _____ Notary Public,
Insert name
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

Pacific Gas and Electric Company



EXHIBIT “A”

GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E’s applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E’s applicant requesting the extension of PG&E utility facilities to the applicant’s property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E’s contractors perform this work on your property, if available, or granting permission to PG&E’s applicant or the applicant’s contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E’s applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant’s contractor, to work on your property. Upon completion of the applicant’s installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN EASEMENT DEED TO PACIFIC GAS AND ELECTRIC COMPANY
(PG&E) FOR ELECTRIC FACILITIES TO THE WOODLAND AQUATICS CENTER
AND ASSOCIATED ELECTRIC VEHICLE CHARGERS**

WHEREAS, the City of Woodland acquired title to the Woodland Community & Senior Center property, APN 041-080-001, located at 2001 East Street, by Grant Deed dated August 12, 2003, and recorded as Document No. 2003-0054038, Yolo County Records; and

WHEREAS, the newly installed transformer and electrical facilities are necessary for the continued operation of the Woodland Aquatics Center and the new electric vehicle chargers required as part of the Community Center Parking Lot Expansion Project; and

WHEREAS, Pacific Gas and Electric Company (PG&E) has requested that the City grant an easement for electric facilities across City-owned property to allow PG&E access for operation and maintenance; and

WHEREAS, PG&E will not energize the new electric vehicle charging infrastructure installed with the recently completed Community Center Parking Lot Expansion Project (CIP 24-08) until the Easement Deed is recorded; and

WHEREAS, PG&E has prepared an Easement Deed document for execution by the City Manager; and

WHEREAS, Staff has reviewed the Easement Deed and finds that the PG&E easement is necessary for the City-owned property and the operation of the Woodland Aquatics Center and electric vehicle charging stations.

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

SECTION 1. The easement across APN 041-080-001, located at 2001 East Street, as more particularly described in the Easement Deed attached hereto, is hereby granted to PG&E pursuant to the terms contained within the easement document.

SECTION 2. The City Council hereby directs and authorizes the City Manager to execute the Easement Deed on behalf of the City. The City Attorney is hereby authorized to make clarifying and confirming changes to the provisions of the Easement Deed.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.15
SUBJECT: Woodland Professional Firefighters' Association
Memorandum of Understanding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Professional Firefighters' Association.

Staff Contact:

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

Fiscal Impact:

The current labor agreement with the Woodland Professional Firefighters' Association (WPFA) covers salary and benefits for 44 full-time equivalent positions at an annual cost of approximately \$11 million. The terms of the proposed new one-year agreement is expected to result in an annual increase of 5.9% of total compensation. This increase will add \$650,000 in total employee compensation costs over the next year and is about \$325,000 more than the costs assumed in development of the FY2026/27 annual budget. The majority of costs of this bargaining group are funded by the General Fund.

Background:

The current labor agreement between the City and WPFA expires on June 30, 2026. In anticipation of this, the City began negotiating with WPFA on a successor labor agreement in February 2026, and reached a tentative agreement in mid-April. The tentative agreement was presented to and ratified by the WPFA membership, and tonight's recommended Council action would formally ratify the terms of the new one (1) year agreement with WPFA.

Discussion:

As required in the current WPFA Memorandum of Understanding (MOU), and consistent with agreements with other City employee associations, the City conducted a labor market analysis for select classifications within the association. This analysis compares the total compensation of represented employees in Woodland to that of comparable positions in neighboring agencies, including Davis, Lodi, Lincoln, Manteca, Rocklin, West Sacramento and Yuba City.

Total compensation includes base salary, additional forms of payment (such as incentive or education pay, longevity pay, bilingual pay, etc.), and the cost of medical and other City-paid benefits. Woodland's compensation levels are evaluated against the market median of these agencies to determine alignment with the regional market.

The results of the analysis showed that the total compensation for positions within WPFA is below the market median by 7%.

The terms of the proposed agreement are meant to do two things: (1) provide adjustments to move the total compensation toward alignment with the median, and (2) provide modest changes in salaries and costs of certain other benefits for employees while maintaining the structure for the overall benefit package included in prior agreements. Given the current uncertainty surrounding the

City's fiscal situation, the contract terms are limited to one year.

The major terms of the new contract are as follows:

Market Adjustments:

The following adjustments are provided to address the out-of-market findings from the compensation review:

- Salary — Effective July 1, 2026, all positions receive a 3% increase in base salary
- Longevity Pay — An additional 1% is added to each level of the existing Longevity Pay program; the following is the updated schedule:

10 years: 2.0% of base pay

15 years: 3.0% of base pay

20 years: 4.0% of base pay

- Education Incentive: Maximum allowable incentives increase from the current 5% to a total of 6%. Two new certifications are included in the allowable list, and one has been removed.

Add: Woodland Fire Department Tractor Drawn Aerial Driver Training Program 1%

Add: River and Flood Water Rescue/Swift Water Rescue 1%

Remove: Post 2019 Remainder of Driver Operator Series (Fire Apparatus Driver Operator Aerial, Tiller, Wildland, Water Tender) 1%

Other Provisions:

The following contract changes are provisions for ongoing compensation unrelated to the results of the compensation review:

Cost of Living Adjustments:

- July 1, 2026 1.0%
- January 1, 2027 1.0%

Medical Health Insurance:

The City's contribution toward health premiums will increase by 3% on January 1, 2027.

Strike Team Pay:

Employees will receive a differential pay of 10% when deployed on a strike team. This cost is reimbursable by the agencies requesting the strike teams and will not result in additional fiscal impact on the City.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Professional Firefighters' Association.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.16
SUBJECT: Woodland Mid-Management Professional Association
Memorandum of Understanding

At the time of publishing, the staff report associated with this item was not yet approved. Once complete, a supplemental report will be created and added as an attachment.



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: F.17
SUBJECT: Woodland City Employees' Association Memorandum of Understanding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland City Employees' Association.

Staff Contact:

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

Fiscal Impact:

The current labor agreement with the Woodland City Employees' Association (WCEA) covers salary and benefits for 134 full-time equivalent positions at an annual cost of approximately \$19.8 million. The terms of the proposed new one-year agreement are expected to result in an average annual increase of 2.2% of total compensation. This increase will add \$450,000 in total employee compensation costs over the one-year period and is a savings of about \$145,000 in expenditure assumed in the development of the FY2026/27 budget and forecast. About 30% of this bargaining group is funded by the General Fund, with the balance funded by various enterprise, internal service and special revenue funds.

Background:

The current labor agreement between the City and WCEA expires on June 30, 2026. In anticipation of this, the City began negotiating with WCEA on a successor labor agreement in March 2026, and reached a tentative agreement in early June. The tentative agreement was presented to and ratified by the WCEA membership, and tonight's recommended Council action would formally ratify the terms of the new one (1) year agreement with WCEA.

Discussion:

As required in the current WCEA Memorandum of Understanding (MOU), and consistent with agreements with other City employee associations, the City conducted a labor market analysis for select classifications within the association. This analysis compares the total compensation of represented employees in Woodland to that of comparable positions in neighboring agencies, including Davis, Lodi, Lincoln, Manteca, Rocklin, West Sacramento and Yuba City.

Total compensation includes base salary, additional forms of payment (such as incentive or education pay, longevity pay, bilingual pay, etc.), and the cost of medical and other City-paid benefits. Woodland's compensation levels are evaluated against the market median of these agencies to determine alignment with the regional market.

The WCEA MOU covers more than 80 different job classifications, and 21 were selected by the Association to include in the market analysis. Based on the results of the study, one of the selected positions, the Library Circulation Supervisor, was below the market median by more than 5%. The proposed MOU includes a provision to adjust the salary level for this position as a result of this finding.

The major terms of the new contract are as follows:

Cost of Living Adjustments:

- July 1, 2026 2%

Longevity Pay Changes:

Effective July 1, 2026, rather than paying a flat amount, longevity pay will be based on a percentage of base pay, as follows:

- 10 years of service : 1.0% of base pay
- 15 years of service : 1.5% of base pay
- 20 years of service : 2.0% of base pay

Medical Health Insurance:

The City's contribution toward health premiums will increase by 3% on January 1, 2027.

Professional Growth and Wellness:

The current Professional Growth program is being modified to include a wellness component. The overall total benefit amount remains unchanged.

Market Adjustment:

The Circulation Supervisor position in the Library will move from the current pay range of 37 to range 39.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland City Employees' Association.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: G.18
SUBJECT: Woodland Tourism Business Improvement District
Annual Assessment FY 2026/2027

Recommendation for Action: Staff recommend the City Council: 1) Hold a Public Hearing to receive testimony regarding the City Council's intention to continue the Woodland Tourism Business Improvement District; 2) Determine whether a legally sufficient protest is made; 3) If a legally sufficient protest is made, do not continue the annual assessment for the Woodland Tourism Business Improvement District for the 2026/2027 fiscal year; or 4) If no legally sufficient protest is made, adopt Resolution No. _____, approving the Woodland Tourism Business Improvement District FY 2026/2027 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2026/2027 fiscal year.

Staff Contact:

Spencer Bowen, Communication & Strategic Policies Manager
| spencer.bowen@cityofwoodland.gov, (530) 661-5808

Fiscal Impact:

The purpose of the Woodland Tourism Business Improvement District (WTBID) is to increase the occupancy of Woodland hotels, resulting in continued and enhanced transient occupancy tax and other visitor-supported revenues. Other than administrative support and collections, there are no costs to the City of Woodland associated with the renewal of the WTBID. Increased occupancy will result in a positive impact on the City's general fund revenue through the transient occupancy tax (TOT) collected on each room night.

Background:

Tourism promotion is a specific purpose named in California Business Improvement District (BID) law. A BID is a benefit district where an industry or area assesses itself to spend collective funds on goals for mutually-beneficial purposes. BIDs are frequently used by hotels to fund tourism marketing and promotion efforts. Through BID self-assessment, business owners collectively pay for activities that single businesses cannot afford and serve to champion a destination area, as opposed to typical marketing efforts designed to promote individual businesses. The Parking and Business Improvement Area Law of 1989 under the California Streets and Highway Code sets forth specific actions to renew Business Improvement Districts annually. State law makes it clear that BID assessments are not taxes.

Since a BID fee is a benefit assessment and not a tax, BIDs are able to pay for programs and activities without relying on public funding. Tourism BIDs (TBIDs) can provide destination marketing in ways distinctly different from municipal governments or individual businesses. TBIDs are public-private partnerships which benefit both destination cities and businesses located in those cities.

In the fall of 2021 Woodland hoteliers sent a letter to the City requesting the establishment of a Woodland-focused tourism business improvement district. Subsequently, on June 21, 2022, the Woodland City Council adopted Ordinance No. 1691 establishing the WTBID. The WTBID requires annual renewals to continue the assessment. Consideration of each annual renewal is subject to the process stipulated in the Parking and Business Improvement Area Law of 1989.

Discussion:

The 2026/2027 fiscal year annual assessments to be levied against hotels within the District are based on the benefits they derive from the program of activities. In accordance with Ordinance No. 1691, in addition to any assessments, fees, charges, or taxes imposed otherwise in the City, except where funds are otherwise available, the City Council proposes to levy assessments for fiscal year 2026/2027 against hotels in the WTBID for the purpose of funding the programs, activities, and services that will promote the City and hotels as a visitor and tourist destination. Each hotel shall pay an assessment of two percent (2%) of the total room rents charged and received from transient hotel guests who do not make the hotel their principal place of residence.

These assessments shall be due and payable and shall be paid at the same time and in the same manner that the transient occupancy tax is due and payable and shall be subject to the same penalties and interest for nonpayment. Assessments will be collected by the City of Woodland, with the funds being remitted to a special fund of the City for expenditure in accordance with its adopted annual budget as presented by the Advisory Board appointed by the City Council.

Annual Report — Woodland Tourism Business Improvement District

In May 2026, the Woodland Hoteliers Group submitted their Annual Report that describes the improvements and activities for which assessments are to be levied and collected for the 2026/2027 fiscal year. This Annual Report was presented to the City Council for review and approval on June 2, 2026.

At the June 2 meeting, the City Council approved the Annual Report from the Advisory Board and adopted a resolution of intention to levy the annual assessment for Fiscal Year 2026/2027. A representative of the Woodland Hoteliers Group was present at the City Council meeting to share highlights of activities over the past year and plans for the coming fiscal year to promote Woodland as a visitor and tourism destination.

Process for adoption

Under the 1989 law, the State requires a series of steps to renew the WTBID. On June 2, 2026, the Annual Report was presented to the City Council for review and approval. Additionally, City Council is required to hold a public hearing to receive public testimony regarding the levy for the annual assessment for fiscal year 2026/2027. The following is a synopsis of the activity necessary to renew the WTBID:

Prior to end of fiscal year 2026 – SUBMISSION OF ANNUAL REPORT (COMPLETED)

The Woodland Hoteliers Group submitted its Annual Report in May 2026. This report covers the overall description of the proposed programs and activities to be funded by the assessments, the estimated annual budget of expenses, the method of assessment and estimated revenues for the 2026/2027 fiscal year, commencing July 1, 2026 and ending on June 30, 2027.

June 2, 2026 – PRESENTATION OF ANNUAL REPORT AND BUDGET TO CITY COUNCIL AND CITY COUNCIL'S DECLARATION OF INTENTION (COMPLETED)

The Annual Report shall be presented to the City Council for review and approval. Pursuant to the 1989 BID Law, the City Council shall declare its intention to levy and collect assessments on businesses within the WTBID for fiscal year 2026/2027, adopting the Resolution of Intention. City Council reviewed and approved the Annual Report, and adopted the Resolution of Intention on June 2, 2026.

June 8, 2026 – PUBLICATION OF PUBLIC HEARING NOTICE (COMPLETED)

At least seven (7) days before the Public Hearing, the Resolution of Intention shall be published in

the local newspaper, informing the public about the Hearing. The hearing notice was published in the Daily Democrat on June 7, 2026.

June 16, 2026 – PUBLIC HEARING OF ANNUAL ASSESSMENT

At the public hearing, written and oral protests may be presented to the City Council. The form and manner of protests shall comply with Sections 36524 and 36525 of the 1989 BID Law, which generally establish that if written protests are received from the owners of businesses that will pay 50 percent or more of the assessments to be levied and protests are not withdrawn, no further proceedings to levy the proposed assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvement or activity, those types of improvements or activities shall be eliminated. Every written protest shall be filed with the City Clerk at or before the time fixed for the public hearing. The City Council may waive any irregularity in the form or content of any written protest and may correct minor defects in the proceedings. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Conclusion:

Staff recommends that the City Council: 1) Hold a Public Hearing to receive testimony regarding the City Council's intention to continue the Woodland Tourism Business Improvement District; 2) Determine whether a legally sufficient protest is made; 3) If a legally sufficient protest is made, do not continue the annual assessment for the Woodland Tourism Business Improvement District for the 2026/2027 fiscal year; or 4) If no legally sufficient protest is made, adopt Resolution No. _____, approving the Woodland Tourism Business Improvement District FY 2026/2027 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2026/2027 fiscal year.



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_WTBID Annual Renewal FY 2627

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE WOODLAND TOURISM BUSINESS IMPROVEMENT DISTRICT FISCAL YEAR 2026/2027 BUDGET AND AFFIRMING THE CONTINUATION OF THE ANNUAL ASSESSMENT OF THE DISTRICT FOR FISCAL YEAR 2026/2027

WHEREAS, the Parking and Business Improvement Law of 1989, sections 36500 et seq. of the Streets and Highways Code, authorizes cities to establish business improvement districts for several purposes, one of which is promotion of tourism; and

WHEREAS, the lodging businesses within the proposed City of Woodland Tourism Business Improvement District had requested the City of Woodland establish such a self-assessment improvement district in 2022; and

WHEREAS, the Woodland Tourism Business Improvement District was established in June 2022 by Ordinance No. 1691; and

WHEREAS, the City Council appointed an advisory board to carry out the functions specified in Street and Highways Code Section 36530, and to provide oversight, guidance, and recommendations regarding the use of the assessment funds; and

WHEREAS, the Woodland Tourism Business Improvement District Law and the Parking and Business Improvement Law of 1989 requires the advisory body to prepare and submit an annual report stating proposed changes, improvements and activities for the fiscal year; and

WHEREAS, such report was filed and approved by the City Council on June 2, 2026; and

WHEREAS, on June 2, 2026 the City Council adopted Resolution No. 8664 declaring its intention to continue the Woodland Tourism Business Improvement District for fiscal year 2026/2027; and

WHEREAS, the City Council held a duly noticed Public Hearing on June 16, 2026 to allow for protests, as contemplated by Streets and Highway Code Section 36524; and

WHEREAS, sufficient written or oral protest was not received from hotel businesses in the district which pay fifty percent or more of the assessment.

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

SECTION 1. The Woodland Tourism and Business Improvement District FY 2026/2027 Budget is approved.

SECTION 2. The continuation of the annual assessment for the Woodland Tourism Business Improvement District in the City of Woodland in accordance with City of Woodland Ordinance No. 1691 and the California Streets and Highways Code, section 36500 et seq. (Parking and Business Improvement Law of 1989) is affirmed.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: H.19
SUBJECT: Approval of the Fiscal Year 2026/27 Budget

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the Fiscal Year 2026/27 Annual Budget of \$246.86 million, and authorizing 323 full-time equivalent positions by classification.

Staff Contact:

Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov
Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:

Adoption of the Fiscal Year (FY) 2026/27 budget will appropriate \$246.86 million across all City funds. Included in this number is \$583,964 for the Successor Agency to the former Woodland Redevelopment Agency, and \$3.31 million in debt service related to debt issued by the Woodland Finance Authority, and General Fund appropriations totaling \$77.06 million.

The budget includes a set of specific funding recommendations totaling \$9.5 million, including \$9.07 million in one-time funding allocations and \$268,800 in ongoing budget augmentations. The proposed authorized full-time equivalent (FTE) positions totals 323, which is an overall reduction of four positions. The funding plan presented herein includes freezing five positions, and a proposed addition of one position.

Background:

The City's annual budget process spans several months and involves all City departments. The process begins each December and typically includes quarterly updates, budget workshops, spending plan discussions, and presentations to the City Council. Throughout the process, the budget is developed in alignment with the Council's goals and priorities and concludes with staff's recommended budget. The City's proposed budget for Fiscal Year (FY) 2026/27 reflects the assumptions presented to the Council during the April 14, 2026, budget workshop, the projects and programming included in the Measures F and R spending plans presented on May 19, 2026, and includes limited new funding recommendations that were presented and discussed at the meeting on June 2, 2026.

Discussion:

General Fund FY2026/27 Budget

The General Fund is the City's primary operating fund and pays for most day-to-day services provided to the community. These services include police and fire protection, parks and recreation, library operations, planning and building services, and general administrative functions.

The General Fund is supported primarily by property taxes, sales taxes, business license and permit fees, franchise fees, and service charges. Many of these revenues are affected by state law and economic conditions, which limits the City's ability to significantly increase revenue from year to year.

During the annual budget process, staff updates revenue projections and estimates the cost of

maintaining current staffing and service levels. In recent years, the cost of providing City services has increased faster than General Fund revenues. As a result, the City continues to face growing financial challenges and ongoing budget deficits.

During the April 14 budget workshop, staff presented a preliminary General Fund budget and five-year financial forecast for Fiscal Year 2026/27. The forecast projected a General Fund deficit of approximately \$4.6 million in FY2026/27, increasing to more than \$7 million annually by the end of the five-year period. If no corrective action is taken, General Fund reserves are projected to fall below the City Council’s policy minimum of 20% of annual revenues in FY2027/28 and could be fully depleted within two years after that.

Following the budget presentation in April, Council formed an ad-hoc budget subcommittee to work with staff on reducing the budget by \$500,000. Staff met with the subcommittee to review various options for meeting the target reduction, while minimizing the impact on service levels to the community. The alternatives discussed included reducing contributions to unfunded liabilities and facilities, limiting irrigation or landscape maintenance at City parks, freezing vacant full-time positions, and reducing contracts for various services. Ultimately, the committee determined a reduction target of at least \$1 million was more appropriate to address the fiscal imbalance, and developed the following budget reductions, which have been incorporated into the proposed budget:

Freeze Vacant Positions

Accounting Technician	
Community Services Officer	
Engineering Tech III	
Human Resources Clerk	
Marketing and Business Relations Specialist	
Tree Trimmer	
Total Position Savings	\$ 705,500
Reallocate costs for certain positions	150,000
Reduce consultant contracts/contributions	188,000
10% reduction in water for park landscaping	70,000
Reduce OPEB contribution	300,000
Eliminate contribution to turf replacement	50,000
Eliminate contribution to literacy program	7,500
Total Savings Included	\$ 1,471,000

All positions that are frozen, or not authorized for funding in FY26/27, are currently vacant. As a result, no existing employee jobs are impacted, but the work performed by these positions will be reallocated across departments and handled by existing staff, while some duties will simply not be performed. While this limits service level changes for the community, there is a significant impact on the already limited staffing within the City departments. These reductions were discussed in both the staff report for the June 2 meeting, and in the presentation at the meeting. No changes to the reduction list have been made since that time.

A minor amount of new funding has been included in the FY26/27 budget for the General Fund. The following summarizes the specific one-time funding recommendations that are included as part of the FY2026/27 Proposed Budget:

Temporary overhire of Chief Building Official	\$ 40,000
Replacement of pumps and Brooks Swim Center	\$ 14,800
Election costs- Nov 2026 election	\$ 79,200
Total General Fund One-Time Funding Recommendations	\$ 134,000

In addition, staff is proposing some limited ongoing funding recommendations in the General Fund. These additional are almost entirely to address legal requirements to be met by the City. The following table summarizes the items that have been incorporated into the budget:

Temporary Staff - Code Enforcement	\$ 25,000
Election Costs	\$ 39,600
Various supplies and legally required training	\$ 10,800
Required replacement of Fire protective equipment	\$ 30,000
Total General Fund Recurring Funding Recommendations	\$ 105,400

Based on the updated information provided herein, the General Fund's forecasted deficit has been reduced to \$3.5 million, and the projected ending reserve balance of \$13.9 million represents 22.6% of the General Fund revenues. While this remains above the 20% reserve target, the forecast continues to reflect significant funding challenges.

Proposed Budget Recommendations — Non-General Fund

The City has more than 100 funds that each require its own budget. These funds include the City's utility (Water, Sewer, Storm Drain) funds, various federal or state grant funds, special assessment districts (Lighting and Landscaping Districts), sales tax measures (Measures F and R), transportation programs, development impact fee funds and internal service funds, which provide for City vehicle maintenance, benefit administration and technology services. Each fund has its own legal restrictions, rate studies, spending plans or other such factors that require it to be accounted for separately from the General Fund.

During the annual budget process, departments also share funding needs for these ongoing operations, which are evaluated in the context of available resources. The following table summarizes the recommendations for limited supplemental funding for ongoing annual appropriations for funds other than the General Fund:

Traffic Signal Infrastructure Maintenance	\$ 20,000
Gibson Ranch utility increases	\$ 10,000
Digital Signature Platform (DocuSign)	\$ 10,000
Electronic Plan Markup Software (BlueBeam)	\$ 12,450
Virtual Webmaster Service	\$ 5,500
DocAccess ADA Service for PDF's	\$ 15,400
CivicClerk Platform and Video Streaming	\$ 10,000
Recreation program expenses	\$ 20,000
Engineering Interns	\$ 30,000
Spring Lake L&L Infrastructure Maintenance Supplies	\$ 9,800
Misc employee MOU costs	\$ 5,300
Water Fund Distributions to other Agency due to increased fees	\$ 15,000
Total Other Funds Ongoing Funding Recommendations	\$ 163,450

Additionally, the recommended FY26/27 budget includes the following one-time funding items for funds other than the General Fund:

Replacement of equipment for vehicle maintenance	\$	15,000
Hardware for required phone system replacement	\$	40,000
Graffiti abatement equipment	\$	3,000
Police department equipment replacement	\$	100,000
Fire grant match funds	\$	25,000
Fire Station 2 alerting system replacement	\$	100,000
Software/tools/PPE purchase for Fire Fleet Tech	\$	150,000
Solar array purchase - Community Center	\$	2,000,000
Solar array purchase - Police Department	\$	2,500,000
Solar array purchase - Waste Pollution Control Facility	\$	4,000,000
Total Other Funds One-Time Funding Recommendations	\$	8,933,000

The proposed budget also includes funding recommendations that have been previously approved by the City Council in the Measure F Spending Plan and Measure R Spending Plan.

Measure F

Measure F (MSF) revenues are estimated to total \$94.6 million through the 12-year life of the sales tax measure. Fiscal year 2026/27 revenues are estimated at approximately \$7.95 million, which is consistent with the assumption used for the sales tax forecast in the preliminary Operations and Maintenance budget. The budget also includes an assumed \$215,000 for user fees related to use of the Woodland Aquatic Center. Recommended appropriations for FY2026/27 total \$11.97 million, which includes \$4.7 million in one-time funding recommendations above the baseline budget.

Measure R

The Measure R (MSR) revenues are estimated to total \$33 million over the 8-year life of the sales tax measure. The actual appropriation of MSR, which includes staffing and programming, occurs annually with the adoption of the City's budget. Included in the spending plan for fiscal year 2026/27, and in the recommended budget, is an anticipated \$4.1 million in revenues, with recommended appropriations of \$3.9 million.

Capital Budget Overview

A significant component of the City's annual budget is the update to the Capital Improvement Program (CIP). For fiscal year 2026/27, the CIP budget proposes funding totaling \$29.66 million, allocated to various categories as follows:

Project Type	2026	2027	2028	2029	2030	2031
Transportation	\$ 7,949,155.95	\$ 7,776,114.00	\$ 5,177,000.00	\$ 4,567,000.00	\$ 2,167,000.00	\$ 1,167,000.00
Water	\$ 6,076,419.94	\$ 10,996,012.00	\$ 4,167,555.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Sewer	\$ 4,125,000.00	\$ 10,300,000.00	\$ 3,600,000.00	\$ 3,600,000.00	\$ 3,600,000.00	\$ 3,600,000.00
Park Facilities	\$ 4,981,000.00	\$ 400,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -
Storm Drain	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
SLIF Infrastructure	\$ 615,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -
General	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00
Grand Total	\$ 24,131,575.89	\$ 29,657,126.00	\$ 15,029,555.00	\$ 8,452,000.00	\$ 6,052,000.00	\$ 5,052,000.00

A detailed listing of all projects included in the recommended CIP budget are included as an attachment to this report.

As has been the case for the last ten to fifteen years, CIP funding relies heavily on grants, sales tax

measures and utility funds. While development impact fee funds have improved over recent years due to healthy development activity, many categories continue to face challenges with accumulated deficits, ongoing debt service and limited availability of money for project expenditures.

Looking Ahead

In preparation for the transition to a new fiscal year, there are a number of issues on the horizon that will have a direct impact on the City's ability to sustain the current and proposed service levels and/or provide additional budget flexibility to advance specific priority needs not provided for in this budget proposal.

Revenue Updates

This City's fiscal outlook has historically reflected increases in expenditures that outpace forecasted revenue growth. Fortunately, in recent years actual revenue growth, particularly in the areas of sales tax and development-related fees, has been better than expected, and the City has received some significant one-time money to supplement declining revenues. This helped to cushion the continued growth of total City expenditures over the same time, and to help increase the City's reserve balance. However, beginning in FY2022/23, the City's sales tax revenue, which is the single largest revenue source for the General Fund, began to decline. This decline continued through FY2025/26, and revenues are expected to remain fairly flat for the next two years, when moderate growth is projected to return. The five-year forecast is significantly impacted by the changed sales tax assumptions and contributed to the growing deficit.

Additionally, the City has collected fairly significant one-time revenues related to new development in the City over the last ten years, but with build out of Spring Lake essentially complete, the loss of that revenue also places pressure on the General Fund budget until the next project is ready to develop. Other revenue sources are expected to grow, but at moderate rates, particularly in the short term. To correct the forecasted deficits, new revenue sources and/or enhancements to existing revenues will be required. At the June 2 meeting, Council approved placement of a sales tax measure on the ballot for consideration in November, which could be a revenue source to allow for continued and expanded service delivery in the City.

Ongoing Labor Negotiations

The City has seven employee bargaining groups with contracts that all expire on June 30, 2026. Management has been meeting with each of the groups to reach a deal on successor contracts that fall within the modest adjustments provided for in the FY2026/27 budget development assumptions. The five-year forecast incorporates assumptions relative to personnel costs for employees represented in all bargaining groups, and terms of successor contracts can certainly have direct short and long-term budget implications.

Inflationary Pressures and Other

The City's cost of operations, unrelated to personnel, continues to increase, but at rates much higher than previously expected. Items that are particularly impactful on the budget and forecast are the costs paid to PG&E for utilities, which have increased significantly over the last few years, and the cost of fuel to run the City's fleet of vehicles. Additionally, the cost to purchase replacement vehicles in the City's fleet continues to increase due to both inflation and lack of inventory. The volatile insurance market has resulted in significant changes to the City's worker's compensation and liability insurance premiums, with rates increasing by more than 30% each year over the last three years. Items such as these are expected to continue to present challenges for funding in the short term, and have been reflected in the forecast as such.

Conclusion

As we look forward to implementing the budget for FY2026/27, staff continues to look for ways to

leverage local funding to enhance programs and services consistent with City Council and community priorities. Through ongoing partnerships and collaborations with public and private sector partners, we are seeing progress in key initiatives undertaken over the past few years. Despite downgraded revenue projections, Measure F and Measure R provide the City with resources and certainty to be able to provide essential programs and services as well as implement Council priorities. It is the overall goal of the Recommended Budget and long-term financial plan of the City to ensure that the City of Woodland can continue to deliver quality services and invest in the future of the community, while sustaining a fiscally prudent budgetary framework.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Annual Budget of \$246.86 million, and authorizing 323 full-time equivalent positions by classification.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Exhibit A - FY27 Total Appropriation by Fund
2. Exhibit B - FY27 Authorized FTE Listing
3. CIP Summary by Project FY27
4. Measure F Spending Plan FY27
5. Measure R Spending Plan FY27
6. Proposed Resolution - Fiscal Year 2026-27 Budget Adoption (1)

**CITY OF WOODLAND
FISCAL YEAR 2026/27
TOTAL APPROPRIATIONS BY FUND**

Fund	Title	Proposed FY2026/27
1101	GENERAL FUND	77,058,388
1102	MEASURE R	3,942,228
1103	INVESTMENT FUND	450,000
1301	LITERACY GRANT	96,180
1320	COMMUNITY DEVELOPMENT BLOCK GRANT	670,436
1322	SUPPORTIVE HOUSING PROGRAM	346,106
1323	HOME GRANT	555,250
1324	HOUSING ASSISTANCE GRANTS	465,068
1325	STATE GRANTS	721,946
1326	HOUSING ASSISTANCE	48,839
1327	AFFORDABLE HOUSING IN-LIEU	644,932
1330	OTHER FEDERAL GRANTS	573,303
1333	HOMEKEY GRANT	583,482
1334	OPIOID FUNDS	122,473
1351	TRANSPORTATION GRANT	3,801,670
1352	SUPPLEMENTAL LAW ENFORCEMENT SERVICES	18,440
1353	PROPOSTION 172	778,082
1354	TRANSPORTATION DEVELOPMENT ACT (SB325)	4,732,962
1355	GAS TAX FUND	2,722,519
1357	ASSET FORFEITURE FUND	10,313
1358	HOUSING MONITORING FUND	126
1365	ENVIRONMENTAL COMPLIANCE	447,657
1372	WRPP CONSERVATION EASEMENT	42,765
1381	GIBSON RANCH L&L	1,085,588
1383	NORTH PARK L&L DISTRICT	72,227
1384	STRENG POND LANDSCAPE MAINT	48,048
1386	USED OIL RECYCLING GRANT	21,000
1387	WOODLAND WEST L&L	39,152
1389	SPRINGLAKE L&L	3,915,688
1391	SPORTS PARK O&M CFD	684,232
1392	GATEWAY L&L	217,464
1393	PRUDLER SERVICES CFD	142,320
1501	CAPITAL PROJECTS	34,510
1507	MEASURE F	11,975,426
1510	GENERAL CITY DEVELOPMENT	1,701
1522	RECOGNIZED OBLIGATION RETIREMENT FUND	583,964
1550	POLICE DEVELOPMENT FUND	66,735
1560	FIRE DEVELOPMENT	24

1570	LIBRARY DEVELOPMENT FUND	171,672
1580	SURFACE WATER DEVELOPMENT	230
1582	ROAD DEVELOPMENT	209,356
1583	TREE RESERVE	5,000
1585	SEWER DEVELOPMENT FUND	1,918,452
1594	SPRING LAKE CAPITAL	15,011,262
1595	WOODLAND RTIF	39,713
1601	SPRINGLAKE ADMINISTRATION	186,868
1640	SLIF PARKS & RECREATION	400,000
1681	SLIF STORM DRAIN FUND	100,000
1682	SLIF STREET IMPROVEMENT	262,364
1917	LIBRARY TRUST FUND	38,500
2010	EQUIPMENT SERVICES	3,410,564
2011	FACILITIES REPLACEMENT	437,815
2012	EQUIPMENT REPLACEMENT	650,000
2013	BENEFITS FUND	11,712,317
2014	VEHICLE-EQUIPMENT LEASES	1,032,271
2015	INFORMATION SYSTEMS FUND	3,863,976
2091	SELF INSURANCE	6,397,672
2210	WATER ENTERPRISE FUND	43,165,841
2220	SEWER ENTERPRISE FUND	30,847,456
2221	STORM DRAIN ENTERPRISE FUND	1,696,197
2222	WASTEWATER PRE-TREATMENT	685,925
2240	CEMETERY	521,007
2250	SOLID WASTE RECYCLING	408,921
2252	CONST/DEMO DEBRIS RECYCLE	46,736
2253	RECREATION ENTERPRISE	554,521
3830	SOUTHEAST AREA DEBT SERVICE	24,361
3870	CFD#2 SPRINGLAKE DEBT SERVICE	5,335,030
		<hr/>
		246,855,271

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Adopted FY2026/27
Administrative Clerk I/II	2
Administrative Clerk I/II	2
Administrative Clerk III	2
Administrative Secretary	1
Administrative Services Director	1
Administrative Supervisor	1
Assistant Engineer	1
Assistant Planner	1
Associate Engineer	3
Associate Planner	1
Building Inspector I/II	1
Chief Building Official	1*
Chief Collection System Operator	1
Chief Information Officer	1
Circulation Supervisor	1
City Clerk	1
City Manager	1
Code Compliance Officer I/II	1
Communications & Strategic Policy Manager	1
Community Development Clerk I/II	2
Community Development Director	1
Community Development Technician I/II	2
Community Enhancement Specialist	1
Community Risk Reduction Specialist II	2
Community Services Director	1
Community Services Officer	5
Community Services Program Manager	2
Conservation Coordinator	3
Crime Prevention Specialist	1
Data Services Manager	1
Deputy CDD Director	1
Deputy Police Chief	1
Deputy PW Director - Utilities	1
Electrical Supervisor	1
Electrician's Assistant	2
Engineering Assistant	2
Engineering Technician I/II	2
Environmental Compliance Inspector II	1
Environmental Compliance Specialist	1
Equipment Services Clerk	1
Executive Assistant to the City Manager	1
Facilities Maintenance Worker I/II	1

Classification	
Facilities Maintenance Worker III	3
Finance Clerk I/II	2
Finance Specialist	4
Finance Supervisor	1
Financial Services Manager	1
Fire Battalion Chief	3
Fire Captain	12
Fire Chief	1
Fire Engineer	12
Fire Fleet Technician	1
Fire Marshal	1
Firefighter	18
Fleet & Facilities Manager	1
GIS Coordinator	1
GIS Technician II	1
Heavy Equipment Mechanic	1
Housing Analyst I/II	1
Human Resources Analyst I/II	1
Human Resources Manager	1
Ind Electrical Tech	2
Information Systems Technician I/II	2
Information Technology Analyst	1
Infrastructure Administrator	1
Laboratory Supervisor	1
Laboratory Technician I/II	2
Library Associate I/II	3
Library Program Manager I	3
Library Program Manager II	2
Library Services Director	1
Light Equipment Mechanic	2
Maintenance Supervisor	1
Maintenance Worker I /II	2
Maintenance Worker II	3
Maintenance Worker III	2
Management Analyst I/II	5
Meter Services Technician	2
Park Maintenance Worker I	1
Park Maintenance Worker II	3
Park Superintendent	1
Park Supervisor	3
Police Chief	1
Police Lieutenant	3
Police Officer	57
Police Records Specialist	7
Police Records Supervisor	1

Classification	
Police Sergeant	10
Pool Facilities Technician	2
Principal Civil Engineer	2
Public Works Director	1
Recreation Coordinator	3
Recreation Supervisor	4
Senior Accountant	1
Senior Associate Civil Engineer	1
Senior Building Inspector	1
Senior Building Plans Examiner	1
Senior Construction Project Manager	1
Senior Engineering Assistant	1
Senior Environmental Analyst	1
Senior Equipment Mechanic	1
Senior Planner	1
Senior Police Records Specialist	2
Senior Program Analyst	1
Senior Signs & Markings Technician	1
Senior Traffic Sig/Street Light Tech	1
Senior Utilities Maintenance Wkr Sewer	1
Senior Water Pollution Control Operator	1
Senior Water System Operator	1
Senior Water/Waste Instr Tech	1
Signs & Marking Tech I/II	1
Social Services Manager	1
Technical Services Manager	1
Traffic Sig/Street Light Tech	1
Treatment Plant Mechanic	1
Treatment Plant Superintendent	1
Tree Trimmer II	1
Underground Utility Service Locator	1
Utilities Engineering Manager	1
Utilities Maintenance Worker I/II	21
Utilities Maintenance Worker III/IV	6
Water Pollution Control O-I-T/I	1
Water Pollution Control Operator III	2
Water Pollution Control Operator IV	1
Water Quality Specialist I/II	1
Water Systems Administrator	1
Water Systems Operator I/II	2
Water/Waste Inst Tech	1
Total	323

*Council also to approve the overhire of Chief Building Official in addition to FTE listed above for temporary 3-month assignment

**FY2025-FY2030
Funding Summary by Project #**

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2026	2027	2028	2029	2030	2031
02-28	Traffic Engineering Services	Fund 582 - Road Development	\$ 320,000.00	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	40000
04-07	Kentucky Avenue Widening and Rec	Fund 210 - Water Enterprise	\$ 1,190,000.00	\$ 1,190,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 220 - Sewer Enterprise	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 351- Transportation Grants	\$ 13,076,950.00	\$ 13,076,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 506 - Measure "E"	\$ 2,600,650.00	\$ 2,600,650.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
06-06	Measure E/Measure F - Planning-Ma	Fund 507 - Measure "F"	\$ 388,000.00	\$ 88,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	50000
06-12	Spring Lake East Regional Pond Land	Fund 681 - SLIF Storm Drain	\$ 484,000.00	\$ 484,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
06-14	Annual In-House Road Program Supp	Fund 507 - Measure "F"	\$ 8,000,000.00	\$ 2,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	1000000
07-07	Zoning Ordinance & CEQA	Fund 325 - State Grants	\$ 537,700.00	\$ 537,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 501 - Capital Projects	\$ 130,000.00	\$ 130,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
08-21	Annual Sewer Repair and Replaceme	Fund 220 - Sewer Enterprise	\$ 7,769,180.00	\$ 4,869,180.00	\$ (1,200,000.00)	\$ 1,300,000.00	\$ 700,000.00	\$ 700,000.00	\$ 700,000.00	700000
08-22	Preliminary Odor Abatement	Fund 220 - Sewer Enterprise	\$ 414,500.00	\$ 414,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
09-15	FloodSAFE Yolo/Cache Creek Feasibil	Fund 220 - Sewer Enterprise	\$ 5,250,000.00	\$ 5,250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 581 - Storm Drain Development	\$ 429,000.00	\$ 429,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
09-23	Water System Leak Detection, Maint	Fund 210 - Water Enterprise	\$ 3,798,898.00	\$ 2,734,898.00	\$ 364,000.00	\$ 700,000.00	\$ -	\$ -	\$ -	0
10-11	Treatment Plant Exp-Biosolids	Fund 220 - Sewer Enterprise	\$ 6,250,000.00	\$ 5,380,000.00	\$ (230,000.00)	\$ 1,100,000.00	\$ -	\$ -	\$ -	0
13-05	East Main Street Improvement Proje	Fund 210 - Water Enterprise	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 220 - Sewer Enterprise	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 351- Transportation Grants	\$ 6,002,000.00	\$ 6,002,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 361 - RMRA	\$ 2,019,000.00	\$ 2,019,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 506 - Measure "E"	\$ 364,838.00	\$ 364,838.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 507 - Measure "F"	\$ 75,800.00	\$ 75,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
14-02	Water Pollution Asset Replacement I	Fund 220 - Sewer Enterprise	\$ 13,072,119.00	\$ 4,722,119.00	\$ (650,000.00)	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	1800000
14-03	Replacement of Orangeberg Sewer L	Fund 220 - Sewer Enterprise	\$ 4,532,000.00	\$ 1,532,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	500000
14-07	Sewer/Wastewater Treatment Mast	Fund 220 - Sewer Enterprise	\$ 1,041,500.00	\$ 1,041,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
14-15	Large Diameter Wastewater Pipeline	Fund 220 - Sewer Enterprise	\$ 7,096,000.00	\$ 3,496,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	600000
14-16	Pioneer Avenue High School Entranc	Fund 682 - SLIF Roads	\$ 2,300,000.00	\$ 2,300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
15-04	Chromium 6 Investigations	Fund 210 - Water Enterprise	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
16-02	Install traffic signal at Freeway Drive	Fund 582 - Road Development	\$ 450,000.00	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
16-03	Stormwater Quality Design Manual I	Fund 581 - Storm Drain Development	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
16-10	Fire Station #3 Relocation	Fund 101 - General Fund	\$ 1,154,000.00	\$ 1,154,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 507 - Measure "F"	\$ 2,000,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0
		Fund 560 - Fire Development	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0

**FY2025-FY2030
Funding Summary by Project #**

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2026	2027	2028	2029	2030	2031
17-02	Install Traffic Signal at Kentucky/Cot	Fund 582 - Road Development	\$ 450,000.00	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
17-05	ASR Wells #31	Fund 210 - Water Enterprise	\$ 7,679,486.94	\$ 5,557,000.00	\$ 2,122,486.94	\$ -	\$ -	\$ -	\$ -	\$ 0
17-07	Recycled Water Master Plan	Fund 210 - Water Enterprise	\$ 4,005,000.00	\$ 4,005,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
17-09	West Woodland Safe Routes to Scho	Fund 210 - Water Enterprise	\$ 525,000.00	\$ 525,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 351- Transportation Grants	\$ 1,592,000.00	\$ 1,592,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 506 - Measure "E"	\$ 3,006,000.00	\$ 3,006,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 507 - Measure "F"	\$ 1,416,000.00	\$ 1,416,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
17-16	West Main Street Bicycle/Pedestrian	Fund 210 - Water Enterprise	\$ 2,892,000.00	\$ 2,892,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 351- Transportation Grants	\$ 5,842,500.00	\$ 5,842,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 506 - Measure "E"	\$ 1,947,000.00	\$ 1,947,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 507 - Measure "F"	\$ 2,150,000.00	\$ 2,150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
17-22	Sports Park Drive Pedestrian Overcr	Fund 210 - Water Enterprise	\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 501 - Capital Projects	\$ 3,660,000.00	\$ 3,660,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 582 - Road Development	\$ 2,609,000.00	\$ 2,609,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 593 - Gibson Ranch Infrastructure	\$ 1,450,000.00	\$ 1,450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
17-23	Main Street Sanitary Sewer and Stor	Fund 220 - Sewer Enterprise	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 506 - Measure "E"	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
18-04	Park/Recreation Facility Planning	Fund 506 - Measure "E"	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
19-01	GIBSON LANDSCAPE - Pioneer Avenu	Fund 582 - Road Development	\$ 57,000.00	\$ 57,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 682 - SLIF Roads	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
19-06	Traffic Calming Program	Fund 501 - Capital Projects	\$ 600,000.00	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
19-11	Spring Lake Central Park	Fund 640 - SLIF Parks & Recreation	\$ 3,060,000.00	\$ 560,000.00	\$ 100,000.00	\$ 400,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ 0
19-12	Spring Lake 2019 CIP Update	Fund 601 - Spring Lake Administration	\$ 250,000.00	\$ 155,000.00	\$ 95,000.00	\$ -	\$ -	\$ -	\$ -	\$ 0
19-13	Gibson Road Interchange Modificati	Fund 582 - Road Development	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
		Fund 682 - SLIF Roads	\$ 2,765,000.00	\$ 2,765,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
19-14	South Area Flowage Easement	Fund 681 - SLIF Storm Drain	\$ 290,000.00	\$ 190,000.00	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ 0
19-15	2019 Water Main Replacement Proj	Fund 210 - Water Enterprise	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
19-18	Southeast Area Pool Project	Fund 101 - General Fund	\$ 4,366,905.00	\$ 4,366,905.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 501 - Capital Projects	\$ 9,650,000.00	\$ 6,549,000.00	\$ 3,101,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 1,000,000.00	\$ 4,500,000.00	\$ (3,500,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 640 - SLIF Parks & Recreation	\$ 5,000,000.00	\$ -	\$ 5,000,000.00					
19-22	Permanent Supportive Housing	Fund 331 - Homeless Housing	\$ 4,083,972.00	\$ 4,083,972.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19-23	Charles Brooks Pool Bleacher Project	Fund 506 - Measure "E"	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20-01	Gibson Road Bicycle/Pedestrian Mot	Fund 351- Transportation Grants	\$ 3,933,000.00	\$ 3,933,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 361 - RMRA	\$ 940,000.00	\$ 940,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 506 - Measure "E"	\$ 1,063,617.00	\$ 1,063,617.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**FY2025-FY2030
Funding Summary by Project #**

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2026	2027	2028	2029	2030	2031
20-01	Gibson Road Bicycle/Pedestrian Mot	Fund 507 - Measure "F"	\$ 1,760,000.00	\$ 1,760,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20-04	E. Gibson Road/Harry Lorenzo Ave/E	Fund 582 - Road Development	\$ 1,355,000.00	\$ 1,355,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20-06	Storm Drainage Outfall Channel Outl	Fund 221 - Storm Drain Enterprise	\$ 3,270,000.00	\$ 3,270,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 581 - Storm Drain Development	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 681 - SLIF Storm Drain	\$ 525,000.00	\$ 525,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20-08	W. Gibson Road Safe Routes to Scho	Fund 210 - Water Enterprise	\$ 158,000.00	\$ 158,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 220 - Sewer Enterprise	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 351- Transportation Grants	\$ 3,816,000.00	\$ 3,816,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 361 - RMRA	\$ 1,127,700.00	\$ 1,127,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 506 - Measure "E"	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 760,000.00	\$ 760,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20-13	WPCF Pond #11 Biosolids Removal	Fund 220 - Sewer Enterprise	\$ 1,530,000.00	\$ 1,530,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21-01	2022 Water & Sewer Repair & Repla	Fund 210 - Water Enterprise	\$ 3,140,000.00	\$ 3,140,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 220 - Sewer Enterprise	\$ 1,800,000.00	\$ 1,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21-02	Groundwater Monitoring Wells	Fund 210 - Water Enterprise	\$ 24,967.00	\$ 1,555,000.00	\$ (1,530,033.00)	\$ -	\$ -	\$ -	\$ -	\$ -
21-05	Groundwater Wells Demolition Projt	Fund 210 - Water Enterprise	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21-09	Enterprise System Replacement	Fund 015 - Information Systems	\$ 1,751,790.00	\$ 1,751,790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 510 - General City Development	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21-13	Local Roadway Safety Plan Project	Fund 351- Transportation Grants	\$ 56,700.00	\$ 56,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 19,000.00	\$ 19,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21-14	SR 113/CR 25A Ultimate Interchange	Fund 582 - Road Development	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 682 - SLIF Roads	\$ 3,233,594.00	\$ 1,567,082.00	\$ 1,554,148.00	\$ 112,364.00	\$ -	\$ -	\$ -	\$ -
22-01	2022 ADA Improvements	Fund 210 - Water Enterprise	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 320 - CDBG	\$ 196,645.00	\$ 196,645.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22-02	Storm Drainage Pump Station Emerg	Fund 221 - Storm Drain Enterprise	\$ 310,000.00	\$ 310,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22-03	Water Meter Replacement	Fund 210 - Water Enterprise	\$ 1,484,667.00	\$ 600,000.00	\$ (350,000.00)	\$ 434,667.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
22-04	2023 Water & Sewer Replacement P	Fund 210 - Water Enterprise	\$ 3,421,000.00	\$ 3,820,000.00	\$ (399,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 220 - Sewer Enterprise	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22-05	E. Gibson Trunk Sewer Repairs	Fund 220 - Sewer Enterprise	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22-06	2022 Road Maintenance/Rehabilitat	Fund 210 - Water Enterprise	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22-08	North Canal Pump Station Pipe Reha	Fund 220 - Sewer Enterprise	\$ 170,000.00	\$ 170,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 221 - Storm Drain Enterprise	\$ 180,000.00	\$ 180,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22-13	Main Street Feasibility Project	Fund 351- Transportation Grants	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**FY2025-FY2030
Funding Summary by Project #**

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2026	2027	2028	2029	2030	2031
22-13	Main Street Feasibility Project	Fund 582 - Road Development	\$ 135,000.00	\$ 135,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22-14	East and Main Street Signal Project	Fund 351- Transportation Grants	\$ 158,450.00	\$ 158,450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 308,450.00	\$ 178,450.00	\$ 130,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
22-15	Pedestrian Crossing Improvement Pr	Fund 351- Transportation Grants	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 582 - Road Development	\$ 210,000.00	\$ 110,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
22-16	Lower Cache Creek Flood Risk Reduc	Fund 220 - Sewer Enterprise	\$ 3,400,000.00	\$ 3,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23-02	2024 Water & Sewer Replacement	Fund 210 - Water Enterprise	\$ 2,485,000.00	\$ 3,200,000.00	\$ (715,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 220 - Sewer Enterprise	\$ 800,000.00	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23-03	Sewer System Hydraulic Model Upd	Fund 220 - Sewer Enterprise	\$ 215,000.00	\$ 90,000.00	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
23-05	Storm Drainage Trash Capture Proj	Fund 501 - Capital Projects	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 681 - SLIF Storm Drain	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23-06	E. Gibson Road/Matmor Road Signal	Fund 582 - Road Development	\$ 550,000.00	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23-07	New Traffic Signal - CR102 and Kent	Fund 582 - Road Development	\$ 525,000.00	\$ 525,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23-08	2023 ADA Improvements	Fund 210 - Water Enterprise	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 320 - CDBG	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24-02	2025 Water and Sewer Replacement	Fund 210 - Water Enterprise	\$ 3,887,737.00	\$ 3,887,737.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 220 - Sewer Enterprise	\$ 2,500,000.00	\$ 2,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24-03	2024 ADA Improvements	Fund 210 - Water Enterprise	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 320 - CDBG	\$ 317,232.00	\$ 317,232.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24-04	Grant Planning and Application	Fund 507 - Measure "F"	\$ 200,000.00	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
24-05	County Road 25A (Parkland Ave to N	Fund 682 - SLIF Roads	\$ 4,688,750.00	\$ 4,688,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24-06	I-5/SR113 Freeway to Freeway Conn	Fund 351- Transportation Grants	\$ 1,050,000.00	\$ -	\$ 1,050,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 106,000.00	\$ 34,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
		Fund 582 - Road Development	\$ 769,982.00	\$ 39,982.00	\$ 710,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -
24-08	Community Center Parking Lot Expa	Fund 501 - Capital Projects	\$ 2,300,000.00	\$ 2,300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24-09	Downtown Parking Lot Rehabilitatio	Fund 507 - Measure "F"	\$ 575,000.00	\$ 575,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24-10	Pacific Flyway Pond Enhancement Pr	Fund 220 - Sewer Enterprise	\$ 2,072,000.00	\$ 2,072,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 682 - SLIF Roads	\$ 46,250.00	\$ 46,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24-11	Traffic Signal EVP Upgrades	Fund 507 - Measure "F"	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 682 - SLIF Roads	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -
24-12	WPCF Grit Classifier Rehabilitation P	Fund 220 - Sewer Enterprise	\$ 4,750,000.00	\$ 500,000.00	\$ 4,250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
24-13	First Street Parking Lot Rehabilitatio	Fund 507 - Measure "F"	\$ 750,000.00	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25-01	2026 Water and Sewer Replacement	Fund 210 - Water Enterprise	\$ 3,855,966.00	\$ 200,000.00	\$ 3,655,966.00	\$ -	\$ -	\$ -	\$ -	\$ -

**FY2025-FY2030
Funding Summary by Project #**

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2026	2027	2028	2029	2030	2031
25-01	2026 Water and Sewer Replacement	Fund 220 - Sewer Enterprise	\$ 1,400,000.00	\$ 200,000.00	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
25-02	2025 Road Maintenance	Fund 210 - Water Enterprise	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 361 - RMRA	\$ 64,740.91	\$ 64,740.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 506 - Measure "E"	\$ 564,053.67	\$ 564,053.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 1,966,205.42	\$ 766,205.42	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
25-03	City of Woodland Safety Action Plan	Fund 351- Transportation Grants	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 582 - Road Development	\$ 70,000.00	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25-04	2025 ADA Improvements	Fund 210 - Water Enterprise	\$ 4,000.00	\$ 25,000.00	\$ -	\$ (21,000.00)	\$ -	\$ -	\$ -	\$ -
		Fund 320 - CDBG	\$ 206,206.58	\$ 283,805.90	\$ -	\$ (77,599.32)	\$ -	\$ -	\$ -	\$ -
25-05	Public Safety Radio System Upgrade	Fund 501 - Capital Projects	\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 800,000.00	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25-06	2025 Urban Water Management Plan	Fund 210 - Water Enterprise	\$ 166,000.00	\$ 166,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25-07	2025 America Waters Infrastructure	Fund 210 - Water Enterprise	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25-08	East Street Corridor Road Diet & Conversion	Fund 351- Transportation Grants	\$ 900,000.00	\$ 900,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25-09	Fire Admin Relocation	Fund 507 - Measure "F"	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25-10	Hiddleston Park Phase 1 & 2	Fund 507 - Measure "F"	\$ 940,000.00	\$ 660,000.00	\$ 280,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
25-11	Beamer Underground Erosion Control	Fund 507 - Measure "F"	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26-01	2026 Road Maintenance	Fund 210 - Water Enterprise	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 1,510,000.00	\$ -	\$ 10,000.00	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -
26-02	2027 Water & Sewer Replacement Plan	Fund 210 - Water Enterprise	\$ 3,982,667.00	\$ -	\$ 228,000.00	\$ 3,754,667.00	\$ -	\$ -	\$ -	\$ -
		Fund 220 - Sewer Enterprise	\$ 1,200,000.00	\$ -	\$ 200,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -
26-03	WPCF Biosolids Pond #9	Fund 220 - Sewer Enterprise	\$ 810,000.00	\$ 580,000.00	\$ 230,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
26-05	Sports Park Improvement Project	Fund 501 - Capital Projects	\$ 160,000.00	\$ -	\$ 160,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 507 - Measure "F"	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 640 - SLIF Parks & Recreation	\$ 260,000.00	\$ -	\$ 260,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
26-06	2026 ADA Improvements	Fund 210 - Water Enterprise	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
		Fund 320 - CDBG	\$ 385,467.27	\$ -	\$ 307,867.95	\$ 77,599.32	\$ -	\$ -	\$ -	\$ -
26-07	Spring Lake Storm Ditch Maintenance	Fund 389 - Spring Lake L and L	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
26-08	College, Beamer, and Cross Rehabilitation	Fund 351- Transportation Grants	\$ 3,451,750.00	\$ -	\$ -	\$ 3,451,750.00	\$ -	\$ -	\$ -	\$ -
		Fund 361 - RMRA	\$ 4,600,000.00	\$ -	\$ 700,000.00	\$ -	\$ 2,000,000.00	\$ 1,900,000.00	\$ -	\$ -
26-09	AHSC Grant Improvements	Fund 351- Transportation Grants	\$ 970,140.00	\$ -	\$ 970,140.00	\$ -	\$ -	\$ -	\$ -	\$ -
26-10	MPFP Annual Update	Fund 510 - General City Development	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
26-11	Erskine Pond Modification	Fund 220 - Sewer Enterprise	\$ 5,000,000.00	\$ -	\$ -	\$ 5,000,000.00	\$ -	\$ -	\$ -	\$ -

**FY2025-FY2030
Funding Summary by Project #**

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2026	2027	2028	2029	2030	2031
26-12	WPCF Levee Analysis	Fund 220 - Sewer Enterprise	\$ 300,000.00	\$ -	\$ 300,000.00					
26-13	WPCF Headworks Screw Pump #4	Fund 220 - Sewer Enterprise	\$ 200,000.00	\$ -	\$ 200,000.00					
26-15	Lemen Ave Utility Improvements	Fund 210 - Water Enterprise	\$ 430,000.00	\$ -	\$ -	\$ 430,000.00				
		Fund 220 - Sewer Enterprise	\$ 270,000.00	\$ -	\$ -	\$ 270,000.00				
		Fund 221 - Storm Drain Enterprise	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00				
26-16	Gibson Ranch Water Meter Replacer	Fund 210 - Water Enterprise	\$ 5,172,011.00	\$ -	\$ 1,300,000.00	\$ 3,872,011.00				
27-01	2027 Road Maintenance	Fund 507 - Measure "F"	\$ 2,000,000.00	\$ -	\$ -	\$ 500,000.00	\$ 1,500,000.00	\$ -	\$ -	\$ -
27-04	Road & ADA Related Utility Work	Fund 210 - Water Enterprise	\$ 46,000.00	\$ -	\$ -	\$ 46,000.00				
27-05	2027 ADA Improvements	Fund 320 - CDBG	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00				
27-06	Lighted Crosswalk Upgrades	Fund 351- Transportation Grants	\$ 349,920.00	\$ -	\$ -	\$ 349,920.00				
		Fund 507 - Measure "F"	\$ 185,080.00	\$ -	\$ -	\$ 185,080.00				
		Fund 582 - Road Development	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00				
27-07	2028 Water and Sewer Replacement	Fund 210 - Water Enterprise	\$ 4,202,222.00	\$ -	\$ -	\$ 234,667.00	\$ 3,967,555.00			
28-01	2028 Road Maintenance Project	Fund 507 - Measure "F"	\$ 1,500,000.00	\$ -	\$ -		\$ 500,000.00	\$ 1,000,000.00		
29-01	2029 Road Maintenance Project	Fund 507 - Measure "F"	\$ 1,500,000.00	\$ -	\$ -			\$ 500,000.00	\$ 1,000,000.00	
94-45	Library Material Collection	Fund 570 - Library Development	\$ 680,000.00	\$ 170,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00
95-24	Planning Analysis Studies	Fund 582 - Road Development	\$ 320,000.00	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Total						\$ 29,657,126				

MEASURE F SPENDING PLAN

	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	Total
	Budget	Planned				Over 12 Years
Revenues						
MSF Annual Revenue	7,948,176	7,983,600	8,178,400	8,356,200	2,127,900	90,738,745
Other Revenue	215,000	200,000	200,000	200,000		3,864,134
Expenditures						
Parks/Pool						
Park Debt Service						2,444,011
Clark Field Maintenance						60,000
Sports Park Turf Replacement (19-19)						161,481
Southeast Area Pool Project (19-18)						1,000,000
Cyclical Tree Pruning Addition	196,850	206,693	217,027	227,878	239,272	1,522,213
Hiddleson Park Phase I/II (25-10)						940,000
Sports Park Well (26-05)						100,000
Woodland Aquatic Center Operations (7481)	746,880	784,224	823,435	864,607	453,919	4,123,065
Other Park Projects		259,084	209,538	157,515		2,880,566
<i>Parks Subtotal</i>	943,730	1,250,000	1,250,000	1,250,000	693,191	13,231,336
Roads						
Measure F - Planning Management (06-06)	50,000	50,000	50,000	50,000		665,413
Curb Gutter Sidewalk						50,000
Annual In-House Road Program Support (06-14)	1,027,598	1,027,598	1,027,598	1,027,598	256,900	11,018,162
West Woodland Safe Routes to School (17-09)						107,000
West Main St Bicycle/Ped Mobility & Safety Improvements (17-16)						2,150,000
Gibson Road (West to East Streets; 20-01)						1,760,001
Gibson Road - West to CR98 (20-08)						760,000
Local Roadway Safety Plan Project (21-13)						20,072
Matmor Rd & E. Gum Rehab (19-05)						2,036,327
Main Street Feasibility Project (22-13)						92,168
East and Main Street Signal Project (22-14)						308,450
2022 ADA Improvements (22-01)						10,000
East Main St. Improvement Project (13-05)						75,800
Grant Planning and Application (24-04)	25,000	25,000	25,000	25,000		175,000
I-5/SR113 Freeway to Freeway (24-06)	12,000	12,000	12,000	12,000		106,000
Parking Lot Rehabilitation (24-09)						575,000
First St Public Parking Lot Rehabilitation (24-13)						830,738
Beamer Underpass Erosion Control (25-11)						50,000
Lighted Crosswalk Upgrades (27-06)	185,080					185,080
Annual Pavement Maintenance - Summer 2021 (20-02)						1,464,153
Annual Pavement Maintenance - Summer 2022 (22-06)						1,000,000
Annual Pavement Maintenance - Summer 2023 (23-01)						999,431
Annual Pavement Maintenance - Summer 2024 (24-01)						2,648,754
Annual Pavement Maintenance - Summer 2025 (25-02)						1,993,588
Annual Pavement Maintenance - Summer 2026 (26-01)	1,500,000					1,510,000
Annual Pavement Maintenance - Summer 2027 (27-01)	500,000	1,500,000				2,000,000
Other Road Projects	-	750,000	2,500,000	2,500,000	1,000,000	6,750,285
<i>Roads Subtotal</i>	3,299,678	3,364,598	3,614,598	3,614,598	1,256,900	39,341,421
Public Safety						
Fire Staffing	1,046,561	941,389	988,458	1,037,881	1,089,775	10,435,705
Police Staffing	1,585,105	1,664,360	1,747,578	1,834,957	1,926,705	15,808,914
Fire Facility Maintenance (25-09)						250,000
Fire Station Construction Set-Aside (16-10)						2,000,000
Pubic Safety Radio Replacement (25-05)						800,000
Traffic Signal Emergency Vehicle Preemption Installation (24-11)						209,450
<i>Public Safety Subtotal</i>	2,631,665	2,605,749	2,736,036	2,872,838	3,016,480	29,504,069
Economic Development						
Economic Development	325,673	341,957	359,054	377,007	98,964	3,639,214
Overhead	49,680	52,164	54,772	57,511	60,386	1,523,958
Total Expenditures	7,250,426	7,614,467	8,014,461	8,171,954	5,125,921	87,239,999
Proposed Funding Recommendations						
Community Center Solar Array Purchase	2,000,000					2,000,000
Police Department Solary Array Purchase	2,500,000					2,500,000
Fire AFG Grant Match Funds	25,000					25,000
Fire Station 2 Alerting System Replacement	100,000					100,000
Police Equipment Replacement	100,000					100,000
						-
Total	4,725,000	-	-	-	-	4,725,000
Net Revenues/Expenditures	(3,812,250)	569,133	363,939	384,246	(2,998,021)	2,637,881
Reserve Set Aside	100,000	100,000	100,000	100,000		1,225,000
Sports Park Reserve						-
Fund Balance	2,993,584	3,462,717	3,726,656	4,010,902	1,012,881	400,000
						1,012,881

MEASURE R SPENDING PLAN

	FY2022/23	FY2023/24	FY2024/25	FY2025/26 Amended	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	Total
	Actual	Actual	Actual	Budget	Budget	Forecast				
Revenues										
MSR Annual Revenue Projection	\$ 3,339,527	\$ 3,819,138	\$ 3,853,890	\$ 3,882,909	\$ 3,974,312	\$ 3,976,000	\$ 4,072,900	\$ 4,161,300	\$ 1,059,650	\$ 32,139,626
Other Revenue	\$ 21,945	\$ 73,180	\$ 230,236	\$ 200,000	\$ 200,000					\$ 725,361
Expenditures										
Utility Assistance	\$ 247,800	\$ 267,581	\$ 251,524	\$ 189,389	\$ 198,716	\$ 198,800	\$ 203,645	\$ 208,065	\$ 52,016	\$ 1,817,536
General Recreation	216,487	488,763	537,921	616,268	952,243	987,952	1,025,000	1,063,438	276,494	\$ 6,164,567
Middle School Programs	113,975	178,663	254,367	-	-	-	-	-	-	\$ 547,005
Aquatics (Brooks Swim Center)	20,000	321,681	283,395	418,988	302,853	314,210	325,993	338,218	87,937	\$ 2,413,274
Rec-to-Go Program	98,152	92,723	119,629	-	-	-	-	-	-	\$ 310,503
Summer Camp	128,146	145,766	155,743	198,724	120,853	125,385	130,087	134,965	34,922	\$ 1,174,592
Youth Advisory Committee & Academy	3,305	1,170	4,800	5,000	5,000	5,000	5,000	5,000	1,250	\$ 35,525
Woodland Aquatic Center	-	-	-	390,000	321,592	337,672	354,555	372,283	96,794	\$ 1,872,895
At-Risk Youth	263,243	293,094	329,633	342,576	341,626	354,437	367,728	381,518	98,718	\$ 2,772,573
GREAT Program	43,574	13,014	33,650	-	-	-	-	-	-	\$ 90,238
Crime Prevention	444,397	385,617	643,602	806,607	618,626	643,371	667,497	692,529	179,625	\$ 5,081,871
Library	657,734	816,344	948,008	1,038,313	1,080,718	1,121,245	1,163,292	1,206,915	313,798	\$ 8,346,367
Total Expenditures	\$ 2,236,813	\$ 3,004,416	\$ 3,562,272	\$ 4,005,865	\$ 3,942,227	\$ 4,088,072	\$ 4,242,798	\$ 4,402,930	\$ 1,141,553	\$ 30,626,945
Proposed Additions										
Net Revenue/(Expenditures)	\$ 1,124,658	\$ 887,902	\$ 521,854	\$ 77,044	\$ 232,085	\$ (112,072)	\$ (169,898)	\$ (241,630)	\$ (81,903)	\$ 2,238,041
Fund Balance	\$ 1,124,658	\$ 2,012,561	\$ 2,534,415	\$ 2,611,459	\$ 2,843,544	\$ 2,731,472	\$ 2,561,575	\$ 2,319,944	\$ 2,238,041	\$ 2,238,041

*First Measure R Revenue/Program Year: Includes three-quarters of revenue in FY2022/23
 **Final Measure R Revenue/Program Year: Only one-quarter of revenue is received in FY2030/31

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADOPTING THE FISCAL YEAR 2026-2027 ANNUAL BUDGET**

WHEREAS, a balanced annual budget for the City of Woodland has been prepared for fiscal year 2026-2027 and presented to the City Council and reviewed at public meetings on April 14, 2026, and June 2, 2026; and

WHEREAS, the proposed budget also includes the fiscal year 2026-2027 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2026-2027 has been prepared; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2026-2027 and any remaining amounts shall be credited against their respective fund balances, except for:

- a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
- b. Any appropriations for incomplete capital projects at the end of fiscal year 2026-2027; and

WHEREAS, for these exceptions, such carry-overs may be made without further City Council action,

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

SECTION 1. The 2026-2027 Annual Budget is hereby adopted for the following funds (detail shown as Exhibit A):

General Fund	\$77,058,388
Enterprise Funds	77,926,604
Special Revenue Funds	28,038,996
Internal Service Funds	27,504,615
Capital Funds	14,422,819
Spring Lake Funds	15,960,494
Successor Agency	583,964
Agency Funds	5,359,391
Total	\$246,855,271

SECTION 2. The one-time and ongoing funding recommendations outlined in the proposed budget are hereby approved.

SECTION 3. Full-time Equivalent positions are hereby approved, by classification, as detailed in Exhibit B.

SECTION 4. Appropriations are hereby made at the individual fund level. The City Manager and Administrative Services Director are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

SECTION 5. The City Manager and Administrative Services Director are hereby authorized to implement this Resolution, including issuing the 2026-2027 Budget, together with any non-substantive corrections to the proposed budget adopted by this Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 16, 2026
ITEM #: H.20
SUBJECT: Calling and Consolidating a General Municipal Election for the Placement of a General Tax Measure on the Ballot for the November 3, 2026 Election

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, calling for the placement of a general tax measure on the ballot for the November 3, 2026 General Municipal Election for the submission to the qualified voters an ordinance to enact a second supplemental general transactions and use tax at the rate of 1%;
2. Adopt Resolution No. _____, requesting the Board of Supervisors of the County of Yolo to consolidate a General Municipal Election to be held on November 3, 2026 with the statewide general election to be held on that date; and
3. Adopt Resolution No. _____, providing for the filing of primary and rebuttal arguments and setting rules for the filing of written arguments regarding a city measure to be submitted at the November 3, 2026 General Municipal Election.

Staff Contact:

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

Fiscal Impact:

The cost for consolidation of the election is dependent upon how many other jurisdictions and items are included in the election. The estimated cost for consolidating the election, including this proposed measure, is included in the Fiscal Year 2027 budget.

Background:

As part of the annual Spring Budget Workshop, City Council directed staff to prepare actions necessary to provide voters a chance to consider a general tax measure on the November 3, 2026 ballot. At the June 2nd, 2026 City Council meeting, staff requested that the Council provide direction on the language for a potential ballot measure to establish a one-cent sales tax for general city services, programs, and facilities. At that meeting, Council directed staff to return with a resolution with the final ballot measure language to place the measure on the ballot, in addition to the required resolutions to consolidate the measure with the General Municipal Election to be administered by the County of Yolo on November 3, 2026.

Discussion:

State law dictates that transactions and use taxes (sales taxes) can be raised in multiples of 0.125 percent and that the maximum combined rate of transactions and use taxes in a jurisdiction cannot exceed 2 percent. Under current law, if the tax is designated for general governmental purposes, a simple majority of voters in the jurisdiction is required to adopt the measure. If the jurisdiction designates the tax for special purposes, such as capital improvements that require bonding of the tax revenue to complete, a two-thirds majority of voters is required.

The proposed measure for the November 3, 2026 ballot is intended to address general fund budgetary challenges and the need to increase staffing levels in the City's public safety and

operations/maintenance departments to provide more robust, frequent, and high-quality service levels as well as the need for additional funding to maintain the City's roadways, parks, library, and other infrastructure. It is important to note that, by law, the proposed measure would provide general revenue to the City which would be available for any governmental purpose, but the measure is crafted to give voters a clear statement regarding the types of uses the Council intends to prioritize for the funding.

If the measure is enacted, staff will return to the Council for direction on developing a policy and expenditure plan based on the potential uses described in the measure. Revenue and expenditures of the funds would be tracked separately with annual independent financial audits and reports provided to the City Council and the public so that residents can be confident their tax dollars are being used for the uses described in the ballot measure. The measure would take effect on April 1, 2027 and would stay in effect unless repealed by the voters. Staff estimates that the measure will initially generate about \$16 million per year. The combined sales/transactions and use tax in Woodland would increase to 9.00 percent until at least 2030 when the quarter-cent Measure R and half-cent Measure F are set to expire.

Conclusion:

Staff recommends that the City Council:

1. Adopt Resolution No. _____, calling for the placement of a general tax measure on the ballot for the November 3, 2026 General Municipal Election for the submission to the qualified voters an ordinance to enact a second supplemental general transactions and use tax at the rate of 1%;
2. Adopt Resolution No. _____, requesting the Board of Supervisors of the County of Yolo to consolidate a General Municipal Election to be held on November 3, 2026 with the statewide general election to be held on that date; and
3. Adopt Resolution No. _____, providing for the filing of primary and rebuttal arguments and setting rules for the filing of written arguments regarding a city measure to be submitted at the November 3, 2026 General Municipal Election.



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_Calling November 3, 2026 General Municipal Election on 1% General Transactions and Use Tax Measure
2. Proposed Resolution_Requesting Consolidation of General Municipal Election with Yolo County - Transactions and Use Tax Measure - November 3, 2026
3. Proposed Resolution_Setting Argument-Rebuttal Rules and Deadlines - November 3, 2026 Gen. Mun. Election - Transactions and Use Tax Measure

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
CALLING FOR THE PLACEMENT OF A GENERAL TAX MEASURE ON THE
BALLOT FOR THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION FOR
THE SUBMISSION TO THE QUALIFIED VOTERS OF AN ORDINANCE TO
ENACT A SECOND SUPPLEMENTAL GENERAL TRANSACTIONS AND USE
TAX (SALES TAX) AT THE RATE OF ONE PERCENT (1%)**

WHEREAS, the City of Woodland (“City”) is authorized to levy a Transactions and Use Tax (“TUT”) for general purposes pursuant to California Revenue and Taxation Code section 7285.9, subject to approval by a majority vote of the electorate pursuant to Article XIIC, section 2 of the California Constitution (“Proposition 218”); and

WHEREAS, pursuant to California Elections Code section 9222, the City Council has authority to place local measures on the ballot to be considered at a Municipal Election; and

WHEREAS, the City Council would like to submit to the voters at the November 3, 2026 General Municipal Election a measure establishing a general TUT of one percent (1%) on the sale and/or use of all tangible personal property sold at retail in the City until it is repealed by voters, as more specifically set forth in the attached proposed ordinance adding Chapter 3.30 to Title 3 of the City’s Municipal Code; and

WHEREAS, the one percent (1%) TUT is a general tax, the revenue of which will be placed in the City’s general fund and will be used to pay for general City services; and

WHEREAS, on November 6, 1996, the voters of the State of California approved Proposition 218, an amendment to the State Constitution which requires that all general taxes which are imposed, extended or increased must be submitted to the electorate and approved by a majority vote of the qualified electors voting in the election; and

WHEREAS, pursuant to Proposition 218 (California Constitution, Article XIIC, section 2(b)), the general rule is that any local election for the approval of an increase to a general tax must be consolidated with a regularly scheduled general election for members of the governing body of the local government; and

WHEREAS, the next regularly scheduled general election at which City Council members will be elected is November 3, 2026; and

WHEREAS, pursuant to Revenue and Taxation Code section 7285.9, a two-thirds (2/3) vote of all members of the City Council is required to place the Measure on the November 3, 2026 ballot; and

WHEREAS, the ordinance to be considered by the qualified voters and the terms of approval, collection and use of the general TUT are described and provided for in the ordinance/measure attached hereto as Exhibit “A” (the “Measure”) and by this reference made an operative part hereof, in accordance with all applicable laws.

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

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are hereby incorporated and made an operative part of this Resolution.

SECTION 2. Submission of Ballot Measure. Pursuant to California Elections Code section 9222, Revenue and Taxation Code section 7285.9 and any other applicable requirements of the laws of the State of California relating to the City, the City Council, **by a two-thirds (2/3) vote of all members**, hereby orders the Measure to be submitted to the voters of the City at the General Municipal Election to be held on **Tuesday, November 3, 2026**.

SECTION 3. The City Council, pursuant to California Elections Code section 9222, hereby orders that the ballot question for the Measure shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section 3. On the ballot to be submitted to the qualified voters at the General Municipal Election to be held on Tuesday, November 3, 2026, in addition to any other matters required by law, there shall be printed substantially the following ballot question:

“To rebuild roads and repair potholes, increase police and fire protection, recruit and retain public safety personnel, maintain parks and trails, and clean and maintain public spaces, shall the City of Woodland measure enacting a one cent transactions and use tax (sales tax) providing approximately 16 million dollars annually for general government services, until ended by voters, with all funds locally controlled and subject to independent financial audits and public spending disclosures, be adopted?”	YES
	NO

SECTION 4. Conduct of Election. The City Clerk is authorized, instructed, and directed to procure and furnish any and all official ballots, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 5. Pursuant to Elections Code section 9280, the City Council hereby directs the City Clerk to transmit a copy of the Measure to the City Attorney. The City Attorney shall prepare an impartial analysis of the Measure, not to exceed 500 words in length, showing the effect of the Measure on the existing law and the operation of the Measure, and transmit such impartial analysis to the City Clerk not later than **Monday, July 13, 2026**.

The impartial analysis shall include a statement indicating whether the Measure was placed on the ballot by a petition signed by the requisite number of voters or by the City Council. In the event the entire text of the Measure is not printed on the ballot, nor in the voter information guide, there shall be printed immediately below the impartial analysis, in no less than 10-font bold type, the following: **“The above statement is an impartial analysis of**

Ordinance or Measure _____. If you desire a copy of the ordinance or measure, please call the Office of the City Clerk at: (530) 661-5806 and a copy will be mailed at no cost to you.”

SECTION 6. Notice of the election is hereby given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. Placement on the Ballot. The full text of the Measure shall not be printed in the voter information guide, and a statement shall be printed on the ballot pursuant to Elections Code section 9223 advising voters that they may obtain a copy of this Resolution and the Measure, at no cost, upon request made to the City Clerk.

SECTION 8. Filing with County. The City Clerk shall, not later than the 88th day prior to the General Municipal Election to be held on Tuesday, November 3, 2026, file with the Board of Supervisors and the Registrar of Voters of the County of Yolo, State of California, a certified copy of this Resolution.

SECTION 9. Public Examination. Pursuant to Elections Code section 9295, this Measure will be available for public examination for no fewer than ten (10) calendar days prior to being submitted for printing in the voter information guide. The City Clerk shall post notice in the Clerk’s office of the specific dates that the examination period will run.

SECTION 10. The City Council hereby finds and determines that the Measure relates to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment and therefore is not a project within the meaning of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines, section 15378(b)(5).

SECTION 11. Severability. The provisions of this Resolution are severable and if any provision of this Resolution is held invalid, that provision shall be severed from the Resolution and the remainder of this Resolution shall continue in full force and effect, and not be affected by such invalidity.

SECTION 12. This Resolution shall become effective upon its adoption.

SECTION 13. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

I, Marissa Kersey, City Clerk of the City of Woodland, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 16th day of June, 2026, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Marissa Kersey, City Clerk

Exhibit "A"
Transactions and Use Tax Ordinance

[attached behind this page]

ORDINANCE NO. _____

AN ORDINANCE OF THE PEOPLE OF THE CITY OF WOODLAND, CALIFORNIA, ADDING CHAPTER 3.30 TO TITLE 3 (“REVENUE AND FINANCE”) OF THE WOODLAND MUNICIPAL CODE TO ENACT A ONE PERCENT (1%) SECOND SUPPLEMENTAL GENERAL TRANSACTIONS AND USE TAX (SALES TAX) TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

WHEREAS, pursuant to California Revenue and Taxation Code section 7285.9 the City of Woodland (“City”) is authorized to levy a Transactions and Use Tax for general purposes, subject to majority voter approval; and

WHEREAS, the People of the City desire add Chapter 3.30 to Title 3 of the Woodland Municipal Code establishing a general Transactions and Use Tax (“TUT”) until ended by voters, on the sale and/or use of all tangible personal property sold at retail in the City, at a rate of one percent (1%).

NOW, THEREFORE, THE PEOPLE OF THE CITY OF WOODLAND DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Title and Text. This Ordinance shall be known as the “Woodland Second Supplemental General Transactions and Use Tax”, the full text of which is set forth in Attachment “1”, attached hereto and incorporated herein by reference.

Section 2. Approval by the City Council. Pursuant to California Government Code section 53724 and Revenue and Taxation Code section 7285.9, this Ordinance was duly approved for placement on the ballot by a minimum two-thirds (2/3) supermajority of all members of the City Council on June 2, 2026.

Section 3. Approval by the Voters. Pursuant to California Elections Code section 9217, this Ordinance shall be deemed adopted and take effect only if approved by a majority of the eligible voters of the City of Woodland voting at the General Municipal Election of November 3, 2026.

Section 4. Operative Date. “Operative Date” for the Transactions and Use Tax means the first day of the first calendar quarter commencing more than 110 days after the date of the election for this Ordinance.

Section 5. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

I hereby certify that the Woodland General Transactions and Use Tax Ordinance was **PASSED, APPROVED, AND ADOPTED** by the People of the City of Woodland on the 3rd day of November, 2026.

CITY OF WOODLAND

TOM STALLARD, MAYOR

ATTEST:

Marissa Kersey, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

Chapter 3.30 – GENERAL TRANSACTIONS AND USE TAX

Sections:

3.30.010 - Title.

3.30.020 - Purpose.

3.30.030 - Contract With State.

3.30.040 - Transactions Tax Rate.

3.30.050 - Place of Sale.

3.30.060 - Use Tax Rate.

3.30.070 - Adoption of Provisions of State Law.

3.30.080 - Limitations on Adoption of State Law and Collection of Use Taxes.

3.30.090 - Permit Not Required.

3.30.100 - Exemptions and Exclusions.

3.30.110 - Amendments.

3.30.120 - Enjoining Collection Forbidden.

3.30.130 - Duration of Tax

Sections:

3.30.010 – Title.

This ordinance shall be known as the “City of Woodland Second Supplemental General Transactions and Use Tax Ordinance”. The City of Woodland hereinafter shall be called “City.” This ordinance shall be applicable in the incorporated territory of the City.

3.30.020 – Purpose.

This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

- A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.
- B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.
- C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the California Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the California Department of Tax and Fee Administration in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record-keeping upon persons subject to taxation under the provisions of this ordinance.

3.30.030 - Contract With State.

Prior to the operative date, the City shall contract with the California Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the City shall not have contracted with the California Department of Tax and Fee Administration prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

3.30.040 - Transactions Tax Rate.

For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of one percent (1%) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

3.30.050 - Place of Sale.

For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the California Department of Tax and Fee Administration.

3.30.060 - Use Tax Rate.

An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of one percent (1%) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

3.30.070 - Adoption of Provisions of State Law.

Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

3.30.080 - Limitations on Adoption of State Law and Collection of Use Taxes.

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

- A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:
1. The word “State” is used as a part of the title of the State Controller, State Treasurer, California Victim Compensation Board, California Department of Tax and Fee Administration, State Treasury, or the Constitution of the State of California;
 2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the California Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this Ordinance.
 3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:
 - a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;
 - b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.
 4. In reference to Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.
- B. The word “city” shall be substituted for the word “state” in the phrase “retailer engaged in business in this state” in Section 6203 of the Revenue and Taxation Code and in the definition of that phrase in Section 6203.
1. “A retailer engaged in business in the City” shall also include any retailer that, in the preceding calendar year or the current calendar year, has total combined sales of tangible personal property in this state or for delivery in the State by the retailer and all persons related to the retailer that exceeds five hundred thousand dollars (\$500,000). For purposes of this section, a person is related to another person if both persons are related to each other pursuant to Section 267(b) of Title 26 of the United States Code and the regulations thereunder.

3.30.090 - Permit not Required.

If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this Ordinance.

3.30.100 - Exemptions and Exclusions.

- A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.
- B. There are exempted from the computation of the amount of transactions tax the gross receipts from:
 - 1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.
 - 2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:
 - a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and
 - b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.
 - 3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.
 - 4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.
 - 5. For the purposes of subparagraphs (3) and (4) of this subsection, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the

unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

- C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:
1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.
 2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.
 3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this Ordinance.
 4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this Ordinance.
 5. For the purposes of subparagraphs (3) and (4) of this subsection, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.
 6. Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.
 7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for, a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

3.30.110 - Amendments.

All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this Ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this Ordinance.

3.30.120 - Enjoining Collection Forbidden.

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

3.30.130 – Duration of Tax.

The tax imposed by this chapter shall continue until this ordinance is repealed.

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF
YOLO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE
HELD ON NOVEMBER 3, 2026 WITH THE STATEWIDE GENERAL
ELECTION TO BE HELD ON THAT DATE PURSUANT TO §10403 OF THE
ELECTIONS CODE**

WHEREAS, on June 16, 2026, the City Council of the City of Woodland adopted Resolution No. ____, calling a General Municipal Election to be held on November 3, 2026; for the purpose of submitting to the voters the question relating to the General Transactions and Use Tax; and

WHEREAS, it is therefore desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the City the precincts, polling places and election officers of the two elections be the same, and that the election department of the County of Yolo canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election.

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

SECTION 1. Request for Consolidation. Pursuant to the requirements of §10403 of the Elections Code, the Board of Supervisors of the County of Yolo is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of submitting to the voters the following question relating to the Transactions and Use Tax.

SECTION 2. Measure Language. A measure is to appear on the ballot as follows:

“To rebuild roads and repair potholes, increase police and fire protection, recruit and retain public safety personnel, maintain parks and trails, and clean and maintain public spaces, shall the City of Woodland measure enacting a one cent transactions and use tax (sales tax) providing approximately 16 million dollars annually for general government services, until ended by voters, with all funds locally controlled and subject to independent financial audits and public spending disclosures, be adopted?”	Yes
	No

SECTION 3. Canvass of Returns. The County election department is authorized to canvass the returns and perform all other proceedings incidental to and connected with the General Municipal Election. The Election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. Pursuant to California Elections Code

Sections 10403 and 10418, the election will be held and conducted in accordance with the provisions of law regulating the Statewide General Election.

SECTION 4. Necessary Steps. The Board of Supervisors is requested to issue instructions to the County election department to take any and all steps necessary for the holding of the consolidated election.

SECTION 5. Costs. The City Council determines and declares that the City will pay to the County the reasonable and actual expenses incurred by the County by the consolidation of the General Municipal Election with the Statewide General Election. The City shall reimburse the County for services performed when the work is completed and upon presentation to the City of a properly approved bill. The City Manager of the City of Woodland is authorized and directed to pay for the expenses incurred after receiving a statement from the County of Yolo.

SECTION 6. Filing of Resolution. The City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the election department of the County of Yolo.

SECTION 7. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

I, Marissa Kersey, City Clerk of the City of Woodland, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the ____ day of _____, 2026, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Marissa Kersey, City Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PROVIDING FOR THE FILING OF DIRECT AND REBUTTAL ARGUMENTS
AND SETTING RULES FOR THE FILING OF WRITTEN ARGUMENTS
REGARDING A CITY MEASURE TO BE SUBMITTED AT THE NOVEMBER 3,
2026 GENERAL MUNICIPAL ELECTION**

WHEREAS, a General Municipal Election is to be held in the City of Woodland, California on November 3, 2026, at which there will be submitted to the voters the following measure:

“To rebuild roads and repair potholes, increase police and fire protection, recruit and retain public safety personnel, maintain parks and trails, and clean and maintain public spaces, shall the City of Woodland measure enacting a one cent transactions and use tax (sales tax) providing approximately 16 million dollars annually for general government services, until ended by voters, with all funds locally controlled and subject to independent financial audits and public spending disclosures, be adopted?”	Yes
	No

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

SECTION 1. Direct Arguments. That the City Council authorizes (i) the City Council or any member(s) of the City Council, (ii) any individual voter eligible to vote on the above measure, (iii) a bona fide association of such citizens or (iv) any combination of voters and associations, to file a written argument in favor of or against the City measure, accompanied by the printed name(s) and signature(s) of the author(s) submitting it, in accordance with Article 4, Chapter 3, Division 9 of the Elections Code of the State of California, and to change the argument until and including the date fixed below by the City Clerk, after which no arguments for or against the City measure may be submitted to the City Clerk.

The deadline to submit direct arguments for or against the City Measure pursuant to this Resolution is **Friday, July 24, 2026**. Each argument shall not exceed 300 words and shall be filed with the City Clerk, signed, and include the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers who is the author of the argument.

SECTION 2. Rebuttal Arguments. Pursuant to Section 9285 of the Elections Code of the State of California, when the City Clerk has selected the primary arguments for and against the City Measure which will be printed and distributed to the voters, the Clerk shall send copies of the primary argument in favor of the Measure to the authors of the primary argument against, and copies of the primary argument against to the authors of the primary argument in favor. The authors or persons designated by them may prepare and submit rebuttal arguments not exceeding

250 words. The rebuttal arguments shall be filed with the City Clerk not later than **Tuesday, August 4, 2026**. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.

SECTION 3. November 3, 2026 Election. That the provisions of Sections 1 and 2 shall apply only to the election to be held on November 3, 2026, and shall then be repealed.

SECTION 4. Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Woodland at a regular meeting thereof held on June 16, 2026 by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marissa Kersey
City Clerk