



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

August 18, 2026
6:00 PM

CITY COUNCIL

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

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

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

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

Zoom Phone Number: 1(669) 900-6833

Zoom ID Number: 823 5587 1863

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

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

D. COMMUNICATIONS - PUBLIC COMMENT

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

identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

1. SUBJECT: General Public Comments

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

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

F. PRESENTATIONS

3. SUBJECT: 2026 Civic Fellowship Program Presentation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the 2026 Civic Fellowship Program.

4. SUBJECT: Presentation from Valley Clean Energy

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation from Valley Clean Energy regarding member jurisdiction updates.

G. CONSENT CALENDAR

5. SUBJECT: City Council Meeting Minutes of July 7, 2026, July 21, 2026 and August 4, 2026.

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of July 7, 2026, July 21, 2026, and August 4, 2026.

6. SUBJECT: Approval of Job Descriptions

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the revised job description for Associate Planner and the new job description for Fire Mechanic.

7. SUBJECT: Approval of the Salary Schedule Effective July 1, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the salary schedule effective July 1, 2026.

8. SUBJECT: Hiddleson Park Phase 1 Redevelopment Project (CIP 25-10) – Appropriate Additional Funds and Authorize Contract Contingency

RECOMMENDATION FOR ACTION: Staff recommends that the City Council

adopt Resolution No. _____, to: 1) Appropriate \$90,000 in Measure F Funds (Fund 1507) to the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); 2) Appropriate \$90,000 in Water Enterprise Funds (Fund 2210) to the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); 3) Authorize a 15% contingency to the construction contract previously awarded to Lister Construction under authority of the City Manager, thereby authorizing a total construction contract in the amount of \$445,620 for the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); and, 4) authorize the City Manager to execute change orders up to the total authorized amount.

9. SUBJECT: Authorize Appropriations for the Replacement of Fire Department Vehicle 6-904

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the following actions:

1. Appropriate \$45,588.47 in the Equipment Replacement Fund (Fund 2012) to fund the purchase and upfit of replacement Fire Department vehicle 6-913.
2. Appropriate the remaining insurance proceeds, \$424.79, to the vehicle replacement reserve for vehicle 6-913.
3. Authorize the City Manager, or designee, to execute all necessary purchasing documents, agreements, and budget adjustments required to complete the vehicle purchase and upfit in accordance with City policies and procedures.

10. SUBJECT: Approve the Reallocation of Funds from Completed Water and Sewer Utility Projects

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____; 1) Reallocating \$925,000 of unused water funding from CIP #24-02 to CIP #09-23; 2) Reallocating \$565,000 of unused sewer funding from CIP #24-02 to CIP #08-21; 3) Reallocating \$465,000 of unused water funding from CIP #21-01 to CIP #09-23; 4) Reallocating \$440,000 of unused sewer funding from CIP #21-01 to CIP #08-21; 5) Reallocating \$40,000 of unused water funding from CIP #19-15 to CIP #09-23; and 6) Reallocating \$130,000 of unused sewer funding from CIP #20-13 to CIP #26-03.

11. SUBJECT: Approve a Sole Source Finding and Goods Purchase Agreement for Water Meters and Smartpoints with Aqua-Metric Sales Company and Appropriate Funding for the Water Meter Replacement Project, CIP 22-03

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ to:

1. Appropriate \$200,000 from the Water Enterprise Fund, Fund 2210 to the Water Meter Replacement Project, CIP 22-03;
2. Make a finding designating certain products, brands, or services by Aqua-Metric Sales Company to be required for the continued functionality of the existing water meter infrastructure;
3. Authorize the City Manager to execute a goods purchase agreement with Aqua-Metric Sales Company for water meters and smartpoints in the amount of \$443,428.27 for the Water Meter Replacement Project, CIP 22-03.

12. SUBJECT: Increase in Construction Contingency for the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) Reallocating \$400,000 from the Spring Lake Pump Station Pump Replacement Project, CIP 23-04, to the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12, and (2) Approving an increase in construction contingency up to \$967,720 for a total contract amount of up to \$4,144,920 for the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12.

13. SUBJECT: Approve Change in Authorized Position Listing for Utility Maintenance Worker Positions

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____ Approving Changes to the Authorized Full-Time Equivalent Position for Fiscal Year 2026/27 to upgrade an existing Utility Maintenance Worker I/II to a Utility Maintenance Worker III/IV.

14. SUBJECT: Amendment 1 to the SLIF Reimbursement Agreement with Lennar Homes of California, LLC for Heritage Remainder Phase 2 (SM5107)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving Amendment 1 to the agreement regarding reimbursement of Spring Lake Specific Plan improvements for Subdivision #5107 and authorizing the City Manager to sign the Amendment on behalf of the City.

15. SUBJECT: Public Works Semi-Annual Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation and accept the Public Works Semi-Annual Status Report for the period of January 2026 through June 2026.

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

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

H. PUBLIC HEARINGS

17. SUBJECT: Fiscal Year 2026/2027 Community Development Block Grant Annual Action Plan

RECOMMENDATION FOR ACTION: Staff recommends the City Council to hold a public hearing and adopt Resolution No. _____ to; 1) approve the Fiscal Year (FY) 2026/2027 CDBG Annual Action Plan with the funding allocations provided in the staff report and Resolution; 2) Authorize the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; and 3) Authorize the Administrative Services Director to make the budget allocations as specified.

I. ADJOURN

The next regular meeting of the City Council will be held on September 1, 2026 at 6PM.

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 August 18, 2026 was posted on August 14, 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: August 18, 2026
ITEM #: D.1
SUBJECT: General Public Comments

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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: August 18, 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

September 1st

REGULAR MEETING

Closed Session – Gibson Road Claim
Authorization to Bid for Tupelo Offsite, CIP 26-15
Approve Sole Source Purchase with San Joaquin Chemical
Operating Agreement Renewal – Epic Pros/Space Station
Memorandum of Understanding with Yolo County – Fire Protection Services in Elkhorn
Police Department Semiannual Report
Fire Department Semiannual Report

September 15th

REGULAR MEETING

Award Meter Install Construction Project, Gibson Ranch Water Meter Replacement Project, CIP 26-16
Response to the 2025-2026 Yolo County Grand Jury Report
Authorization to Accept an OTS Grant
Community Development Department Semi-Annual Report
Community Services Department Semi-Annual Report

October 6th

REGULAR MEETING

Budget Carry Over Requests
YoloTD Short Range Transit Plan

October 20th

REGULAR MEETING

Quarterly Investment Report
Yolo County Fairgrounds Presentation

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)
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Updated 8/13/2026



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: F.3
SUBJECT: 2026 Civic Fellowship Program Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation on the 2026 Civic Fellowship Program.

Staff Contact:

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

Fiscal Impact:

Although the 2026 program expenses are not final, past summer programs have cost roughly \$60,000. Program expenses were allocated through the City's American Rescue Plan Act (ARP) Spending Plan and funded by General Fund revenue recovery funds. Originally launched as a pilot, the program has demonstrated strong growth and success over four cohorts. City Manager's Office staff members are working with Finance to present options for an ongoing funding plan to Council during the Fiscal Year 2026/27 mid-year budget process.

Background:

The City of Woodland 2026 Civic Fellowship Program marks the fourth year of the City's paid fellowship program. This program is designed to engage adults early in their professional career with public service opportunities. One of the City Council's strategic goals is to prioritize local recruitment for public service jobs across all sectors, and the City's Equity Action Plan identified the establishment of a Civic Fellowship Program as a strategic action to help further this goal. The City Manager's Office of Equity, Engagement, Economy, and Environment led this initiative in collaboration with all City departments.

Discussion:

In spring 2026, staff opened applications for eleven fellow positions, including our first-ever collaborative fellows located at Woodland Community College and Woodland Joint Unified School District, and completed targeted outreach to workforce and educational institutions to reach a broad pool of applicants. The program received a record of roughly 370 total applications from about 300 individual applicants, since several individuals applied to multiple positions. Human Resources worked with department staff to review applications, conduct interviews, and facilitate hiring and onboarding.

The program began June 22 and concluded last Friday, August 14. Fellows primarily worked within their assigned departments and participated in weekly program-wide activities. Fellows completed diverse and impactful projects as detailed below.

Sampling of Fellow Accomplishments:

- **Noor Ashour, Public Works - Fleet Data & Asset Management Fellow:** Noor recorded fleet data across divisions, tracked PG&E bills for streetlights and EV vehicles, and improved organization efforts by digitizing and standardizing vehicle data forms.

- **Jennifer Hernandez, City Manager's Office & Community Services - Engagement & Economic Development Fellow:** Jennifer created social media content to celebrate Parks and Recreation Month. In addition, she supported the City Manager's Office by developing media posts, creating ArcGIS StoryMaps, researching SB 707 engagement approaches, and printing posters for public education and engagement.
- **Kat Torrago, Community Development - Planning & Historic Preservation Fellow:** Kat developed resources and informational material for the historic preservation pages on the Citywebsite, researched and designed a digital walking tour of historic downtown Woodland, and assisted with the 2026 Heritage Home Awards.
- **Ellen Bussey, Environmental Services - Water Conservation Analyst Fellow:** Ellen conducted a comprehensive analysis of historical and current water use across the City of Woodland's parks and delivered a detailed report with actionable recommendations to advance parks long-term water conservation efforts.
- **Youyou Xu, Community Development - Housing Analyst Fellow:** Youyou worked on various affordable housing projects in the Community Development Department, including the Community Development Block Grant Annual Action Plan. In addition, she has completed a loan portfolio for the City's First Time Homebuyer Program, encompassing interest rates and general financing for over 80 individual loans and 40 individual borrowers within the City.
- **Katia Delgado-Corvera, Woodland Public Library - Maker Camp Fellow:** Katia introduced local youth to Square One and its tools by coordinating and expanding the Maker Camp, where campers designed and built their own Book Nooks, developing creativity, problem-solving, and hands-on making skills along the way.
- **Gabriela Marquez, Police Department - Digital Media & Communications Fellow:** Gabriela collaborated with PD staff on public outreach and education, including e-bike safety and National Night Out.
- **Alex Hernandez, WCC - Community College Education Policy & Program Coordinator:** Alex produced a master list of basic needs, financial and family resources for student-parents, provided assistance with WCC's website materials, and updated student outreach programming.
- **Elmira Louie, WCC - Community College Strategic Initiatives Fellow:** Elmira researched and analyzed faculty evaluations across six different community college districts, proposed a new template for the staff desk manual project, conducted one-on-one meetings with all 11 directors at Woodland Community College as well as the district heads of HR and IT as part of a larger research project about onboarding policies and practices, and created two sets of onboarding materials for faculty and staff which includes a guideline for new hires and a toolkit for supervisors.
- **Erick Ramirez, WJUSD - Logistics & Inventory Systems Fellow:** Erick organized and documented District bus parts to make it easier to pick and order. He also helped with seasonal moving and added structure to warehouse layouts.
- **Mariah Robinson, WJUSD - Environmental Impact Analyst Fellow:** Mariah developed a sustainability toolkit for WJUSD teachers featuring classroom resources, activities, posters, and signage to support environmental education. She also analyzed recycling infrastructure needs across school sites and collaborated with Waste Management to support improvements while gaining experience in district operations, project management and sustainability initiatives.

Weekly Program-Wide Activities

Weekly activities were structured to provide fellows with a broader understanding of local government and public service as a whole while meeting personnel across different departments and strengthening professional development skills.

- June 22: First Day Orientation; City Hall and Downtown Woodland tour
- June 26: Municipal Services Center tour with Public Works
- July 10: Police Department tour
- July 17: Fire Station No. 3 tour
- July 24: Woodland Public Library and Square One Maker Space tour
- July 31: Nonprofit Tour (Tuleyome and the Woodland Regional Park Preserve, Fourth & Hope and the East Beamer Campus, and Woodland Food Closet)
- August 7: Professional Development Workshop with Human Resources and Travis Credit Union
- August 14: Certificate Ceremony and Community & Senior Center tour with Community Services Department

Next Steps

Staff will review annual program evaluations, which are sent to both fellows and department leads.

Conclusion:

Staff recommends that the City Council receive a presentation on the 2026 Civic Fellowship Program.

Prepared by: Spencer Bowen, Communication & Strategic Policies Manager



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: F.4
SUBJECT: Presentation from Valley Clean Energy

Recommendation for Action: Staff recommends that the City Council receive a presentation from Valley Clean Energy regarding member jurisdiction updates.



Ken Hiatt
City Manager

Attachments:
None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: G.5
SUBJECT: City Council Meeting Minutes of July 7, 2026, July 21, 2026 and August 4, 2026.

Recommendation for Action: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of July 7, 2026, July 21, 2026, and August 4, 2026.



Ken Hiatt
City Manager

Attachments:

1. Draft City Council Meeting Minutes July 7, 2026
2. Draft City Council Meeting Minutes July 21, 2026
3. Draft City Council Meeting Minutes August 4, 2026

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, July 7, 2026

6:00 PM

City Council

CITY COUNCIL

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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

Meeting called to order at 6:00 PM

B. ROLL CALL

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

Absent: Council member Lansburgh.

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Craig Locke.

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

D. COMMUNICATIONS - PUBLIC COMMENT

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2. SUBJECT: General Public Comments

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Mayor Stallard invited public comment. Speaking from the public was Tom Bowler and James Vorhees. No further comment was received.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/ Staff.

3. SUBJECT: Long Range Calendar

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

Council received the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

Items F.14, 16, and 17 were requested by staff to be removed from the consent calendar for consideration at a later date.

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

On a motion by Mayor Pro Tem Vega, seconded by Councilmember Garcia-Cadena and carried on a 4-0 vote, Council Members approved consent calendar items 4 through 13, and item 15.

AYES: Members Garcia-Cadena, Moreno, Mayor Pro Tem Vega, and Mayor Stallard.

NOES: None.

ABSENT: Councilmember Lansburgh.

ABSTAIN: None.

4. SUBJECT: Commission on Aging Meeting Minutes for May 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes from the May 21, 2026 Commission on Aging Meeting.

City Council received the minutes from the May 21, 2026 Commission on Aging Meeting.

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

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes from the May 18, 2026, Parks and Recreation Commission Meeting.

City Council received the minutes from the May 18, 2026, Parks and Recreation Commission Meeting.

6. SUBJECT: City Council Meeting Minutes of June 2, 2026 and June 16, 2026.

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 2, 2026 and June 16, 2026.

City Council adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 2, 2026 and June 16, 2026.

7. SUBJECT: Aquatics Facilities Use Agreement between City of Woodland and Woodland Joint Unified School District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, authorizing the City Manager to execute an aquatics facilities use agreement between the City of Woodland and Woodland Joint Unified School District for the use of the Charles Brooks Community Swim Center and the Woodland Aquatics Center.

City Council adopted Resolution No. 8680, authorizing the City Manager to execute an aquatics facilities use agreement between the City of Woodland and Woodland Joint Unified School District for the use of the Charles Brooks Community Swim Center and the Woodland Aquatics Center.

8. SUBJECT: Approval of an Employment Agreement for a Retired Annuitant and Exception to the CalPERS 180-Day Wait Period

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. ____, approving an employment agreement and exception to the CalPERS 180-Day wait period for retired annuitant Heath Parsons.

City Council adopted Resolution No. 8681, approving an employment agreement and exception to the CalPERS 180-Day wait period for retired annuitant Heath Parsons.

9. SUBJECT: Final Acceptance and Notice of Completion of the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, (1) accepting the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13, as complete and authorizing the City Clerk to file a Notice of Completion; (2) authorize the reallocation of \$30,000 of unspent Measure F funding from the Downtown Parking Lot Rehabilitation Project, CIP 24-09, to the 2026 Road Maintenance Project, CIP 26-01; and (3) authorize the reallocation of \$372,000 of unspent Measure F funding from the First Street Parking Lot Rehabilitation Project, CIP 24-13, to the 2026 Road Maintenance Project, CIP 26-01.

City Council adopted Resolution No. 8682, (1) accepting the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13, as complete and authorizing the City Clerk to file a Notice of Completion; (2) authorize the reallocation of \$30,000 of unspent Measure F funding from the Downtown Parking Lot Rehabilitation Project, CIP 24-09, to the 2026 Road Maintenance Project, CIP 26-01; and (3) authorize the reallocation of \$372,000 of unspent Measure F funding from the First Street Parking Lot Rehabilitation Project, CIP 24-13, to the 2026 Road Maintenance Project, CIP 26-01.

10. SUBJECT: Authorize a Sole Source Contract with Aqua-Metrics for the Purchase of Replacement Sensus SmartPoint Radio Transceivers and Water Meters

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a sole source contract with Aqua-Metrics for FY 2026-27 for the purchase of replacement Sensus SmartPoint Radio Transceivers, water meters, and associated equipment in an amount not to exceed \$400,000.

City Council approved Resolution No. 8683 authorizing the City Manager to execute a sole source contract with Aqua-Metrics for FY 2026-27 for the purchase of replacement Sensus SmartPoint Radio Transceivers, water meters, and associated equipment in an amount not to exceed \$400,000.

11. SUBJECT: Final Acceptance and Notice of Completion for 2025 Road Maintenance Project, CIP 25-02

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) accepting the 2025 Road Maintenance Project, CIP 25-02, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) Authorize the reallocation of \$515,000 of unspent Measure F funding from the 2025 Road Maintenance Project, CIP 25-02, to the budget for the 2027 Road Maintenance Project, CIP 27-01.

City Council adopted Resolution No. 8684, (1) accepting the 2025 Road Maintenance Project, CIP 25-02, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) Authorize the reallocation of \$515,000 of unspent Measure F funding from the 2025 Road Maintenance Project, CIP 25-02, to the budget for the 2027 Road Maintenance Project, CIP 27-01.

12. SUBJECT: Resolutions of Intent to Levy Annual Assessments for Lighting and Landscaping Districts

RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and 3) Call for a Public Hearing on July 21, 2026.

City Council adopted fourteen (14) resolutions, Resolution No. 8685 through Resolution No. 8698, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and 3) Call for a Public Hearing on July 21, 2026.

13. SUBJECT: Approval of Purchase and Sale Agreement for the Sale of Surplus Property Located at 345 W. Court Street (APN 064-170-051)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving an Agreement of Purchase and Sale and Joint Escrow Instructions with Tower Investments, Inc. for the sale of the former City well site property located at 345 W. Court Street (APN 064-170-051), and authorizing the City Manager to execute a Purchase and Sale

Agreement and all related escrow and transactional documents necessary to complete the sale of the property for a purchase price of \$235,000.

City Council adopted Resolution No. 8699, approving an Agreement of Purchase and Sale and Joint Escrow Instructions with Tower Investments, Inc. for the sale of the former City well site property located at 345 W. Court Street (APN 064-170- 051), and authorizing the City Manager to execute a Purchase and Sale Agreement and all related escrow and transactional documents necessary to complete the sale of the property for a purchase price of \$235,000.

14. SUBJECT: Woodland Police Mid-Management Association Memorandum of Understanding

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

This item was removed from the consent calendar at the request of staff. The item will be considered at a future meeting.

15. SUBJECT: Fire Mid-Management Association Memorandum of Understanding

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

City Council adopted Resolution No. 8700, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Fire Mid-Management Association (FMMA).

16. SUBJECT: Woodland Police Supervisors' Association Memorandum of Understanding

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

This item was removed from the consent calendar at the request of staff. The item will be considered at a future meeting.

17. SUBJECT: Woodland Police Officers' Association Memorandum of Understanding

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

This item was removed from the consent calendar at the request of staff. The item will be considered at a future meeting.

G. PUBLIC HEARINGS

18. SUBJECT: Appeal of Notice of Violation and Stop Work Order: 652 4th Street

RECOMMENDATION FOR ACTION:

1. Conduct a public hearing to consider Mr. Gabriel Ledesma's ("Appellant") appeal of a Notice of Violation and Stop Work Order issued by the Community Services Department on June 18, 2026 concerning violations of the City of Woodland Municipal Code Chapter 12.48 (Trees) for City-owned trees in front of Appellant's property located at 652 4th Street, Woodland, CA 95695, pursuant to Section 12.48.230 of the same Chapter authorizing appeals to the City Council;
2. Determine, by minute order, whether to uphold, modify, or reject the Community Services Director's issuance of a Notice of Violation and Stop Work Order dated June 18, 2026;
3. Direct the City Attorney to memorialize the City Council's determination and supporting findings to reach the determination, in a resolution for the City Council's consideration and approval at a future City Council meeting; and
4. Discuss and take other actions related to this item.

Community Services Director Christine Ferrara provided a presentation to Council. Appellant Gabriel Ledesma presented his appeal to the Council. A rebuttal was made by staff and then by the appellant. Councilmembers asked questions to staff and the appellant.

Mayor Stallard opened the public hearing. Speaking from the public was James Vorhees, David Wilkinson, Mary Shannon, Mark Aulman, Mike Bell, and Alexandra Rudorff. Mayor Stallard closed the public hearing.

The Council deliberated and asked further questions. On a motion by Mayor Stallard, seconded by Councilmember Moreno and carried on a 4-0 vote, Council Members determined to uphold the Community Services Director's issuance of a Notice of Violation and Stop Work Order dated June 18, 2026.

**AYES: Members Garcia-Cadena, Moreno, Mayor Pro Tem Vega, and Mayor Stallard.
NOES: None.
ABSENT: Councilmember Lansburgh.
ABSTAIN: None.**

On a motion by Mayor Stallard, seconded by Councilmember Garcia-Cadena and carried on a 4-0 vote, Council Members directed the City Attorney to memorialize the City Council's determination and supporting findings to reach the determination, in a resolution for the City Council's consideration and approval at a future City Council Meeting.

**AYES: Members Garcia-Cadena, Moreno, Mayor Pro Tem Vega, and Mayor Stallard.
NOES: None.
ABSENT: Councilmember Lansburgh.
ABSTAIN: None.**

H. ADJOURN

Meeting adjourned at 7:20PM

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, July 21, 2026

6:00 PM

City Council

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/q/7EuQPwy415>. The City Clerk will call your name and unmute your microphone when it is your turn to speak. You may also use the "raise hand" feature in zoom to request to speak. If calling using the phone number, please press the star key and the number nine (*9) to raise your hand to speak.

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

Zoom Phone Number: 1(669) 900-6833

Zoom ID Number: 823 5587 1863

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

A. CALL TO ORDER

Meeting called to order at 6:02PM.

B. ROLL CALL

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

Absent: None.

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Jayne Williams.

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

D. COMMUNICATIONS - PUBLIC COMMENT

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

Mayor Stallard invited public comment. Speaking from the public was Jayne Williams, Amy Jones, and James Vorhees. No further public comment was received.

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.

Verbal updates provided by Council Members/ Staff.

2. SUBJECT: Long Range Calendar

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

City Council received the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

Councilmember Lansburgh recused himself for item F.10 due a professional conflict of interest.

Councilmember Garcia-Cadena requested a correction to item F.6.

At the request of City Manager Ken Hiatt, item F.11, was continued to a future meeting.

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

On a motion by Councilmember Garcia-Cadena, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council Members approved consent calendar items 3 through 10, with Councilmember Lansburgh recused from the vote on item F.10.

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

NOES: None.

ABSENT: (item F.10) Councilmember Lansburgh.

ABSTAIN: None.

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

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

The City Council adopted Resolution No. 8701, to approve the first amendment to an agreement with Golden State Emergency Services to increase the amount of the contract by \$70,000 for a total not to exceed \$220,000.

4. SUBJECT: Award Construction Contract for ASR Well #31 Well Drilling Project, CIP 17-05

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

The City Council adopted Resolution No. 8702 to award a construction contract in an amount of \$1,489,065 to Nor-Cal Pump & Well Drilling, Inc. for CIP 17-05, ASR Well #31 Well Drilling Project and authorize a contract contingency of up to 10% (\$148,907).

5. SUBJECT: Authorize Purchase Authority for Magnesium Hydroxide for the Water Pollution Control Facility

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

The City Council adopted Resolution No. 8703, authorizing the City Manager to execute the Water Pollution Control Facility's purchase of magnesium hydroxide from Hill Brothers Chemical Company for a total of \$276,040.

6. SUBJECT: Approve Amendment #1 to the Agreement with The Gualco Group for State Representation and Advocacy Services for Flood Mitigation for Lower Cache Creek Flood Risk Reduction Project, CIP 22-16

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

The City Council adopted Resolution No. 8704, authorizing Amendment #1 to extend The Gualco Group agreement for an additional 12 months for an additional amount not to exceed \$90,000.

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

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

The City Council adopted Resolution No. 8705, ordering the annual levy and collection of the assessment within the Prudler Community Facilities District for Fiscal Year 2026/2027.

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

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

The City Council adopted Resolution No. 8706, requesting collection of charges on the Fiscal Year 2026/27 tax roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts described herein.

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

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

The City Council approved Resolution No. 8707, authorizing the City Manager to 1) execute Grant Agreement No. CA1423L9T212510 with U.S. Department of Housing and Urban Development for the 2025-2026 Continuum of Care Program (Catalog of Federal Domestic Assistance No. 14.267) funded in the amount of \$380,933 and 2) execute a Subrecipient Agreement with the Yolo Wayfarer Center (dba Fourth and Hope) funded in the amount of \$379,961.

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

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

The City Council adopted Resolution No. 8708, denying the appeal of Gabriel Ledesma, sustaining the Community Services Director's June 18, 2026 Notice of Violation and Stop Work Order concerning City-owned street trees and established trees located in front of Gabriel Ledesma's property at 652 4th Street, Woodland California 95695, and adopting written findings memorializing the City Council's decision made following the public hearing held on July 7, 2026.

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

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

This item was continued to a future meeting.

G. PUBLIC HEARINGS

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

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

Morgan Sanchez, Community Risk Reduction Specialist, provided a presentation to Council and answered questions.

Mayor Stallard opened the public hearing. Speaking from the public was James Vorhees. No further comment was received.

On a motion by Councilmember Moreno, seconded by Councilmember Lansburgh and carried on a 5-0 vote, Council Members 1) Conducted a public hearing; and 2) Adopted Resolution No. 8709, to hear and approve the list of parcels that were out of compliance with weed abatement requirements for the year 2026 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the properties.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

13. SUBJECT: Waste Management Liens

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

City Clerk Marissa Kersey provided a presentation to Council and answered questions.

Mayor Stallard opened the public hearing. Speaking from the public was Sandra Gibson and James Vorhees. No further public comment was received. Mayor Stallard closed the public hearing. Prior to the vote on the motion, additional public comment was provided by Ray McClellan.

On a motion by Councilmember Garcia-Cadena, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council Members conducted a Public Hearing to receive input from property owners and adopt Resolution No. 8710, requesting collection of charges on the 2026-27 tax roll. Also adopted by motion was the direction by Council for staff to work with residents who request a payment plan or who request to pay the balance prior to the August 10th deadline to submit the liens to the County.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) Conduct a public hearing; (2) Adopt Resolution No. _____, approving the

Fiscal Year 2026/27 annual levy report; and (3) Adopt Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

For items 14 through 19, Kim McKinney, Director of Administrative Services, provided a presentation to Council.

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Garcia-Cadena, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council Members (1) Conducted a public hearing; (2) Adopted Resolution No. 8711, approving the Fiscal Year 2026/27 annual levy report; and (3) Adopted Resolution No. 8712, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

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

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Lansburgh, seconded by Councilmember Moreno and carried on a 5-0 vote, Council Members 1) Conducted a public hearing; and 2) Adopted Resolution No. 8713, approving the Fiscal Year 2026/2027 annual levy report and ordering the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

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

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Garcia-Cadena, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council Members 1) Conducted a public hearing; and 2) Adopted Resolution No. 8714, approving the Fiscal Year 2026/2027 annual levy report and

ordering the levy and collection of the assessment within the North Park Lighting and Landscaping District.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

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

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Moreno, seconded by Councilmember Lansburgh and carried on a 5-0 vote, Council Members 1) Conducted a public hearing; 2) Adopted Resolution No. 8715, approving the Fiscal Year 2026/27 annual levy report; and 3) Adopted Resolution No. 8716, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

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

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Garcia-Cadena, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council Members 1) Conducted a public hearing; and 2) adopted Resolution No. 8717, approving the Fiscal Year 2026/2027 annual levy report and ordering the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

RECOMMENDATION FOR ACTION: Staff recommend the City Council 1)

Conduct a public hearing; and 2) Adopt Resolution No. _____, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Moreno, seconded by Councilmember Lansburgh and carried on a 5-0 vote, Council Members 1) Conducted a public hearing; and 2) Adopted Resolution No. 8718, approving the Fiscal Year 2026/2027 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

H. REPORTS OF THE CITY MANAGER

20. SUBJECT: Community Development Building Fee Schedule Update

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

Lauryn Wiens, Management Analyst for the Community Development Department provided a presentation to Council and answered questions.

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

On a motion by Mayor Pro Tem Vega, seconded by Councilmember Lansburgh, and carried on a 5-0 vote, Council Members adopted Resolution No. 8719, approving the revised Woodland Community Development Building fee schedule with a phased increase of the Valuation Table A, including the addition of an annual Construction Cost Index (CCI) increase (if needed), to cover the City's estimated reasonable costs of providing services for permits and inspections.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

I. ADJOURN

Meeting adjourned at 7:00PM in the memory of the three service personnel who lost their lives in the conflict with Iran.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, August 4, 2026

4:00 PM

City Council

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/q/7EuQPwy415>. The City Clerk will call your name and unmute your microphone when it is your turn to speak. You may also use the "raise hand" feature in zoom to request to speak. If calling using the phone number, please press the star key and the number nine (*9) to raise your hand to speak.

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

Zoom Phone Number: 1(669) 900-6833

Zoom ID Number: 823 5587 1863

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING 4:00 PM

A. CALL TO ORDER

Meeting called to order at 4:05PM

B. ROLL CALL

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

Absent: Councilmember Moreno, and Mayor Pro Tem Vega

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Stallard.

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

D. COMMUNICATIONS - PUBLIC COMMENT

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

1. SUBJECT: General Public Comments

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

Mayor Stallard invited public comment. Speaking from the public was Amel Ben Haj, Fatima Ben Haj, Valerie Quinteros, Frankie Silva, and Robert Talley. No further public comment was received.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Updates provided by Staff.

F. PUBLIC HEARINGS

2. SUBJECT: Appeal of Determination of Transient Occupancy Tax Amount for Shadow Oaks Hospitality, Inc

RECOMMENDATION FOR ACTION:

1. Conduct a public hearing to consider Shadow Oaks Hospitality, Inc's ("Appellant") appeal of a Determination of Tax Amount Following the Administrative Hearing for Shadow Inn Transient Occupancy Tax Audit Assessment ("Determination") issued by the Tax Administrator on July 1, 2026 concerning violations of the City of Woodland Municipal Code Chapter 3.12 (Transient Occupancy Tax) for unpaid taxes, penalties, fraud penalties, and interest pursuant to Section 3.12.100 of the same Chapter authorizing appeals to the City Council; and

2. Adopt Resolution No. _____ to uphold the Tax Administrator's determination and deny the appeal.

The Council took a 5 minute recess due to technical difficulties. At the end of the recess, Councilmember Moreno was in attendance. Kim McKinney, Administrative Services Director, provided a presentation to Council and answered questions from Council along with City Attorney Yana Pavlova and City Manager Ken Hiatt. The Attorney for the Appellant, Craig Hansen, provided comments to Council along with Darshan Patel, Owner Representative of Shadow Oaks Hospitality, Inc.

Mayor Stallard invited public comment by opening the public hearing. Speaking from the public was Dr. John. No further public comment was received. Mayor Stallard closed the public hearing.

Council members asked questions of the Appellant and staff and further deliberated. On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Moreno, and carried on a 4-0 vote, Council Members adopted Resolution No. 8720 to uphold the Tax Administrator's determination and deny the appeal.

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

NOES: None.

ABSENT: Mayor Pro Tem Vega

ABSTAIN: None.

G. ADJOURN

Meeting adjourned at 5:15PM.

The next regular meeting of the City Council will be held on August 18, 2026 at 6PM.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: G.6
SUBJECT: Approval of Job Descriptions

Recommendation for Action: Staff recommends that the City Council approve the revised job description for Associate Planner and the new job description for Fire Mechanic.

Staff Contact:

Rachael Smith, Human Resources Manager, (530) 661-5809, rachael.smith@cityofwoodland.gov

Fiscal Impact:

No fiscal impact results from the action. The costs for each of the noted positions were included in the approved fiscal year 2026/27 adopted budget.

Discussion:

Associate Planner:

Due to staff vacancies and pending recruitments, and based on an evaluation of the existing job description for the Associate Planner position, staff determined that an update to the job description was warranted. The current job description for the Associate Planner was last approved in 1998, and the proposed attached job description has been modified to both modernize the job duties and ensure it accurately reflects the current duties and requirements of the position. No adjustment is proposed to the salary range assigned to the Associate Planner.

Fire Mechanic:

The fiscal year 2026/27 adopted budget included authorization for a new Fire Mechanic position. Currently, the Fire Department outsources the required repairs and ongoing maintenance for all the large fire apparatus. While this model provides access to specialized repair capabilities, it also contributes to challenges in terms of high costs, long turnaround times and lack of oversight for vehicle readiness and preventative maintenance. The new Fire Mechanic position will bring the maintenance and oversight in-house, which is expected to eventually reduce costs and improve overall operational readiness for the fire fleet. The position will reside in the Fire Department, and will be included in the Woodland City Employees' Association. The salary range assigned to the position is Range 48.

Both job descriptions have been reviewed and approved by the respective employee association.

Conclusion:

Staff recommends that the City Council approve the revised job description for Associate Planner and the new job description for Fire Mechanic.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Associate Planner - Rev August 2026
2. Fire Mechanic 2026

ASSOCIATE PLANNER

DEFINITION

To perform professional municipal planning work and serve a primary liaison for business development, retention, and attraction activities. Position integrates traditional land use planning functions with proactive economic development efforts, facilitating investment in the community, supporting Downtown vitality, and advancing the City's environmental sustainability goals including implementation of the Climate Action Plan.

SUPERVISION RECEIVED AND EXERCISED

General direction is provided by the Senior Planner, Community Development Director, or designee. The position works closely with the Economic Development division and may receive direction from the City Manager's Office on business development initiatives.

Responsibilities include indirect supervision of technical and less experienced personnel and may include oversight of planning consultants on assigned projects.

EXAMPLES OF DUTIES

The following are typical duties performed by the position, not an all-inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS

- Research, analyze, and interpret complex planning issues such as land use, growth management, urban design, economic development, housing, transportation, and related subjects; prepare comprehensive research studies, maps, charts, statistical analyses, environmental analyses, and written reports.
- Implement and enforce the City's General Plan, specific plans, community design guidelines, and zoning and subdivision ordinance; assist the Senior Planner in the preparation and update of long-range planning policies including the General Plan and specific plans.
- Review and approve development proposals, site plans, landscape plans, sign plans, and business licenses for compliance with appropriate regulations and policies.
- Provide authoritative interpretations of applicable zoning regulations, policies, and standards to the public, development community, and other governmental agencies.
- Serve as staff to the City Council, Planning Commission and other commissions, committees, and professional organizations; prepare and present staff reports and make recommendations.

- Participate in the development and revision of community design guidelines, zoning, subdivision and other City planning policies, regulations, and procedures.
- Coordinate and oversee work with planning consultants; act as project manager on development projects from initial contact with the developer through the approval process and construction.
- Inspect properties and structures for compliance with current City zoning codes and regulations; recommend improvement and rehabilitation programs; identify corrective actions to be taken by owners.
- Serve as zoning administrator as assigned.
- Assist in the supervision and training of technical and professional subordinates.
- Serve as a Community Development Department primary point of contact for existing and prospective businesses, investors, developers, and commercial real estate stakeholders seeking to locate, expand, or invest in Woodland.
- Support business attraction efforts by actively marketing Woodland's competitive advantages, available opportunity sites, development incentives, and streamlined entitlement processes to targeted industries and commercial users.
- Support business retention and expansion by conducting proactive outreach to existing businesses, identifying operational, regulatory, or physical barriers to growth, and connecting businesses with appropriate City resources, financing programs, and technical assistance.
- Identify, catalog, and maintain an inventory of opportunity sites, including underutilized parcels, vacant commercial properties, and infill development candidates, particularly in the Downtown core and major commercial corridors.
- Guide prospective businesses and developers through the entitlement process from pre-application conference through project approval, serving as a primary-point-of-contact to coordinate across City departments and reduce time-to-permit.
- Coordinate with the Economic Development division, Chamber of Commerce, Yolo County, and regional economic development organizations on business development programs, marketing materials, and joint promotional activities.
- Assist property owners and developers with financial feasibility analysis, incentive program applications (including state and federal programs), and connections to business financing resources.

OTHER JOB FUNCTIONS

- Serve as the Department's subject matter resource for Downtown planning to promote a vibrant, walkable, and economically resilient Downtown; coordinate with the Downtown Woodland businesses and other stakeholders to understand business community needs.
- Develop, evaluate, and recommend innovative ordinances, policies, and programs that reduce barriers for Downtown businesses, including adaptive reuse policies, flexible zoning provisions, streamlined design review procedures, parklet and outdoor dining regulations, and allowances for creative or mixed-use business models.

- Research and propose best-practice regulatory tools from peer cities that support small business formation, creative industries, pop-up retail, co-working, and innovation-oriented uses in the Downtown environment.
- Assist in crafting development standards and incentive programs that encourage ground-floor commercial activation, historic building rehabilitation, and mixed-use infill consistent with the City's vision for Downtown revitalization.
- Integrate the City's Climate Action Plan (CAP) goals and measures into discretionary project review, conditions of approval, and General Plan consistency findings; ensure new development contributes to greenhouse gas (GHG) reduction targets.
- Assist in implementing CAP programs related to land use and transportation, including transit-oriented development, active transportation infrastructure, infill and mixed-use development, tree canopy expansion, and urban heat island mitigation.
- Coordinate with the City Manager's Office, Public Works Department, Utilities Staff, and regional agencies on sustainable infrastructure initiatives including EV charging requirements, solar-ready building standards, urban agriculture, stormwater management, and energy-efficient design standards.
- Support the development and update of environmental review documents (CEQA) with an emphasis on climate change vulnerability, GHG emissions analysis, and consistency with State climate mandates.
- Promote green business practices and sustainability certifications among the local business community; provide information on energy efficiency programs, rebates, and incentives available through PG&E, the State, and federal programs.
- Assist in preparing CAP progress reports and monitoring metrics; recommend policy updates in response to evolving State climate mandates and local conditions.
- Maintain regular and consistent attendance; work cooperatively with others; promote and maintain a safe workplace.

QUALIFICATIONS

Knowledge of

- Principles, practices and purposes of urban planning, zoning, and public administration.
- Applicable Federal, State, and municipal planning laws and regulations, including CEQA, the California Zoning Law, Subdivision Map Act, and environmental and climate laws.
- Principles and practices of economic development and business development.
- Business retention and attraction strategies, site selection factors, and development incentive programs.
- Downtown revitalization strategies, urban design, and placemaking best practices.
- Climate action planning, greenhouse gas emissions reduction strategies, and sustainability policy frameworks.
- Research and reporting methods, techniques and procedures.
- Architecture and design review processes.
- Safety principles, practices and procedures.

- Personal computer operation and standard office software applications, GIS, and permit management systems.

Skill to

- Perform complex professional planning work with a minimum of supervision.
- Communicate clearly and concisely, both orally and in writing with diverse audiences including businesses, developers, community members, elected officials, and community stakeholders.
- Collect, analyze and develop complex data to prepare clear, concise technical and policy reports.
- Plan, prioritize, and manage multiple projects with competing deadlines.
- Interpret and apply laws, regulations, ordinances, and policies accurately and consistently
- Use GIS, mapping tools, and databases to analyze land use, site opportunities, and market conditions.

Ability to

- Exercise sound judgment, initiative, and creativity in addressing complex planning and business development challenges.
- Represent the City professionally in public forums, meetings with businesses and developers, and interagency settings.
- Interpret, analyze, apply and articulate relevant laws, rules, contracts, ordinances, regulations and guidelines.
- Analyze problems, identify alternative solutions, evaluate consequences of proposed actions and implement recommendations that support City goals.
- Meet the physical requirements necessary to safely and effectively perform the assigned duties.

Minimum Education and Experience:

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain knowledge and abilities would be:

Education

- Equivalent to a Bachelor's degree from an accredited college or university with major work in urban planning, community development, urban design, public administration, economics, or related field.
- Master's degree in planning, public administration, or related field is desirable.

Experience

- Two (2) years of increasingly responsible professional planning experience.
- Experience in economic development, business development, or a related field is highly desirable.

License or Certificate Requirements

- Membership in American Institute of Certified Planners (AICP) is highly desirable.
- Economic Development Finance Professional (EDFP) certification or equivalent economic development credential is desirable.

ADA COMPLIANCE

Physical Ability: Positions in this class typically require climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Heavy Work: Exerting in excess of 25 pounds of force occasionally.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people.

Council Action: August 18, 2026

FIRE MECHANIC

DEFINITION

Operates, inspects, diagnoses, repairs, and maintains modern fire service emergency response apparatus, tools, and appliances of the Fire Department. Responsible for planning and directing the preventative maintenance of apparatus to help ensure emergency response apparatus, tools, and appliances have a high percentage of response-readiness.

DISTINGUISHING CHARACTERISTICS

The Fire Mechanic is a journey level classification in that incumbent performs specialized work on fire equipment and apparatus requiring specialized training, skills, and certification. Incumbents assigned to this class are expected to perform skilled vehicle system repair and maintenance activities of the City's fire apparatus and related equipment. Positions allocated to this class require that an incumbent be able to work independently, exercising judgment and initiative to fulfill assigned tasks within established guidelines.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Fire Chief, or designee.

EXAMPLES OF DUTIES

The following are typical duties encompassed by the position, not an all-inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS

- Under general supervision develops and performs the preventative maintenance program for fire service emergency response apparatus, tools, and appliances.
- Maintains maintenance records for apparatus, tools and appliances.
- Schedules weekly, monthly, annual, and other periodic maintenance.
- Schedules repairs of apparatus, tools, and appliances to minimize down time and conflicts with shift work schedules.
- Inspects apparatus, tools, and appliances.
- Conducts preventative maintenance tasks.
- Conducts and/or schedules annual fire pump tests.
- Performs journey-level repair of fire apparatus including engines, drive trains, chassis, fire pumps, and hydraulics to ensure they will perform under emergency conditions.
- Conducts other inspections, tests, and maintenance required by recognized fire service standards.

OTHER JOB FUNCTIONS

- Prioritizes service and repair requests; repairs apparatus (including diesel engines, automatic transmission, water pumps, hydraulic systems, and air brake systems), tools, and appliances or coordinates repairs with outside vendors; orders replacement parts; maintains appropriate supply of spare parts and repair/maintenance of equipment; maintains the designated apparatus bay and parts room in a clean and orderly condition.
- Supports training program by instructing firefighters in the proper operation and develops procedures for proper daily maintenance of fire apparatus, tools, and appliances; develops specifications for new apparatus; orders tools and appliances.
- Inspects and diagnoses mechanical problems of equipment; dismantles, rebuilds, replaces, and adjusts engines, brakes, transmissions, drivelines, and parts of electrical, fuel, exhaust, cooling, suspension, and equipment hydraulic systems using power and hand tools; tunes engines to insure proper operating order. Performs general welding; may fabricate parts.
- Maintains and enters accurate maintenance records in designated software and electronic files.
- Demonstrates an ability to operate specialized automotive and fire apparatus testing and diagnostic equipment; develop work schedules and complete maintenance work safely and on time; complete and accurate apparatus safety inspections; diagnose and troubleshooting mechanical and electrical problems; locate and procure parts and materials for repair/replacement; record apparatus and equipment inspections, maintenance, and repairs; disassemble, repair, and rebuild diesel and gasoline engines and related components; read and interpret technical manuals; operate auto shop tools and equipment; operate arc, gas welding, and brazing equipment; understand and following oral as well as written directions; conduct certified fire pump tests; develop technical specifications for bid submittals; identify emergency operational readiness; and safely drive and operate emergency response vehicles, including fire apparatus.
- Establishes and maintains effective working relationships with those encountered in the course of the work. Must be able to function effectively in a team environment.
- Consistently demonstrates the highest level of customer service during emergencies and routine situations.
- Monitors communications to respond to off-site requests for assistance; makes road calls and emergency repairs in the field as needed.
- Maintain shop and shop equipment in a safe, clean and orderly condition.
- Performs all duties and responsibilities in a safe and responsible manner, and in accordance with applicable federal and state safety standards.
- Maintains regular and consistent attendance.
- Performs other duties as assigned.

QUALIFICATIONS

Knowledge of

- Principles, practices, and techniques in the operation of apparatus required for fire suppression, rescue and hazardous material situations.
- Commonly accepted preventative maintenance schedules for fire apparatus, tools, and appliances.
- Modern fire apparatus mechanical, electrical, and hydraulic systems.
- How internal combustion engines operate, both gasoline and diesel.
- DOT and BIT inspection processes.
- Mechanical and maintenance needs of modern fire apparatus, tools, and appliances.
- Principles and techniques for fire apparatus hydraulics.
- Applicable local, state, and federal laws, codes, ordinances and regulations.
- Use of a variety of hand and power tools and equipment.
- Safe working practices.
- Computerized inventory and record fleet maintenance system.

Skill to

- Communicate clearly and concisely, both orally and in writing.
- Use an automated maintenance management system.
- Plan, direct, and coordinate the mechanical repair and maintenance activities of Fire Department vehicles and equipment.
- Estimate labor and material costs and requirements for mechanical maintenance and repair; conduct cost-effective procurement program, resource utilization, budget and project cost analyses.
- Write vehicle, equipment, and general contract specifications.
- Analyze and interpret Federal and State regulations pertaining to the Fleet and Facilities Branch.
- Maintain records and prepare reports.
- Use Environmental Management Control Systems.

Ability to

- Apply common sense understanding to carry out instructions furnished in written, oral, or diagram form.
- Emphasize the concept of customer service in all aspects of interacting with the community by anticipating and meeting their needs, wants and expectations whenever possible.
- Read and follow simple to complicated instructions, schematics, and other information contained in repair manuals for the diagnosis and repair of fire vehicles and equipment.
- Read and understand reference books and complicated procedure manuals.
- Exercise independent judgment and initiative in the absence of supervision while maintaining composure for effective performance under such pressures as a heavy workload, conflicting priorities, and frequent disruptions.

- Use, care, and safe handling of a variety of tools and equipment employed in all phases of repair and maintenance with skill.
- Establish and maintain effective work relationships with those contacted in the performance of required duties.

Minimum Education and Experience

Education

High school diploma or equivalent.

Relevant education from specialized training programs such as California Fire Mechanics Academy or Universal Technical Institute, or similar coursework, is desirable.

Experience

Four (4) years of professional work experience in the maintenance and repair of heavy equipment and/or fire apparatus. Two (2) years of experience in an administrative or supervisory capacity is highly desirable.

License or Certificate Requirements

- Required upon hire, possession of a valid Class C California Driver's License.
- Required prior to permanent appointment and maintained in good standing during employment, possession of a valid California Commercial Class B Driver's License.
- Required prior to permanent appointment and maintained during employment, possession of a valid Air Conditional Refrigerant Recovery & Recycling certificate similar to ASE or MACS.
- Automotive Service Excellence (ASE) certification Medium-Heavy Duty Truck Series T1 through T8 upon hire is highly desirable.
- California State Office of the Fire Marshal (OSFM) Emergency Vehicle Technician Level I (EVT1) and Level II (EVT2) Certification must be obtained within three (3) years of employment, if not already certified.

ADA COMPLIANCE

Physical Ability: Positions in this class typically require; climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Very Heavy Work: Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

Other Requirements

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dust, gases, poor ventilation, chemicals, oils, extreme temperatures, workspace restrictions, intense noises, and environmental dangers.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: G.7
SUBJECT: Approval of the Salary Schedule Effective July 1, 2026.

Recommendation for Action: Staff recommends that the City Council approve the salary schedule effective July 1, 2026.

Staff Contact:

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

Fiscal Impact:

Approval of the salary schedule has no direct fiscal impact. Relevant salaries and benefits were calculated and included in the approved FY2026/27 budget.

Background:

The California Public Employees' Retirement System (CalPERS) requires that the City Council adopt and approve the salary schedule on a quarterly basis, and this staff report serves to meet the CalPERS requirements for the quarter effective July 1, 2026. To align with the dates for the City's pay periods, the actual effective date of the salary schedule is June 28, 2026.

Discussion:

The salary schedule is consistent with current employee contracts and with the approved Memorandums of Understanding (MOUs) with various employee bargaining groups in the City.

Changes effective for the first pay period inclusive of July 1, 2026, are related to general cost of living adjustments included in the MOUs of the following groups:

- Fire Mid-Management Association
- Mid-Management Professionals Association
- Woodland City Employees' Association
- Woodland Professional Firefighters' Association

The schedule also includes a one-time market adjustment of 3% for the Woodland Professional Firefighters' Association, and a 3% adjustment to the City Manager's salary range, as previously approved in the existing contract.

Conclusion:

Staff recommends that the City Council approve the salary schedule effective July 1, 2026.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Salary Schedule - July 1 2026



CITY OF WOODLAND - SALARY SCHEDULE

Effective June 28, 2026

REGULAR FULL-TIME EMPLOYEES - BIWEEKLY/MONTHLY SALARY

CLASSIFICATION	GRADE	GROUP	Period	1	2	3	4	5	6	7	8
ACCOUNTANT I*	M116	MMPA	Bi-Weekly	\$2,797.36	\$2,937.22	\$3,084.08	\$3,238.29	\$3,400.20	\$3,570.21	-	-
			Monthly	\$6,060.94	\$6,363.99	\$6,682.18	\$7,016.29	\$7,367.11	\$7,735.46	-	-
ACCOUNTANT II*	M120	MMPA	Bi-Weekly	\$3,087.76	\$3,242.15	\$3,404.25	\$3,574.47	\$3,753.19	\$3,940.85	-	-
			Monthly	\$6,690.14	\$7,024.65	\$7,375.88	\$7,744.68	\$8,131.91	\$8,538.50	-	-
ACCOUNTING TECHNICIAN*	G45	WCEA	Bi-Weekly	\$2,434.46	\$2,556.18	\$2,683.99	\$2,818.19	\$2,959.10	\$3,107.05	-	-
			Monthly	\$5,274.66	\$5,538.39	\$5,815.31	\$6,106.08	\$6,411.38	\$6,731.95	-	-
ADMIN SERVICES DIRECTOR	116	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-
ADMINISTRATIVE CLERK I	G28	WCEA	Bi-Weekly	\$1,599.91	\$1,679.91	\$1,763.90	\$1,852.10	\$1,944.70	\$2,041.94	-	-
			Monthly	\$3,466.48	\$3,639.80	\$3,821.79	\$4,012.88	\$4,213.53	\$4,424.20	-	-
ADMINISTRATIVE CLERK II	G32	WCEA	Bi-Weekly	\$1,766.01	\$1,854.31	\$1,947.02	\$2,044.37	\$2,146.59	\$2,253.92	-	-
			Monthly	\$3,826.34	\$4,017.66	\$4,218.54	\$4,429.47	\$4,650.95	\$4,883.49	-	-
ADMINISTRATIVE CLERK III	G36	WCEA	Bi-Weekly	\$1,949.34	\$2,046.81	\$2,149.15	\$2,256.60	\$2,369.43	\$2,487.91	-	-
			Monthly	\$4,223.57	\$4,434.75	\$4,656.48	\$4,889.31	\$5,133.77	\$5,390.46	-	-
ADMINISTRATIVE SECRETARY	G42	WCEA	Bi-Weekly	\$2,260.64	\$2,373.67	\$2,492.35	\$2,616.97	\$2,747.82	\$2,885.21	-	-
			Monthly	\$4,898.04	\$5,142.95	\$5,400.09	\$5,670.10	\$5,953.60	\$6,251.28	-	-
ADMINISTRATIVE SUPERVISOR	G47	WCEA	Bi-Weekly	\$2,557.70	\$2,685.59	\$2,819.87	\$2,960.86	\$3,108.90	\$3,264.35	-	-
			Monthly	\$5,541.69	\$5,818.77	\$6,109.71	\$6,415.20	\$6,735.96	\$7,072.76	-	-
ASSISTANT ENGINEER	M125	MMPA	Bi-Weekly	\$3,493.51	\$3,668.19	\$3,851.60	\$4,044.18	\$4,246.39	\$4,458.71	-	-
			Monthly	\$7,569.28	\$7,947.74	\$8,345.13	\$8,762.39	\$9,200.51	\$9,660.53	-	-
ASSISTANT PLANNER	M118	MMPA	Bi-Weekly	\$2,938.97	\$3,085.92	\$3,240.22	\$3,402.23	\$3,572.34	\$3,750.96	-	-
			Monthly	\$6,367.77	\$6,686.16	\$7,020.47	\$7,371.49	\$7,740.07	\$8,127.07	-	-
ASSOCIATE CIVIL ENGINEER*	M131	MMPA	Bi-Weekly	\$4,051.41	\$4,253.98	\$4,466.67	\$4,690.01	\$4,924.51	\$5,170.73	-	-
			Monthly	\$8,778.04	\$9,216.95	\$9,677.79	\$10,161.68	\$10,669.77	\$11,203.25	-	-
ASSOCIATE ENGINEER	M127	MMPA	Bi-Weekly	\$3,670.37	\$3,853.89	\$4,046.59	\$4,248.92	\$4,461.36	\$4,684.43	-	-
			Monthly	\$7,952.48	\$8,350.10	\$8,767.60	\$9,205.98	\$9,666.28	\$10,149.60	-	-
ASSOCIATE PLANNER	M124	MMPA	Bi-Weekly	\$3,408.31	\$3,578.72	\$3,757.66	\$3,945.54	\$4,142.82	\$4,349.96	-	-
			Monthly	\$7,384.66	\$7,753.90	\$8,141.59	\$8,548.67	\$8,976.11	\$9,424.91	-	-
BUILDING INSPECTOR I	G49	WCEA	Bi-Weekly	\$2,687.19	\$2,821.54	\$2,962.62	\$3,110.75	\$3,266.29	\$3,429.61	-	-
			Monthly	\$5,822.24	\$6,113.35	\$6,419.02	\$6,739.97	\$7,076.96	\$7,430.81	-	-
BUILDING INSPECTOR II	G53	WCEA	Bi-Weekly	\$2,966.15	\$3,114.46	\$3,270.18	\$3,433.69	\$3,605.37	\$3,785.64	-	-
			Monthly	\$6,426.66	\$6,747.99	\$7,085.39	\$7,439.66	\$7,811.64	\$8,202.23	-	-
BUS ENGAGE/RSRCE CONS PROG MGR*	M124	MMPA	Bi-Weekly	\$3,408.31	\$3,578.72	\$3,757.66	\$3,945.54	\$4,142.82	\$4,349.96	-	-
			Monthly	\$7,384.66	\$7,753.90	\$8,141.59	\$8,548.67	\$8,976.11	\$9,424.91	-	-



CITY OF WOODLAND - SALARY SCHEDULE

Effective June 28, 2026

CDD DEPUTY DIRECTOR	120	MGMT	Bi-Weekly	\$5,294.62	-	-	-	\$6,788.46	-	-	-
			Monthly	\$11,471.67	-	-	-	\$14,708.33	-	-	-
CHIEF BUILDING OFFICIAL	M140	MMPA	Bi-Weekly	\$5,059.65	\$5,312.63	\$5,578.26	\$5,857.18	\$6,150.04	\$6,457.54	-	-
			Monthly	\$10,962.57	\$11,510.70	\$12,086.24	\$12,690.55	\$13,325.08	\$13,991.33	-	-
CHIEF COLLECTION SYSTEM OPERATOR	M132	MMPA	Bi-Weekly	\$4,152.69	\$4,360.32	\$4,578.34	\$4,807.26	\$5,047.62	\$5,300.00	-	-
			Monthly	\$8,997.50	\$9,447.37	\$9,919.74	\$10,415.73	\$10,936.51	\$11,483.34	-	-
CHIEF INFORMATION OFFICER	M142	MMPA	Bi-Weekly	\$5,315.79	\$5,581.58	\$5,860.66	\$6,153.70	\$6,461.38	\$6,784.45	-	-
			Monthly	\$11,517.55	\$12,093.43	\$12,698.10	\$13,333.01	\$13,999.66	\$14,699.64	-	-
CHIEF WATER SYSTEM OPERATOR*	M132	MMPA	Bi-Weekly	\$4,152.69	\$4,360.32	\$4,578.34	\$4,807.26	\$5,047.62	\$5,300.00	-	-
			Monthly	\$8,997.50	\$9,447.37	\$9,919.74	\$10,415.73	\$10,936.51	\$11,483.34	-	-
CIRCULATION SUPERVISOR	G39	WCEA	Bi-Weekly	\$2,099.23	\$2,204.19	\$2,314.40	\$2,430.12	\$2,551.62	\$2,679.20	-	-
			Monthly	\$4,548.32	\$4,775.74	\$5,014.52	\$5,265.25	\$5,528.51	\$5,804.94	-	-
CITY CLERK	125	MGMT	Bi-Weekly	\$4,804.62	-	-	-	\$6,130.38	-	-	-
			Monthly	\$10,410.00	-	-	-	\$13,282.50	-	-	-
CITY COUNCIL	110	CNCL	Bi-Weekly	\$115.38	-	-	-	-	-	-	-
			Monthly	\$250.00	-	-	-	-	-	-	-
CITY ENGINEER*	M145	MMPA	Bi-Weekly	\$5,724.53	\$6,010.76	\$6,311.29	\$6,626.86	\$6,958.20	\$7,306.11	-	-
			Monthly	\$12,403.15	\$13,023.30	\$13,674.47	\$14,358.19	\$15,076.10	\$15,829.91	-	-
CITY MANAGER	101	CM	Bi-Weekly	\$12,394.05	-	-	-	-	-	-	-
			Monthly	\$26,853.77	-	-	-	-	-	-	-
CODE COMPLIANCE OFFICER I	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
CODE COMPLIANCE OFFICER II	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
COMMUNICATIONS & STRATEGIC POLICY MGR	M134	MMPA	Bi-Weekly	\$4,362.92	\$4,581.07	\$4,810.12	\$5,050.63	\$5,303.16	\$5,568.31	-	-
			Monthly	\$9,452.99	\$9,925.64	\$10,421.93	\$10,943.02	\$11,490.17	\$12,064.68	-	-
COMM RISK REDUCTION SPEC I	185A	WPFA	Bi-Weekly	\$2,649.77	\$2,782.39	\$2,921.49	\$3,067.57	\$3,220.94	-	-	-
			Monthly	\$5,741.17	\$6,028.51	\$6,329.90	\$6,646.41	\$6,978.70	-	-	-
COMM RISK REDUCTION SPEC II	185B	WPFA	Bi-Weekly	\$2,849.38	\$2,991.86	\$3,141.45	\$3,298.51	\$3,463.45	-	-	-
			Monthly	\$6,173.65	\$6,482.35	\$6,806.47	\$7,146.78	\$7,504.14	-	-	-
COMMUNITY DEVELOPMENT CLERK I	G32	WCEA	Bi-Weekly	\$1,766.01	\$1,854.31	\$1,947.02	\$2,044.37	\$2,146.59	\$2,253.92	-	-
			Monthly	\$3,826.34	\$4,017.66	\$4,218.54	\$4,429.47	\$4,650.95	\$4,883.49	-	-
COMMUNITY DEVELOPMENT CLERK II	G37	WCEA	Bi-Weekly	\$1,998.07	\$2,097.98	\$2,202.88	\$2,313.02	\$2,428.67	\$2,550.10	-	-
			Monthly	\$4,329.16	\$4,545.62	\$4,772.90	\$5,011.54	\$5,262.12	\$5,525.22	-	-
COMMUNITY DEVELOPMENT DIRECTOR	119	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-



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COMMUNITY DEVELOPMENT TECH I	G42	WCEA	Bi-Weekly	\$2,260.64	\$2,373.67	\$2,492.35	\$2,616.97	\$2,747.82	\$2,885.21	-	-
			Monthly	\$4,898.04	\$5,142.95	\$5,400.09	\$5,670.10	\$5,953.60	\$6,251.28	-	-
COMMUNITY DEVELOPMENT TECH II	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
COMMUNITY ENHANCEMENT SPEC	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
COMMUNITY SERVICES DIRECTOR	122	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-
COMMUNITY SERVICES OFFICER	228	WPOA	Bi-Weekly	\$2,226.24	\$2,337.56	\$2,454.43	\$2,577.16	\$2,706.01	\$2,841.32	-	-
			Monthly	\$4,823.53	\$5,064.71	\$5,317.94	\$5,583.84	\$5,863.03	\$6,156.18	-	-
COMMUNITY SVCS PROGRAM MGR	M125	MMPA	Bi-Weekly	\$3,493.51	\$3,668.19	\$3,851.60	\$4,044.18	\$4,246.39	\$4,458.71	-	-
			Monthly	\$7,569.28	\$7,947.74	\$8,345.13	\$8,762.39	\$9,200.51	\$9,660.53	-	-
CONSERVATION COORDINATOR	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
CONTRUCTION PROJECT MANAGER*	M129	MMPA	Bi-Weekly	\$3,856.19	\$4,048.99	\$4,251.44	\$4,464.02	\$4,687.22	\$4,921.58	-	-
			Monthly	\$8,355.07	\$8,772.82	\$9,211.46	\$9,672.04	\$10,155.64	\$10,663.42	-	-
CRIME PREVENTION SPECIALIST	231	WPOA	Bi-Weekly	\$2,226.24	\$2,337.56	\$2,454.43	\$2,577.16	\$2,706.01	\$2,841.32	-	-
			Monthly	\$4,823.53	\$5,064.71	\$5,317.94	\$5,583.84	\$5,863.03	\$6,156.18	-	-
DATA SERVICES MANAGER	M136	MMPA	Bi-Weekly	\$4,583.79	\$4,812.98	\$5,053.63	\$5,306.31	\$5,571.63	\$5,850.21	-	-
			Monthly	\$9,931.55	\$10,428.13	\$10,949.53	\$11,497.01	\$12,071.86	\$12,675.45	-	-
DEPUTY FIRE CHIEF*	162	FMMA	Bi-Weekly	\$5,796.05	\$6,085.85	\$6,390.14	\$6,709.64	\$7,102.46	-	-	-
			Monthly	\$12,558.10	\$13,186.00	\$13,845.30	\$14,537.55	\$15,388.66	-	-	-
DEPUTY POLICE CHIEF	205	PMMA	Bi-Weekly	\$5,775.87	\$6,064.67	\$6,367.89	\$6,686.30	\$7,020.61	\$7,371.64	\$7,740.22	\$8,127.23
			Monthly	\$12,514.38	\$13,140.12	\$13,797.10	\$14,486.97	\$15,211.32	\$15,971.89	\$16,770.48	\$17,609.00
DEPUTY PW DIRECTOR - UTILITIES	138	MGMT	Bi-Weekly	\$5,294.62	-	-	-	\$6,788.46	-	-	-
			Monthly	\$11,471.67	-	-	-	\$14,708.33	-	-	-
ELECTRICAL/SIGNS & MARK SUPER	M134	MMPA	Bi-Weekly	\$4,362.92	\$4,581.07	\$4,810.12	\$5,050.63	\$5,303.16	\$5,568.31	-	-
			Monthly	\$9,452.99	\$9,925.64	\$10,421.93	\$10,943.02	\$11,490.17	\$12,064.68	-	-
ELECTRICIAN'S ASSISTANT	G43	WCEA	Bi-Weekly	\$2,317.15	\$2,433.01	\$2,554.66	\$2,682.39	\$2,816.51	\$2,957.34	-	-
			Monthly	\$5,020.50	\$5,271.52	\$5,535.10	\$5,811.85	\$6,102.44	\$6,407.57	-	-
ENGINEERING AIDE I*	G33	WCEA	Bi-Weekly	\$1,810.16	\$1,900.66	\$1,995.70	\$2,095.48	\$2,200.25	\$2,310.27	-	-
			Monthly	\$3,922.00	\$4,118.10	\$4,324.01	\$4,540.21	\$4,767.22	\$5,005.58	-	-
ENGINEERING AIDE II*	G37	WCEA	Bi-Weekly	\$1,998.07	\$2,097.98	\$2,202.88	\$2,313.02	\$2,428.67	\$2,550.10	-	-
			Monthly	\$4,329.16	\$4,545.62	\$4,772.90	\$5,011.54	\$5,262.12	\$5,525.22	-	-
ENGINEERING ASSISTANT	G56	WCEA	Bi-Weekly	\$3,194.22	\$3,353.93	\$3,521.63	\$3,697.71	\$3,882.59	\$4,076.72	-	-
			Monthly	\$6,920.81	\$7,266.85	\$7,630.19	\$8,011.70	\$8,412.28	\$8,832.90	-	-



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ENGINEERING TECH I	G44	WCEA	Bi-Weekly	\$2,375.08	\$2,493.83	\$2,618.53	\$2,749.45	\$2,886.93	\$3,031.27	-	-
			Monthly	\$5,146.01	\$5,403.31	\$5,673.47	\$5,957.15	\$6,255.01	\$6,567.75	-	-
ENGINEERING TECH II	G48	WCEA	Bi-Weekly	\$2,621.64	\$2,752.73	\$2,890.36	\$3,034.88	\$3,186.63	\$3,345.96	-	-
			Monthly	\$5,680.23	\$5,964.24	\$6,262.45	\$6,575.58	\$6,904.36	\$7,249.57	-	-
ENGINEERING TECH III*	G52	WCEA	Bi-Weekly	\$2,893.80	\$3,038.50	\$3,190.42	\$3,349.94	\$3,517.44	\$3,693.31	-	-
			Monthly	\$6,269.91	\$6,583.41	\$6,912.58	\$7,258.20	\$7,621.11	\$8,002.17	-	-
ENV COMPLIANCE INSPECTOR I	G39	WCEA	Bi-Weekly	\$2,099.23	\$2,204.19	\$2,314.40	\$2,430.12	\$2,551.62	\$2,679.20	-	-
			Monthly	\$4,548.32	\$4,775.74	\$5,014.52	\$5,265.25	\$5,528.51	\$5,804.94	-	-
ENV COMPLIANCE INSPECTOR II	G43	WCEA	Bi-Weekly	\$2,317.15	\$2,433.01	\$2,554.66	\$2,682.39	\$2,816.51	\$2,957.34	-	-
			Monthly	\$5,020.50	\$5,271.52	\$5,535.10	\$5,811.85	\$6,102.44	\$6,407.57	-	-
ENV COMPLIANCE SPECIALIST	G49	WCEA	Bi-Weekly	\$2,687.19	\$2,821.54	\$2,962.62	\$3,110.75	\$3,266.29	\$3,429.61	-	-
			Monthly	\$5,822.24	\$6,113.35	\$6,419.02	\$6,739.97	\$7,076.96	\$7,430.81	-	-
ENV RESOURCES ANALYST*	M127	MMPA	Bi-Weekly	\$3,670.37	\$3,853.89	\$4,046.59	\$4,248.92	\$4,461.36	\$4,684.43	-	-
			Monthly	\$7,952.48	\$8,350.10	\$8,767.60	\$9,205.98	\$9,666.28	\$10,149.60	-	-
EQUIPMENT MECHANIC HEAVY	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
EQUIPMENT MECHANIC LIGHT	G41	WCEA	Bi-Weekly	\$2,205.50	\$2,315.77	\$2,431.56	\$2,553.14	\$2,680.80	\$2,814.84	-	-
			Monthly	\$4,778.58	\$5,017.51	\$5,268.39	\$5,531.80	\$5,808.39	\$6,098.81	-	-
EQUIPMENT MECHANIC SENIOR	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
EQUIPMENT SERVICE CLERK	G32	WCEA	Bi-Weekly	\$1,766.01	\$1,854.31	\$1,947.02	\$2,044.37	\$2,146.59	\$2,253.92	-	-
			Monthly	\$3,826.34	\$4,017.66	\$4,218.54	\$4,429.47	\$4,650.95	\$4,883.49	-	-
EQUIPMENT SERVICE WORKER*	G34	WCEA	Bi-Weekly	\$1,855.41	\$1,948.18	\$2,045.59	\$2,147.87	\$2,255.26	\$2,368.02	-	-
			Monthly	\$4,020.05	\$4,221.06	\$4,432.11	\$4,653.71	\$4,886.40	\$5,130.72	-	-
EXECUTIVE ASSISTANT*	G49	WCEA	Bi-Weekly	\$2,687.19	\$2,821.54	\$2,962.62	\$3,110.75	\$3,266.29	\$3,429.61	-	-
			Monthly	\$5,822.24	\$6,113.35	\$6,419.02	\$6,739.97	\$7,076.96	\$7,430.81	-	-
EXECUTIVE ASST TO CM	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
FACILITY MAINTENANCE WORKER III	G45	WCEA	Bi-Weekly	\$2,434.46	\$2,556.18	\$2,683.99	\$2,818.19	\$2,959.10	\$3,107.05	-	-
			Monthly	\$5,274.66	\$5,538.39	\$5,815.31	\$6,106.08	\$6,411.38	\$6,731.95	-	-
FACILITY MAINTENANCE WORKER I	G35	WCEA	Bi-Weekly	\$1,901.79	\$1,996.88	\$2,096.73	\$2,201.57	\$2,311.64	\$2,427.23	-	-
			Monthly	\$4,120.55	\$4,326.58	\$4,542.91	\$4,770.06	\$5,008.56	\$5,258.99	-	-
FACILITY MAINTENANCE WORKER II	G41	WCEA	Bi-Weekly	\$2,205.50	\$2,315.77	\$2,431.56	\$2,553.14	\$2,680.80	\$2,814.84	-	-
			Monthly	\$4,778.58	\$5,017.51	\$5,268.39	\$5,531.80	\$5,808.39	\$6,098.81	-	-
FINANCE CLERK I	G32	WCEA	Bi-Weekly	\$1,766.01	\$1,854.31	\$1,947.02	\$2,044.37	\$2,146.59	\$2,253.92	-	-
			Monthly	\$3,826.34	\$4,017.66	\$4,218.54	\$4,429.47	\$4,650.95	\$4,883.49	-	-



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FINANCE CLERK II	G37	WCEA	Bi-Weekly	\$1,998.07	\$2,097.98	\$2,202.88	\$2,313.02	\$2,428.67	\$2,550.10	-	-
			Monthly	\$4,329.16	\$4,545.62	\$4,772.90	\$5,011.54	\$5,262.12	\$5,525.22	-	-
FINANCE OFFICER*	M141	MMPA	Bi-Weekly	\$5,186.14	\$5,445.45	\$5,717.72	\$6,003.61	\$6,303.79	\$6,618.98	-	-
			Monthly	\$11,236.64	\$11,798.47	\$12,388.39	\$13,007.82	\$13,658.21	\$14,341.11	-	-
FINANCE SPECIALIST	G41	WCEA	Bi-Weekly	\$2,205.50	\$2,315.77	\$2,431.56	\$2,553.14	\$2,680.80	\$2,814.84	-	-
			Monthly	\$4,778.58	\$5,017.51	\$5,268.39	\$5,531.80	\$5,808.39	\$6,098.81	-	-
FINANCE SUPERVISOR	G54	WCEA	Bi-Weekly	\$3,040.30	\$3,192.32	\$3,351.93	\$3,519.53	\$3,695.51	\$3,880.28	-	-
			Monthly	\$6,587.32	\$6,916.69	\$7,262.53	\$7,625.65	\$8,006.93	\$8,407.28	-	-
FINANCIAL SERVICES MANAGER	M136	MMPA	Bi-Weekly	\$4,583.79	\$4,812.98	\$5,053.63	\$5,306.31	\$5,571.63	\$5,850.21	-	-
			Monthly	\$9,931.55	\$10,428.13	\$10,949.53	\$11,497.01	\$12,071.86	\$12,675.45	-	-
FIRE BATTALION CHIEF	152	FMMA	Bi-Weekly	\$5,081.06	\$5,335.10	\$5,601.86	\$5,881.96	\$6,176.05	-	-	-
			Monthly	\$11,008.95	\$11,559.39	\$12,137.36	\$12,744.24	\$13,381.44	-	-	-
FIRE CAPTAIN	178	WPFA	Bi-Weekly	\$4,200.34	\$4,410.35	\$4,630.86	\$4,862.42	\$5,105.53	-	-	-
			Monthly	\$9,100.74	\$9,555.76	\$10,033.54	\$10,535.25	\$11,061.99	-	-	-
FIRE CHIEF	128	MGMT	Bi-Weekly	\$6,275.77	-	-	-	\$8,461.54	-	-	-
			Monthly	\$13,597.50	-	-	-	\$18,333.34	-	-	-
FIRE ENGINEER	175	WPFA	Bi-Weekly	\$3,645.44	\$3,827.71	\$4,019.10	\$4,220.06	\$4,431.04	-	-	-
			Monthly	\$7,898.46	\$8,293.37	\$8,708.06	\$9,143.47	\$9,600.59	-	-	-
FIRE MARSHAL	165	FMMA	Bi-Weekly	\$5,081.05	\$5,335.10	\$5,601.86	\$5,881.96	\$6,176.05	-	-	-
			Monthly	\$11,008.95	\$11,559.39	\$12,137.36	\$12,744.24	\$13,381.44	-	-	-
FIRE MECHANIC	G48	WCEA	Bi-Weekly	\$2,621.64	\$2,752.73	\$2,890.36	\$3,034.88	\$3,186.63	\$3,345.96	-	-
			Monthly	\$5,680.23	\$5,964.24	\$6,262.45	\$6,575.58	\$6,904.36	\$7,249.57	-	-
FIREFIGHTER	172	WPFA	Bi-Weekly	\$3,212.09	\$3,372.70	\$3,541.33	\$3,718.40	\$3,904.31	-	-	-
			Monthly	\$6,959.52	\$7,307.52	\$7,672.88	\$8,056.54	\$8,459.34	-	-	-
FIREFIGHTER RECRUIT	182	WPFA	Bi-Weekly	\$2,890.88	-	-	-	-	-	-	-
			Monthly	\$6,263.58	-	-	-	-	-	-	-
FLEET & FACILITIES MANAGER	M131	MMPA	Bi-Weekly	\$4,051.41	\$4,253.98	\$4,466.67	\$4,690.01	\$4,924.51	\$5,170.73	-	-
			Monthly	\$8,778.04	\$9,216.95	\$9,677.79	\$10,161.68	\$10,669.77	\$11,203.25	-	-
GIS ANALYST*	G62	WCEA	Bi-Weekly	\$3,704.31	\$3,889.53	\$4,084.01	\$4,288.21	\$4,502.62	\$4,727.75	-	-
			Monthly	\$8,026.01	\$8,427.32	\$8,848.68	\$9,291.12	\$9,755.67	\$10,243.45	-	-
GIS COORDINATOR	M131	MMPA	Bi-Weekly	\$4,051.41	\$4,253.98	\$4,466.67	\$4,690.01	\$4,924.51	\$5,170.73	-	-
			Monthly	\$8,778.04	\$9,216.95	\$9,677.79	\$10,161.68	\$10,669.77	\$11,203.25	-	-
GIS TECHNICIAN I	G49	WCEA	Bi-Weekly	\$2,687.19	\$2,821.54	\$2,962.62	\$3,110.75	\$3,266.29	\$3,429.61	-	-
			Monthly	\$5,822.24	\$6,113.35	\$6,419.02	\$6,739.97	\$7,076.96	\$7,430.81	-	-
GIS TECHNICIAN II	G53	WCEA	Bi-Weekly	\$2,966.15	\$3,114.46	\$3,270.18	\$3,433.69	\$3,605.37	\$3,785.64	-	-
			Monthly	\$6,426.66	\$6,747.99	\$7,085.39	\$7,439.66	\$7,811.64	\$8,202.23	-	-



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HOUSING ANALYST I	M120	MMPA	Bi-Weekly	\$3,087.76	\$3,242.15	\$3,404.25	\$3,574.47	\$3,753.19	\$3,940.85	-	-
			Monthly	\$6,690.14	\$7,024.65	\$7,375.88	\$7,744.68	\$8,131.91	\$8,538.50	-	-
HOUSING ANALYST II	M124	MMPA	Bi-Weekly	\$3,408.31	\$3,578.72	\$3,757.66	\$3,945.54	\$4,142.82	\$4,349.96	-	-
			Monthly	\$7,384.66	\$7,753.90	\$8,141.59	\$8,548.67	\$8,976.11	\$9,424.91	-	-
HUMAN RESOURCES ANALYST I	M121	MMPA	Bi-Weekly	\$3,164.95	\$3,323.20	\$3,489.36	\$3,663.83	\$3,847.02	\$4,039.37	-	-
			Monthly	\$6,857.39	\$7,200.26	\$7,560.28	\$7,938.29	\$8,335.21	\$8,751.96	-	-
HUMAN RESOURCES ANALYST II	M126	MMPA	Bi-Weekly	\$3,580.85	\$3,759.89	\$3,947.89	\$4,145.28	\$4,352.55	\$4,570.17	-	-
			Monthly	\$7,758.51	\$8,146.44	\$8,553.76	\$8,981.45	\$9,430.52	\$9,902.04	-	-
HUMAN RESOURCES CLERK*	G39	WCEA	Bi-Weekly	\$2,099.23	\$2,204.19	\$2,314.40	\$2,430.12	\$2,551.62	\$2,679.20	-	-
			Monthly	\$4,548.32	\$4,775.74	\$5,014.52	\$5,265.25	\$5,528.51	\$5,804.94	-	-
HUMAN RESOURCES MANAGER	M140	MMPA	Bi-Weekly	\$5,059.65	\$5,312.63	\$5,578.26	\$5,857.18	\$6,150.04	\$6,457.54	-	-
			Monthly	\$10,962.57	\$11,510.70	\$12,086.24	\$12,690.55	\$13,325.08	\$13,991.33	-	-
HUMAN RESOURCES TECH I*	G45	WCEA	Bi-Weekly	\$2,434.46	\$2,556.18	\$2,683.99	\$2,818.19	\$2,959.10	\$3,107.05	-	-
			Monthly	\$5,274.66	\$5,538.39	\$5,815.31	\$6,106.08	\$6,411.38	\$6,731.95	-	-
HUMAN RESOURCES TECH II*	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
IND ELECTRICAL/ELECT TECH	G58	WCEA	Bi-Weekly	\$3,355.93	\$3,523.72	\$3,699.91	\$3,884.90	\$4,079.15	\$4,283.11	-	-
			Monthly	\$7,271.17	\$7,634.73	\$8,016.47	\$8,417.29	\$8,838.16	\$9,280.06	-	-
INFORMATION SYSTEMS TECH I	G48	WCEA	Bi-Weekly	\$2,621.64	\$2,752.73	\$2,890.36	\$3,034.88	\$3,186.63	\$3,345.96	-	-
			Monthly	\$5,680.23	\$5,964.24	\$6,262.45	\$6,575.58	\$6,904.36	\$7,249.57	-	-
INFORMATION SYSTEMS TECH II	G52	WCEA	Bi-Weekly	\$2,893.80	\$3,038.50	\$3,190.42	\$3,349.94	\$3,517.44	\$3,693.31	-	-
			Monthly	\$6,269.91	\$6,583.41	\$6,912.58	\$7,258.20	\$7,621.11	\$8,002.17	-	-
JUNIOR ENGINEER	M121	MMPA	Bi-Weekly	\$3,164.95	\$3,323.20	\$3,489.36	\$3,663.83	\$3,847.02	\$4,039.37	-	-
			Monthly	\$6,857.39	\$7,200.26	\$7,560.28	\$7,938.29	\$8,335.21	\$8,751.96	-	-
JUNIOR PLANNER*	M113	MMPA	Bi-Weekly	\$2,597.62	\$2,727.50	\$2,863.88	\$3,007.07	\$3,157.43	\$3,315.30	-	-
			Monthly	\$5,628.18	\$5,909.59	\$6,205.07	\$6,515.33	\$6,841.09	\$7,183.15	-	-
LAB SUPERVISOR	M127	MMPA	Bi-Weekly	\$3,670.37	\$3,853.89	\$4,046.59	\$4,248.92	\$4,461.36	\$4,684.43	-	-
			Monthly	\$7,952.48	\$8,350.10	\$8,767.60	\$9,205.98	\$9,666.28	\$10,149.60	-	-
LABRATORY TECHNICIAN I	G43	WCEA	Bi-Weekly	\$2,317.15	\$2,433.01	\$2,554.66	\$2,682.39	\$2,816.51	\$2,957.34	-	-
			Monthly	\$5,020.50	\$5,271.52	\$5,535.10	\$5,811.85	\$6,102.44	\$6,407.57	-	-
LABRATORY TECHNICIAN II	G47	WCEA	Bi-Weekly	\$2,557.70	\$2,685.59	\$2,819.87	\$2,960.86	\$3,108.90	\$3,264.35	-	-
			Monthly	\$5,541.69	\$5,818.77	\$6,109.71	\$6,415.20	\$6,735.96	\$7,072.76	-	-
LIBRARY PROGRAM MANAGER I	M122	MMPA	Bi-Weekly	\$3,244.07	\$3,406.28	\$3,576.59	\$3,755.42	\$3,943.19	\$4,140.35	-	-
			Monthly	\$7,028.83	\$7,380.27	\$7,749.28	\$8,136.75	\$8,543.59	\$8,970.76	-	-
LIBRARY PROGRAM MANAGER II	M125	MMPA	Bi-Weekly	\$3,493.51	\$3,668.19	\$3,851.60	\$4,044.18	\$4,246.39	\$4,458.71	-	-
			Monthly	\$7,569.28	\$7,947.74	\$8,345.13	\$8,762.39	\$9,200.51	\$9,660.53	-	-



CITY OF WOODLAND - SALARY SCHEDULE

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LIBRARY SERVICES DIRECTOR	131	MGMT	Bi-Weekly	\$4,804.62	-	-	-	\$6,130.38	-	-	-
			Monthly	\$10,410.00	-	-	-	\$13,282.50	-	-	-
LIBRARY TECH ASSISTANT I	G29	WCEA	Bi-Weekly	\$1,639.91	\$1,721.91	\$1,808.00	\$1,898.40	\$1,993.32	\$2,092.99	-	-
			Monthly	\$3,553.14	\$3,730.80	\$3,917.34	\$4,113.20	\$4,318.86	\$4,534.81	-	-
LIBRARY TECH ASSISTANT II	G33	WCEA	Bi-Weekly	\$1,810.16	\$1,900.66	\$1,995.70	\$2,095.48	\$2,200.25	\$2,310.27	-	-
			Monthly	\$3,922.00	\$4,118.10	\$4,324.01	\$4,540.21	\$4,767.22	\$5,005.58	-	-
LITERACY COORDINATOR*	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
MAINTENANCE SUPERVISOR	G53	WCEA	Bi-Weekly	\$2,966.15	\$3,114.46	\$3,270.18	\$3,433.69	\$3,605.37	\$3,785.64	-	-
			Monthly	\$6,426.66	\$6,747.99	\$7,085.39	\$7,439.66	\$7,811.64	\$8,202.23	-	-
MAINTENANCE WORKER I	G35	WCEA	Bi-Weekly	\$1,901.79	\$1,996.88	\$2,096.73	\$2,201.57	\$2,311.64	\$2,427.23	-	-
			Monthly	\$4,120.55	\$4,326.58	\$4,542.91	\$4,770.06	\$5,008.56	\$5,258.99	-	-
MAINTENANCE WORKER II	G40	WCEA	Bi-Weekly	\$2,151.71	\$2,259.29	\$2,372.26	\$2,490.87	\$2,615.41	\$2,746.18	-	-
			Monthly	\$4,662.03	\$4,895.13	\$5,139.89	\$5,396.88	\$5,666.73	\$5,950.06	-	-
MAINTENANCE WORKER III	G44	WCEA	Bi-Weekly	\$2,375.08	\$2,493.83	\$2,618.53	\$2,749.45	\$2,886.93	\$3,031.27	-	-
			Monthly	\$5,146.01	\$5,403.31	\$5,673.47	\$5,957.15	\$6,255.01	\$6,567.75	-	-
MANAGEMENT ANALYST I	M120	MMPA	Bi-Weekly	\$3,087.76	\$3,242.15	\$3,404.25	\$3,574.47	\$3,753.19	\$3,940.85	-	-
			Monthly	\$6,690.14	\$7,024.65	\$7,375.88	\$7,744.68	\$8,131.91	\$8,538.50	-	-
MANAGEMENT ANALYST II	M125	MMPA	Bi-Weekly	\$3,493.51	\$3,668.19	\$3,851.60	\$4,044.18	\$4,246.39	\$4,458.71	-	-
			Monthly	\$7,569.28	\$7,947.74	\$8,345.13	\$8,762.39	\$9,200.51	\$9,660.53	-	-
MARKTNG & BUS RELATIONS SPEC*	M118	MMPA	Bi-Weekly	\$2,938.97	\$3,085.92	\$3,240.22	\$3,402.23	\$3,572.34	\$3,750.96	-	-
			Monthly	\$6,367.77	\$6,686.16	\$7,020.47	\$7,371.49	\$7,740.07	\$8,127.07	-	-
PARK MAINTENANCE WORKER I	G35	WCEA	Bi-Weekly	\$1,901.79	\$1,996.88	\$2,096.73	\$2,201.57	\$2,311.64	\$2,427.23	-	-
			Monthly	\$4,120.55	\$4,326.58	\$4,542.91	\$4,770.06	\$5,008.56	\$5,258.99	-	-
PARK MAINTENANCE WORKER II	G39	WCEA	Bi-Weekly	\$2,099.23	\$2,204.19	\$2,314.40	\$2,430.12	\$2,551.62	\$2,679.20	-	-
			Monthly	\$4,548.32	\$4,775.74	\$5,014.52	\$5,265.25	\$5,528.51	\$5,804.94	-	-
PARK MAINTENANCE WORKER III*	G43	WCEA	Bi-Weekly	\$2,317.15	\$2,433.01	\$2,554.66	\$2,682.39	\$2,816.51	\$2,957.34	-	-
			Monthly	\$5,020.50	\$5,271.52	\$5,535.10	\$5,811.85	\$6,102.44	\$6,407.57	-	-
PARK SUPERINTENDENT	M132	MMPA	Bi-Weekly	\$4,152.69	\$4,360.32	\$4,578.34	\$4,807.26	\$5,047.62	\$5,300.00	-	-
			Monthly	\$8,997.50	\$9,447.37	\$9,919.74	\$10,415.73	\$10,936.51	\$11,483.34	-	-
PARK SUPERVISOR	G51	WCEA	Bi-Weekly	\$2,823.22	\$2,964.39	\$3,112.61	\$3,268.24	\$3,431.65	\$3,603.23	-	-
			Monthly	\$6,116.99	\$6,422.84	\$6,743.98	\$7,081.18	\$7,435.24	\$7,807.00	-	-
POLICE CHIEF	134	MGMT	Bi-Weekly	\$7,734.16	-	-	-	\$10,176.52	-	-	-
			Monthly	\$16,757.34	-	-	-	\$22,049.13	-	-	-
POLICE CRIME & INTEL ANALYST*	212	WPSA	Bi-Weekly	\$2,854.05	\$2,996.76	\$3,146.59	\$3,303.92	\$3,469.12	-	-	-
			Monthly	\$6,183.78	\$6,492.97	\$6,817.62	\$7,158.50	\$7,516.43	-	-	-



CITY OF WOODLAND - SALARY SCHEDULE

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POLICE INVESTIGATOR*	225	WPOA	Bi-Weekly	\$3,382.18	\$3,551.29	\$3,728.86	\$3,915.30	\$4,111.06	\$4,316.62	\$4,532.45	-
			Monthly	\$7,328.06	\$7,694.46	\$8,079.19	\$8,483.15	\$8,907.30	\$9,352.67	\$9,820.30	-
POLICE LIEUTENANT	202	PMMA	Bi-Weekly	\$5,255.13	\$5,517.87	\$5,793.76	\$6,083.46	\$6,387.62	\$6,707.02	\$7,042.37	\$7,394.49
			Monthly	\$11,386.11	\$11,955.38	\$12,553.16	\$13,180.83	\$13,839.85	\$14,531.87	\$15,258.46	\$16,021.39
POLICE OFFICER RECRUIT	222	WPOA	Bi-Weekly	\$3,043.96	-	-	-	-	-	-	-
			Monthly	\$6,595.25	-	-	-	-	-	-	-
POLICE OFFICER	225	WPOA	Bi-Weekly	\$3,382.18	\$3,551.29	\$3,728.86	\$3,915.30	\$4,111.06	\$4,316.62	\$4,532.45	-
			Monthly	\$7,328.06	\$7,694.46	\$8,079.19	\$8,483.15	\$8,907.30	\$9,352.67	\$9,820.30	-
POLICE RECORDS SPECIALIST	234A	WPOA	Bi-Weekly	\$1,975.99	\$2,074.79	\$2,178.53	\$2,287.46	\$2,401.83	-	-	-
			Monthly	\$4,281.32	\$4,495.38	\$4,720.15	\$4,956.16	\$5,203.97	-	-	-
POLICE RECORDS SUPERVISOR	215	WPSA	Bi-Weekly	\$2,677.30	\$2,811.16	\$2,951.72	\$3,099.30	\$3,254.27	-	-	-
			Monthly	\$5,800.81	\$6,090.85	\$6,395.39	\$6,715.16	\$7,050.92	-	-	-
POLICE SERGEANT	218	WPSA	Bi-Weekly	\$3,912.43	\$4,108.05	\$4,313.45	\$4,529.13	\$4,755.58	\$4,993.36	\$5,243.03	\$5,505.18
			Monthly	\$8,476.93	\$8,900.78	\$9,345.82	\$9,813.11	\$10,303.76	\$10,818.95	\$11,359.90	\$11,927.89
POOL FACILITIES TECH	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
PRINCIPAL CIVIL ENGINEER	M141	MMPA	Bi-Weekly	\$5,186.14	\$5,445.45	\$5,717.72	\$6,003.61	\$6,303.79	\$6,618.98	-	-
			Monthly	\$11,236.64	\$11,798.47	\$12,388.39	\$13,007.82	\$13,658.21	\$14,341.11	-	-
PRINCIPAL PLANNER*	M136	MMPA	Bi-Weekly	\$4,583.79	\$4,812.98	\$5,053.63	\$5,306.31	\$5,571.63	\$5,850.21	-	-
			Monthly	\$9,931.55	\$10,428.13	\$10,949.53	\$11,497.01	\$12,071.86	\$12,675.45	-	-
PRINCIPAL UTILITIES CIVIL ENG*	M141	MMPA	Bi-Weekly	\$5,186.14	\$5,445.45	\$5,717.72	\$6,003.61	\$6,303.79	\$6,618.98	-	-
			Monthly	\$11,236.64	\$11,798.47	\$12,388.39	\$13,007.82	\$13,658.21	\$14,341.11	-	-
PROGAMMER ANALYST*	G63	WCEA	Bi-Weekly	\$3,796.92	\$3,986.77	\$4,186.11	\$4,395.41	\$4,615.18	\$4,845.94	-	-
			Monthly	\$8,226.67	\$8,638.00	\$9,069.90	\$9,523.39	\$9,999.56	\$10,499.54	-	-
PUBLIC WORKS DIRECTOR	137	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-
PW O&M INFRASTRUCTURE ADMIN	M141	MMPA	Bi-Weekly	\$5,186.14	\$5,445.45	\$5,717.72	\$6,003.61	\$6,303.79	\$6,618.98	-	-
			Monthly	\$11,236.64	\$11,798.47	\$12,388.39	\$13,007.82	\$13,658.21	\$14,341.11	-	-
RECREATION COORDINATOR	G36	WCEA	Bi-Weekly	\$1,949.34	\$2,046.81	\$2,149.15	\$2,256.60	\$2,369.43	\$2,487.91	-	-
			Monthly	\$4,223.57	\$4,434.75	\$4,656.48	\$4,889.31	\$5,133.77	\$5,390.46	-	-
RECREATION SUPERVISOR	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
SENIOR ACCOUNTANT	M125	MMPA	Bi-Weekly	\$3,493.51	\$3,668.19	\$3,851.60	\$4,044.18	\$4,246.39	\$4,458.71	-	-
			Monthly	\$7,569.28	\$7,947.74	\$8,345.13	\$8,762.39	\$9,200.51	\$9,660.53	-	-
SENIOR CIVIL ENGINEER*	M138	MMPA	Bi-Weekly	\$4,815.85	\$5,056.64	\$5,309.47	\$5,574.95	\$5,853.69	\$6,146.38	-	-
			Monthly	\$10,434.34	\$10,956.05	\$11,503.85	\$12,079.05	\$12,683.00	\$13,317.15	-	-



CITY OF WOODLAND - SALARY SCHEDULE

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SENIOR PLANNER	M132	MMPA	Bi-Weekly	\$4,152.69	\$4,360.32	\$4,578.34	\$4,807.26	\$5,047.62	\$5,300.00	-	-
			Monthly	\$8,997.50	\$9,447.37	\$9,919.74	\$10,415.73	\$10,936.51	\$11,483.34	-	-
SIGNS AND MARKINGS TECH I	G39	WCEA	Bi-Weekly	\$2,099.23	\$2,204.19	\$2,314.40	\$2,430.12	\$2,551.62	\$2,679.20	-	-
			Monthly	\$4,548.32	\$4,775.74	\$5,014.52	\$5,265.25	\$5,528.51	\$5,804.94	-	-
SIGNS AND MARKINGS TECH II	G43	WCEA	Bi-Weekly	\$2,317.15	\$2,433.01	\$2,554.66	\$2,682.39	\$2,816.51	\$2,957.34	-	-
			Monthly	\$5,020.50	\$5,271.52	\$5,535.10	\$5,811.85	\$6,102.44	\$6,407.57	-	-
SOCIAL SERVICES MANAGER	M132	MMPA	Bi-Weekly	\$4,152.69	\$4,360.32	\$4,578.34	\$4,807.26	\$5,047.62	\$5,300.00	-	-
			Monthly	\$8,997.50	\$9,447.37	\$9,919.74	\$10,415.73	\$10,936.51	\$11,483.34	-	-
SR ASSOCIATE CIVIL ENGINEER	M134	MMPA	Bi-Weekly	\$4,362.92	\$4,581.07	\$4,810.12	\$5,050.63	\$5,303.16	\$5,568.31	-	-
			Monthly	\$9,452.99	\$9,925.64	\$10,421.93	\$10,943.02	\$11,490.17	\$12,064.68	-	-
SR BUILDING INSPECTOR	G57	WCEA	Bi-Weekly	\$3,274.07	\$3,437.78	\$3,609.67	\$3,790.15	\$3,979.66	\$4,178.64	-	-
			Monthly	\$7,093.83	\$7,448.52	\$7,820.94	\$8,211.99	\$8,622.59	\$9,053.72	-	-
SR BUILDING PLAN EXAMINER	G58	WCEA	Bi-Weekly	\$3,355.93	\$3,523.72	\$3,699.91	\$3,884.90	\$4,079.15	\$4,283.11	-	-
			Monthly	\$7,271.17	\$7,634.73	\$8,016.47	\$8,417.29	\$8,838.16	\$9,280.06	-	-
SR COMM RISK REDUCTION SPEC*	185C	WPFA	Bi-Weekly	\$3,154.97	\$3,312.73	\$3,478.37	\$3,652.28	\$3,834.91	-	-	-
			Monthly	\$6,835.77	\$7,177.59	\$7,536.47	\$7,913.27	\$8,308.97	-	-	-
SR CONTRUCTION PROJECT MANAGER	M131	MMPA	Bi-Weekly	\$4,051.41	\$4,253.98	\$4,466.67	\$4,690.01	\$4,924.51	\$5,170.73	-	-
			Monthly	\$8,778.04	\$9,216.95	\$9,677.79	\$10,161.68	\$10,669.77	\$11,203.25	-	-
SR ENGINEERING ASSISTANT	G58	WCEA	Bi-Weekly	\$3,355.93	\$3,523.72	\$3,699.91	\$3,884.90	\$4,079.15	\$4,283.11	-	-
			Monthly	\$7,271.17	\$7,634.73	\$8,016.47	\$8,417.29	\$8,838.16	\$9,280.06	-	-
SR ENV RESOURCES ANALYST	M131	MMPA	Bi-Weekly	\$4,051.41	\$4,253.98	\$4,466.67	\$4,690.01	\$4,924.51	\$5,170.73	-	-
			Monthly	\$8,778.04	\$9,216.95	\$9,677.79	\$10,161.68	\$10,669.77	\$11,203.25	-	-
SR HUMAN RESOURCES ANALYST*	M132	MMPA	Bi-Weekly	\$4,152.69	\$4,360.32	\$4,578.34	\$4,807.26	\$5,047.62	\$5,300.00	-	-
			Monthly	\$8,997.50	\$9,447.37	\$9,919.74	\$10,415.73	\$10,936.51	\$11,483.34	-	-
SR MANAGEMENT ANALYST*	M131	MMPA	Bi-Weekly	\$4,051.41	\$4,253.98	\$4,466.67	\$4,690.01	\$4,924.51	\$5,170.73	-	-
			Monthly	\$8,778.04	\$9,216.95	\$9,677.79	\$10,161.68	\$10,669.77	\$11,203.25	-	-
SR POLICE RECORDS SPECIALIST	234B	WPOA	Bi-Weekly	\$2,173.61	\$2,282.29	\$2,396.40	\$2,516.22	\$2,642.03	-	-	-
			Monthly	\$4,709.48	\$4,944.96	\$5,192.20	\$5,451.81	\$5,724.41	-	-	-
SR PROGRAMMER ANALYST	G67	WCEA	Bi-Weekly	\$4,191.09	\$4,400.65	\$4,620.68	\$4,851.71	\$5,094.30	\$5,349.01	-	-
			Monthly	\$9,080.70	\$9,534.73	\$10,011.47	\$10,512.04	\$11,037.65	\$11,589.53	-	-
SR SIGNING AND MARKING TECH	G45	WCEA	Bi-Weekly	\$2,434.46	\$2,556.18	\$2,683.99	\$2,818.19	\$2,959.10	\$3,107.05	-	-
			Monthly	\$5,274.66	\$5,538.39	\$5,815.31	\$6,106.08	\$6,411.38	\$6,731.95	-	-
SR TRAFFIC SIGNAL STREET LIGHT	G60	WCEA	Bi-Weekly	\$3,525.82	\$3,702.11	\$3,887.22	\$4,081.58	\$4,285.66	\$4,499.94	-	-
			Monthly	\$7,639.28	\$8,021.24	\$8,422.30	\$8,843.42	\$9,285.59	\$9,749.87	-	-
SR TREE TRIMMER	G45	WCEA	Bi-Weekly	\$2,434.46	\$2,556.18	\$2,683.99	\$2,818.19	\$2,959.10	\$3,107.05	-	-
			Monthly	\$5,274.66	\$5,538.39	\$5,815.31	\$6,106.08	\$6,411.38	\$6,731.95	-	-



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SR UTIL MAINT WORKER WATER	G49	WCEA	Bi-Weekly	\$2,687.19	\$2,821.54	\$2,962.62	\$3,110.75	\$3,266.29	\$3,429.61	-	-
			Monthly	\$5,822.24	\$6,113.35	\$6,419.02	\$6,739.97	\$7,076.96	\$7,430.81	-	-
SR UTIL MAINT WORKER WWC	G54	WCEA	Bi-Weekly	\$3,040.30	\$3,192.32	\$3,351.93	\$3,519.53	\$3,695.51	\$3,880.28	-	-
			Monthly	\$6,587.32	\$6,916.69	\$7,262.53	\$7,625.65	\$8,006.93	\$8,407.28	-	-
SR WATER POLLUTION CR OPERATOR	G67	WCEA	Bi-Weekly	\$4,191.09	\$4,400.65	\$4,620.68	\$4,851.71	\$5,094.30	\$5,349.01	-	-
			Monthly	\$9,080.70	\$9,534.73	\$10,011.47	\$10,512.04	\$11,037.65	\$11,589.53	-	-
SR WATER QUALITY SPECIALIST*	G62	WCEA	Bi-Weekly	\$3,704.31	\$3,889.53	\$4,084.01	\$4,288.21	\$4,502.62	\$4,727.75	-	-
			Monthly	\$8,026.01	\$8,427.32	\$8,848.68	\$9,291.12	\$9,755.67	\$10,243.45	-	-
SR WATER SYSTEM OPERATOR	G54	WCEA	Bi-Weekly	\$3,040.30	\$3,192.32	\$3,351.93	\$3,519.53	\$3,695.51	\$3,880.28	-	-
			Monthly	\$6,587.32	\$6,916.69	\$7,262.53	\$7,625.65	\$8,006.93	\$8,407.28	-	-
SR WATER WASTEWATER INST TECH	G66	WCEA	Bi-Weekly	\$4,088.87	\$4,293.31	\$4,507.98	\$4,733.38	\$4,970.05	\$5,218.55	-	-
			Monthly	\$8,859.22	\$9,302.18	\$9,767.29	\$10,255.65	\$10,768.44	\$11,306.86	-	-
TECHNICAL SERVICES MANAGER	M136	MMPA	Bi-Weekly	\$4,583.79	\$4,812.98	\$5,053.63	\$5,306.31	\$5,571.63	\$5,850.21	-	-
			Monthly	\$9,931.55	\$10,428.13	\$10,949.53	\$11,497.01	\$12,071.86	\$12,675.45	-	-
TRAFFIC SIG/STREET LIGHT TECH	G56	WCEA	Bi-Weekly	\$3,194.22	\$3,353.93	\$3,521.63	\$3,697.71	\$3,882.59	\$4,076.72	-	-
			Monthly	\$6,920.81	\$7,266.85	\$7,630.19	\$8,011.70	\$8,412.28	\$8,832.90	-	-
TRANSPORTATION ENGINEER*	M134	MMPA	Bi-Weekly	\$4,362.92	\$4,581.07	\$4,810.12	\$5,050.63	\$5,303.16	\$5,568.31	-	-
			Monthly	\$9,452.99	\$9,925.64	\$10,421.93	\$10,943.02	\$11,490.17	\$12,064.68	-	-
TREATMENT PLANT MECHANIC	G54	WCEA	Bi-Weekly	\$3,040.30	\$3,192.32	\$3,351.93	\$3,519.53	\$3,695.51	\$3,880.28	-	-
			Monthly	\$6,587.32	\$6,916.69	\$7,262.53	\$7,625.65	\$8,006.93	\$8,407.28	-	-
TREATMENT PLANT MECHANIC O-I-T	G52	WCEA	Bi-Weekly	\$2,893.80	\$3,038.50	\$3,190.42	\$3,349.94	\$3,517.44	\$3,693.31	-	-
			Monthly	\$6,269.91	\$6,583.41	\$6,912.58	\$7,258.20	\$7,621.11	\$8,002.17	-	-
TREATMENT PLANT SUPERINTENDENT	M137	MMPA	Bi-Weekly	\$4,698.39	\$4,933.31	\$5,179.97	\$5,438.97	\$5,710.92	\$5,996.46	-	-
			Monthly	\$10,179.84	\$10,688.83	\$11,223.27	\$11,784.44	\$12,373.66	\$12,992.34	-	-
TREE TRIMMER I	G39	WCEA	Bi-Weekly	\$2,099.23	\$2,204.19	\$2,314.40	\$2,430.12	\$2,551.62	\$2,679.20	-	-
			Monthly	\$4,548.32	\$4,775.74	\$5,014.52	\$5,265.25	\$5,528.51	\$5,804.94	-	-
TREE TRIMMER II	G43	WCEA	Bi-Weekly	\$2,317.15	\$2,433.01	\$2,554.66	\$2,682.39	\$2,816.51	\$2,957.34	-	-
			Monthly	\$5,020.50	\$5,271.52	\$5,535.10	\$5,811.85	\$6,102.44	\$6,407.57	-	-
UNDERGRND UTIL SVC WRKR	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
UTILITIES ADMINISTRATOR*	M141	MMPA	Bi-Weekly	\$5,186.14	\$5,445.45	\$5,717.72	\$6,003.61	\$6,303.79	\$6,618.98	-	-
			Monthly	\$11,236.64	\$11,798.47	\$12,388.39	\$13,007.82	\$13,658.21	\$14,341.11	-	-
UTILITIES ENGINEERING MANAGER	M144	MMPA	Bi-Weekly	\$5,584.91	\$5,864.15	\$6,157.36	\$6,465.23	\$6,788.49	\$7,127.91	-	-
			Monthly	\$12,100.63	\$12,705.66	\$13,340.95	\$14,007.99	\$14,708.39	\$15,443.81	-	-
UTILITY MAINT SUPERVISOR	G53	WCEA	Bi-Weekly	\$2,966.15	\$3,114.46	\$3,270.18	\$3,433.69	\$3,605.37	\$3,785.64	-	-
			Monthly	\$6,426.66	\$6,747.99	\$7,085.39	\$7,439.66	\$7,811.64	\$8,202.23	-	-

CITY OF WOODLAND - SALARY SCHEDULE

Effective June 28, 2026

UTILITY MAINT WORKER WATER I	G37	WCEA	Bi-Weekly	\$1,998.07	\$2,097.98	\$2,202.88	\$2,313.02	\$2,428.67	\$2,550.10	-	-
			Monthly	\$4,329.16	\$4,545.62	\$4,772.90	\$5,011.54	\$5,262.12	\$5,525.22	-	-
UTILITY MAINT WORKER WATER II	G42	WCEA	Bi-Weekly	\$2,260.64	\$2,373.67	\$2,492.35	\$2,616.97	\$2,747.82	\$2,885.21	-	-
			Monthly	\$4,898.04	\$5,142.95	\$5,400.09	\$5,670.10	\$5,953.60	\$6,251.28	-	-
UTILITY MAINT WORKER WATER III	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
UTILITY MAINT WORKER WATER IV	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
UTILITY MAINT WORKER WWC I	G37	WCEA	Bi-Weekly	\$1,998.07	\$2,097.98	\$2,202.88	\$2,313.02	\$2,428.67	\$2,550.10	-	-
			Monthly	\$4,329.16	\$4,545.62	\$4,772.90	\$5,011.54	\$5,262.12	\$5,525.22	-	-
UTILITY MAINT WORKER WWC II	G42	WCEA	Bi-Weekly	\$2,260.64	\$2,373.67	\$2,492.35	\$2,616.97	\$2,747.82	\$2,885.21	-	-
			Monthly	\$4,898.04	\$5,142.95	\$5,400.09	\$5,670.10	\$5,953.60	\$6,251.28	-	-
UTILITY MAINT WORKER WWC III	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
UTILITY MAINT WORKER WWC IV	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
WASTEWATER SYSTEMS ADMIN	M141	MMPA	Bi-Weekly	\$5,186.14	\$5,445.45	\$5,717.72	\$6,003.61	\$6,303.79	\$6,618.98	-	-
			Monthly	\$11,236.64	\$11,798.47	\$12,388.39	\$13,007.82	\$13,658.21	\$14,341.11	-	-
WATER METER SERVICES TECH	G46	WCEA	Bi-Weekly	\$2,495.32	\$2,620.09	\$2,751.09	\$2,888.64	\$3,033.08	\$3,184.73	-	-
			Monthly	\$5,406.52	\$5,676.85	\$5,960.69	\$6,258.73	\$6,571.66	\$6,900.25	-	-
WATER POLL CTRL O-I-T	G40	WCEA	Bi-Weekly	\$2,151.71	\$2,259.29	\$2,372.26	\$2,490.87	\$2,615.41	\$2,746.18	-	-
			Monthly	\$4,662.03	\$4,895.13	\$5,139.89	\$5,396.88	\$5,666.73	\$5,950.06	-	-
WATER POLL CTRL OPER I	G51	WCEA	Bi-Weekly	\$2,823.22	\$2,964.39	\$3,112.61	\$3,268.24	\$3,431.65	\$3,603.23	-	-
			Monthly	\$6,116.99	\$6,422.84	\$6,743.98	\$7,081.18	\$7,435.24	\$7,807.00	-	-
WATER POLL CTRL OPER II	G55	WCEA	Bi-Weekly	\$3,116.31	\$3,272.13	\$3,435.73	\$3,607.52	\$3,787.90	\$3,977.29	-	-
			Monthly	\$6,752.01	\$7,089.61	\$7,444.09	\$7,816.29	\$8,207.11	\$8,617.46	-	-
WATER POLL CTRL OPER III	G59	WCEA	Bi-Weekly	\$3,439.82	\$3,611.82	\$3,792.41	\$3,982.03	\$4,181.13	\$4,390.18	-	-
			Monthly	\$7,452.95	\$7,825.60	\$8,216.88	\$8,627.72	\$9,059.11	\$9,512.07	-	-
WATER POLL CTRL OPER IV	G63	WCEA	Bi-Weekly	\$3,796.92	\$3,986.77	\$4,186.11	\$4,395.41	\$4,615.18	\$4,845.94	-	-
			Monthly	\$8,226.67	\$8,638.00	\$9,069.90	\$9,523.39	\$9,999.56	\$10,499.54	-	-
WATER QUALITY SPECIALIST I	G48	WCEA	Bi-Weekly	\$2,621.64	\$2,752.73	\$2,890.36	\$3,034.88	\$3,186.63	\$3,345.96	-	-
			Monthly	\$5,680.23	\$5,964.24	\$6,262.45	\$6,575.58	\$6,904.36	\$7,249.57	-	-
WATER QUALITY SPECIALIST II	G52	WCEA	Bi-Weekly	\$2,893.80	\$3,038.50	\$3,190.42	\$3,349.94	\$3,517.44	\$3,693.31	-	-
			Monthly	\$6,269.91	\$6,583.41	\$6,912.58	\$7,258.20	\$7,621.11	\$8,002.17	-	-
WATER SYSTEMS ADMINISTRATOR	M141	MMPA	Bi-Weekly	\$5,186.14	\$5,445.45	\$5,717.72	\$6,003.61	\$6,303.79	\$6,618.98	-	-
			Monthly	\$11,236.64	\$11,798.47	\$12,388.39	\$13,007.82	\$13,658.21	\$14,341.11	-	-



CITY OF WOODLAND - SALARY SCHEDULE

Effective June 28, 2026

WATER SYSTEMS OPERATOR I	G42	WCEA	Bi-Weekly	\$2,260.64	\$2,373.67	\$2,492.35	\$2,616.97	\$2,747.82	\$2,885.21	-	-
			Monthly	\$4,898.04	\$5,142.95	\$5,400.09	\$5,670.10	\$5,953.60	\$6,251.28	-	-
WATER SYSTEMS OPERATOR II	G50	WCEA	Bi-Weekly	\$2,754.37	\$2,892.08	\$3,036.69	\$3,188.52	\$3,347.95	\$3,515.35	-	-
			Monthly	\$5,967.79	\$6,266.18	\$6,579.49	\$6,908.47	\$7,253.89	\$7,616.58	-	-
WATER/WASTE INSTR TECH	G62	WCEA	Bi-Weekly	\$3,704.31	\$3,889.53	\$4,084.01	\$4,288.21	\$4,502.62	\$4,727.75	-	-
			Monthly	\$8,026.01	\$8,427.32	\$8,848.68	\$9,291.12	\$9,755.67	\$10,243.45	-	-
WPCF CHIEF OPERATOR*	M132	MMPA	Bi-Weekly	\$4,152.69	\$4,360.32	\$4,578.34	\$4,807.26	\$5,047.62	\$5,300.00	-	-
			Monthly	\$8,997.50	\$9,447.37	\$9,919.74	\$10,415.73	\$10,936.51	\$11,483.34	-	-

TEMPORARY PART-TIME EMPLOYEES - HOURLY WAGES

CLASSIFICATION	GRADE	GROUP	Period	1	2	3	4	5	6	7	8
ACTIVITY LEADER I	901	TEMP	Hourly	\$16.90	\$17.15	\$17.40	\$17.65	\$17.90	-	-	-
ACTIVITY LEADER II	905	TEMP	Hourly	\$17.40	\$17.65	\$17.90	\$18.15	\$18.40	-	-	-
ACTIVITY MANAGER	909	TEMP	Hourly	\$18.40	\$18.65	\$18.90	\$19.15	\$19.40	-	-	-
CIVIC FELLOW	917	TEMP	Hourly	\$20.00	\$25.00	-	-	-	-	-	-
INTERN	925	TEMP	Hourly	\$17.00	\$18.00	\$19.00	\$20.00	\$21.00	-	-	-
LEVEL II RESERVE POLICE OFFICE	926	TEMP	Hourly	\$32.00	-	-	-	-	-	-	-
LIBRARY CIRCULATION ASSISTANT	927	TEMP	Hourly	\$18.94	\$19.19	\$19.44	\$19.69	\$19.94	-	-	-
LIBRARY PAGE	929	TEMP	Hourly	\$16.90	\$17.15	\$17.40	\$17.65	\$17.90	-	-	-
LIBRARY PROGRAM ASSISTANT	931	TEMP	Hourly	\$20.90	\$21.15	\$21.40	\$21.65	\$21.90	-	-	-
LIFEGUARD / AIDE	933	TEMP	Hourly	\$18.00	\$18.25	\$18.50	\$18.75	\$19.00	-	-	-
LIFEGUARD / INSTRUCTOR	937	TEMP	Hourly	\$19.00	\$19.25	\$19.50	\$19.75	\$20.00	-	-	-
MAKERSPACE LEAD	938	TEMP	Hourly	\$23.08	\$23.58	\$24.08	\$24.58	\$25.08	-	-	-
MAKERSPACE SUPPORT STAFF	939	TEMP	Hourly	\$16.90	\$17.15	\$17.40	\$17.65	\$17.90	-	-	-
MAKERSPACE TECHNICIAN	940	TEMP	Hourly	\$20.90	\$21.40	\$21.90	\$22.40	\$22.90	-	-	-
POOL MANAGER	941	TEMP	Hourly	\$21.50	\$21.75	\$22.00	\$22.25	\$22.50	-	-	-
RECREATION FACILITY AIDE	945	TEMP	Hourly	\$19.25	\$19.50	\$19.75	\$20.00	\$20.25	-	-	-
SPECIAL PROGRAM COORDINATOR	949	TEMP	Hourly	\$20.50	\$20.75	\$21.00	\$21.25	\$21.50	-	-	-
SWIM INSTRUCTOR AIDE	953	TEMP	Hourly	\$16.90	\$17.15	\$17.40	\$17.65	\$17.90	-	-	-
TRANSPORTATION OFFICER	957	TEMP	Hourly	\$30.00	-	-	-	-	-	-	-

*POSITION NOT AUTHORIZED TO BE FILLED IN THE FISCAL YEAR 2026/27 BUDGET



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: G.8
SUBJECT: Hiddleson Park Phase 1 Redevelopment Project (CIP 25-10) – Appropriate Additional Funds and Authorize Contract Contingency

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to: 1) Appropriate \$90,000 in Measure F Funds (Fund 1507) to the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); 2) Appropriate \$90,000 in Water Enterprise Funds (Fund 2210) to the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); 3) Authorize a 15% contingency to the construction contract previously awarded to Lister Construction under authority of the City Manager, thereby authorizing a total construction contract in the amount of \$445,620 for the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); and, 4) authorize the City Manager to execute change orders up to the total authorized amount.

Staff Contact:

Miguel Chavez, Sr. Construction Manager, (530) 661-5952, Miguel.chavez@cityofwoodland.gov

Fiscal Impact:

The project is currently funded in the Capital Budget with \$940,000 in Measure F funds. The total cost of phase 1 improvements is currently estimated at approximately \$1,120,000 (see breakdown below).

Design/Engineering	\$12,500.00
Construction Contract	\$387,495.57
Bathroom Procurement	\$375,485.00
PG&E & AT&T Contracts	\$268,780.44
Construction Contingency (15%)	\$58,124.34
Misc. Costs	\$15,000.00
Total	\$1,117,385.35

Now that all project costs are known, a funding shortfall of approximately \$180,000 has been identified. Staff has identified two additional funding sources to make up the shortfall. First, an additional \$90,000 of Measure F Funds (Fund 1507) is requested. Additionally, an appropriation of \$90,000 in Water Enterprise Funds (Fund 2210) is requested due to the site's previous use as groundwater well #5 (demolished in 2023). These funds would be used to address needed replacement of the asphalt road previously used as the main access to the former well site.

Background:

Extensive public outreach has been conducted with residents who live near Hiddleson Park. In 2019, staff conducted public outreach events as part of the process to apply for grant funding to make improvements at Hiddleson Park. Unfortunately, the grants ultimately were not awarded. During the summer of 2023, additional outreach meetings were held to discuss park improvements. At that time, a dog park was proposed for the area where the pool had previously been located. However, this concept was not favorably received by those in attendance.

Following that public meeting, other meetings were held with a smaller group of nearby residents. As a result of these meetings (in 2023 and 2024), a multi-phase improvement plan was developed which includes the park improvements outlined in this council report.

The existing overhead PG&E and AT&T lines adjacent to the existing asphalt drive off Elm Street bisects a portion of the park and visually detracts from the aesthetic of the area. Additionally, the overhead lines will create conflicts with the future planned park improvements. With this first phase of development, the overhead lines will be under-grounded in a new joint trench. Additionally, the proposed phase 1 improvements include a new bathroom located west of the existing playground, replacement of the degraded asphalt drive off Elm Street with a new 10-foot-wide concrete drive, a concrete sidewalk to connect Elm Street to College Street through the park, and new lighting for the concrete path. Future phases of development are anticipated to include the reuse of the former pool area as a natural play area and bocce ball courts, as well as replacement of the existing play structure. These proposed improvements will be revisited when funding becomes available to proceed with the additional project phases.

Discussion:

On March 17, 2026, the City Council approved the construction documents associated with the phase 1 civil improvements (concrete drive & path, joint trench, and lighting) and authorized bid advertisement. Council also authorized the purchase of a pre-manufactured restroom building and contracts with PG&E and AT&T for undergrounding. The project plans & specs were advertised for bids on June 8, 2026. On July 14, 2026, the City received 3 bids for the Project in the amounts tabulated below:

	CONTRACTOR	BASE BID
1	Lister Construction Inc.	\$387,495.57*
2	R&R Pacific	\$390,787.80
3	JPB Designs	\$578,249.00

*Bids adjusted due to minor tabulation errors

The engineer's estimate of construction cost was \$343,739. After a thorough review of the bids, Lister Construction was identified as the lowest responsible bidder, providing a responsive bid and fully complied with all technical submittal requirements. Lister's total bid was below the \$400,000 threshold to require City Council authority to award the construction contract. Therefore, in the essence of time, the contract was awarded under the City Manager's authority, consistent with the City's purchasing policy. This allowed the contractor to proceed with acquiring the required performance and payment bonds and insurance.

As with any construction contract of this nature, unforeseen conditions can arise resulting in additional costs. Those costs could result in a total construction contract value exceeding the \$400,000 threshold for Council authority to award. Therefore, staff is requesting that Council authorize a 15% contingency (\$58,125) that would take the total authorized construction contract value to \$445,620.

Construction is anticipated to start in August and will take approximately 3 months to complete. All work should be completed by the end of November. Staff continues to coordinate with PG&E and AT&T to execute contracts for the under-grounding of the overhead lines.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____, to: 1) Appropriate \$90,000 in

Measure F Funds (Fund 1507) to the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); 2) Appropriate \$90,000 in Water Enterprise Funds (Fund 2210) to the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); 3) Authorize a 15% contingency to the construction contract previously awarded to Lister Construction under authority of the City Manager, thereby authorizing a total construction contract in the amount of \$445,620 for the Hiddleson Park Phase 1 Improvement Project (CIP 25-10); and, 4) authorize the City Manager to execute change orders up to the total authorized amount.

Prepared by: Miguel Chavez, Sr. Construction Manager

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



Ken Hiatt
City Manager

Attachments:

1. Exhibit_Ph1_Scope of Work
2. Proposed Resolution_CIP 25-10



CITY OF WOODLAND
HIDDLESON PARK REDEVELOPMENT
PHASE 1 SCOPE OF WORK

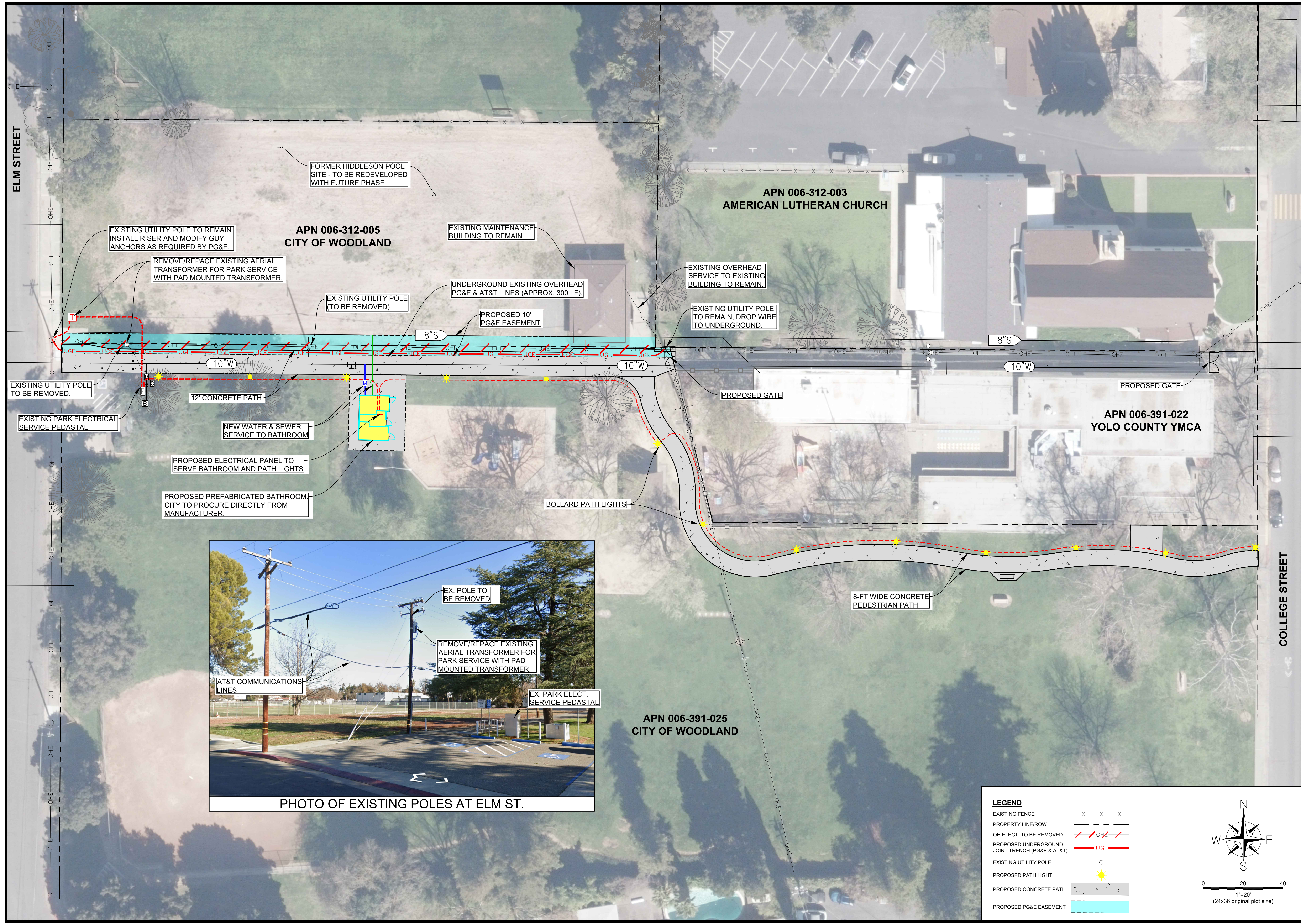
Revisions:		
No.	Date:	Description:

Designed by: _____
Drawn by: _____
Drawing Title: _____

SITE PLAN

Date: 2/9/2026
Sheet Number: _____

SP1



RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROPRIATING ADDITIONAL FUNDING AND AUTHORIZING A
CONSTRUCTION CONTRACT CONTINGENCY FOR THE HIDDLESON PARK
PHASE 1 IMPROVEMENT PROJECT, CIP 25-10**

WHEREAS, the Hiddleson Park Phase 1 Improvement Project, CIP #25-10, (“Project”) is identified in the current capital budget; and

WHEREAS, the Project is currently funded with \$940,000 in Measure F Funds (Fund 1507); and

WHEREAS, the total project cost is estimated at \$1,120,000; and

WHEREAS, the City Council wishes to appropriate an additional \$90,000 of Measure F Funds to the Project; and

WHEREAS, the project site includes the former well site #5, which was demolished in 2023, and an asphalt road used to access the site needs to be replaced; and

WHEREAS, the City Council wishes to appropriate \$90,000 in Water Enterprise Funds (Fund 2210) to the Project; and

WHEREAS, the project will construct new civil improvements including concrete a driveway/pedestrian path to connect Elm Street to College Street, underground overhead PG&E & AT&T lines, provide new path lighting, and construct new utility service connections; and

WHEREAS, the City Council approved the Project plans and specifications and authorized bid advertisement on March 17, 2026, and the Project was advertised for bids on June 8, 2026; and

WHEREAS, the City opened bids on July 14, 2026, and of the 3 received bids, the lowest responsible bidder submitting a responsive bid was Lister Construction, Inc. (“Lister”) as determined by their base bid in the amount of \$387,495.57; and

WHEREAS, the construction contract was awarded to Lister under authority of the City Manager as allowed by the City’s purchasing policy for construction contracts under \$400,000; and

WHEREAS, is it common practice to authorize a construction contingency to account for unforeseen conditions arising from construction projects of this nature; and

WHEREAS, a 15% contingency would result in a total potential contract value of \$445,620, which exceeds the City Manager’s authority to award; and

WHEREAS, the City wishes to authorize a 15% contract contingency and authorize the City Manager to execute change orders as long as they don't exceed a total contract value of \$445,620.

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

SECTION 1. The City Council hereby authorizes the appropriation of \$90,000 in Measure F Funds (Fund 1507) to the Hiddleson Park Phase 1 Improvement Project, CIP 25-10.

SECTION 2. The City Council hereby authorizes the appropriation of \$90,000 in Water Enterprise Funds (Fund 2210) to the Hiddleson Park Phase 1 Improvement Project, CIP 25-10.

SECTION 3. The City Council hereby authorizes a 15% construction contract contingency (\$58,125) for the previously awarded contract with Lister Construction, Inc. and directs the City Manager to execute change orders for a total contract value not exceeding \$445,620.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held the 18th day of August 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: August 18, 2026
ITEM #: G.9
SUBJECT: Authorize Appropriations for the Replacement of Fire Department Vehicle 6-904

Recommendation for Action:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the following actions:

1. Appropriate \$45,588.47 in the Equipment Replacement Fund (Fund 2012) to fund the purchase and upfit of replacement Fire Department vehicle 6-913.
2. Appropriate the remaining insurance proceeds, \$424.79, to the vehicle replacement reserve for vehicle 6-913.
3. Authorize the City Manager, or designee, to execute all necessary purchasing documents, agreements, and budget adjustments required to complete the vehicle purchase and upfit in accordance with City policies and procedures.

Staff Contact:

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

Fiscal Impact:

The City received \$46,013.26 in insurance proceeds following the total loss of Fire Department vehicle 6-904 in a traffic collision.

Staff identified replacement vehicle 6-913, a 2026 Chevrolet Colorado, at a purchase cost of \$36,352.15. The vehicle requires an upfit costing \$9,236.32, for a total replacement cost of \$45,588.47. Approval of the requested appropriations will provide budget authority for the vehicle purchase and upfit and place the remaining \$424.79 into the vehicle replacement reserve for vehicle 6-913.

No operating budget appropriations, existing reserve funds, or additional City funding are required. The vehicle purchase and upfit will be funded entirely through the insurance payout received by the City.

Background:

The City of Woodland Fire Department relies on a dependable fleet of vehicles to support emergency response, fire prevention, public education, code enforcement, and Community Risk Reduction activities.

Fire Department vehicle 6-904 was assigned to the Community Risk Reduction Division and was declared a total loss following a traffic collision. The City's insurance carrier issued \$46,013.26 in insurance proceeds to compensate the City for the loss of the vehicle.

Vehicle 6-904 was not programmed for replacement during the 2025-2026 fiscal year. However, because the vehicle was unexpectedly removed from service, staff identified replacement vehicle 6-913 as a suitable replacement. Approval of the requested appropriations will provide the budget authority necessary to complete the vehicle purchase and upfit and deposit the remaining insurance

proceeds into the replacement reserve for vehicle 6-913.

Discussion:

Maintaining a reliable fleet is essential to ensuring Fire Department personnel can continue providing fire prevention, inspections, code enforcement, public education, and Community Risk Reduction services to the community.

Staff identified replacement vehicle 6-913 as a suitable replacement for the totaled vehicle. The vehicle purchase cost is \$36,352.15, and the required upfit cost is \$9,236.32, for a total replacement cost of \$45,588.47.

The insurance payout exceeds the total vehicle purchase and upfit cost by \$424.79. Approval of the requested appropriations will fund the replacement vehicle purchase and upfit and deposit the remaining insurance proceeds into the vehicle replacement reserve for vehicle 6-913, providing funding for future replacement needs.

No operating budgets, existing reserve funds, or additional City funding sources are required.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____, authorizing the following actions:

1. Appropriate \$45,588.47 in the Equipment Replacement Fund (Fund 2012) to fund the purchase and upfit of replacement Fire Department vehicle 6-913.
2. Appropriate the remaining insurance proceeds, \$424.79, to the vehicle replacement reserve for vehicle 6-913.
3. Authorize the City Manager, or designee, to execute all necessary purchasing documents, agreements, and budget adjustments required to complete the vehicle purchase and upfit in accordance with City policies and procedures.

Prepared by: Courtney Morgan, Management Analyst

Reviewed by: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. 6-904 Insurance Check
2. 6-904 Replacement Contract
3. 6-913 Upfit Estimate
4. Proposed Resolution_ 6-904 Replacement

City of Woodland
Finance
Finance Dept
300 First Street
Woodland, CA 95695-3413
(530) 661-5831
City of Woodland, CA

06/30/2026 08:38AM COWFIN1
003610-0010

FINANCE MISCELLANEOUS

Miscellaneous Deposit
(MISCDP)

2026 MISCDP

1 @ \$46013.26 \$46,013.26

\$46,013.26

Subtotal \$46,013.26
Total \$46,013.26

Tenders
CHECK \$46,013.26
Check Number 080761

Change due \$0.00

Paid by: PUBLIC RISK, INNOVATION,
SOLUTIONS AND MANAGEMENT

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM	
PUBLIC RISK, INNOVATION, SOLUTIONS, AND MANAGEMENT 75 IRON POINT CIRCLE, SUITE 200 FOLSOM, CA 95630 (916) 850-7300	US BANK 24-Hour Banking 1-800-673-3555 #02871211
	80761
	06/16/2026
PAY TO THE ORDER OF City of Woodland	\$ **46,013.26**
Forty Six Thousand Thirteen Dollars and 26 Cents	
DOLLARS	
City of Woodland 77 West Lincoln Avenue Woodland, CA 95695 United States	MEMO
UD VALID VA UD VALID VA UD VALID VA UD VALID VA UD VALID VA	<i>MWP</i> <i>Pamela B. Bell</i> AUTHORIZED SIGNATURE

Thank you for your payment

City of Woodland COPY
DUPLICATE RECEIPT

RETAIL INSTALLMENT SALE CONTRACT – SIMPLE FINANCE CHARGE (WITH ARBITRATION PROVISION)

Buyer Name and Address (Including County and Zip Code) CITY OF WOODLAND 655 N PIONEER AVENUE WOODLAND, CA 95776 YOLO Cell: (530)383-2117 Email: reece.ulrich@cityofwoodland.gov	Co-Buyer Name and Address (Including County and Zip Code) N/A Cell: N/A Email: N/A	Seller-Creditor (Name and Address) WOODLAND MOTORS CORP 530 Quality Circle Woodland, CA 95776
---	---	--

You, the Buyer (and Co-Buyer, if any), may buy the vehicle below for cash or on credit. By signing this contract, you choose to buy the vehicle on credit under the agreements in this contract. You agree to pay the Seller - Creditor (sometimes "we" or "us" in this contract) the Amount Financed and Finance Charge in U.S. funds according to the payment schedule below. We will figure your finance charge on a daily basis. The Truth-In-Lending Disclosures below are part of this contract.

New/Used	Year	Make and Model	Odometer	Vehicle Identification Number	Primary Use For Which Purchased
NEW	2026	CHEVROLET COLORADO	14	1GCPSBEK1T1217196	Personal, family, or household unless otherwise indicated below ☐ business or commercial

FEDERAL TRUTH-IN-LENDING DISCLOSURES				
ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments	Total Sale Price
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.	The total cost of your purchase on credit, including your down payment of 500.00 is
0.00 %	\$ 0.00 (e)	\$ 36,352.15 (e)	\$ 36,352.15 (e)	\$ 36,852.15 (e)
(e) means an estimate				

YOUR PAYMENT SCHEDULE WILL BE:

Number of Payments:	Amount of Payments:	When Payments Are Due:
One Payment of	\$ N/A	N/A
One Payment of	\$ N/A	N/A
One Payment of	\$ N/A	N/A
N/A	\$ N/A	N/A beginning
N/A	\$ N/A	N/A
One final payment	\$ 36,352.15	06/03/2026

Late Charge. If payment is not received in full within 10 days after it is due, you will pay a late charge of 5% of the part of the payment that is late.
Prepayment. If you pay early, you may be charged a minimum finance charge.
Security Interest. You are giving a security interest in the vehicle being purchased.
Additional Information: See this contract for more information including information about nonpayment, default, any required repayment in full before the scheduled date, minimum finance charges, and security interest.

STATEMENT OF INSURANCE
NOTICE. No person is required as a condition of financing the purchase of a motor vehicle to purchase or negotiate any insurance through a particular insurance company, agent or broker. You are not required to buy any other insurance to obtain credit. Your decision to buy or not buy other insurance will not be a factor in the credit approval process.

Vehicle Insurance

	Term	Premium
\$ N/A Ded. Comp., Fire & Theft	N/A Mos.	\$ N/A
\$ N/A Ded. Collision	N/A Mos.	\$ N/A
Bodily Injury \$ N/A Limits	N/A Mos.	\$ N/A
Property Damage \$ N/A Limits	N/A Mos.	\$ N/A
Medical N/A	N/A Mos.	\$ N/A
Total Vehicle Insurance Premiums		\$ N/A

UNLESS A CHARGE IS INCLUDED IN THIS AGREEMENT FOR PUBLIC LIABILITY OR PROPERTY DAMAGE INSURANCE, PAYMENT FOR SUCH COVERAGE IS NOT PROVIDED BY THIS AGREEMENT.

You may buy the physical damage insurance this contract requires from anyone you choose who is acceptable to us. You may also provide the physical damage insurance through an existing policy owned or controlled by you that is acceptable to us. You are not required to buy any other insurance to obtain credit.

Buyer X 
Co-Buyer X N/A
Seller X 

Trade-In Payoff Agreement: Seller relied on information from you and/or the lienholder or lessor of your trade-in vehicle(s) to arrive at the payoff amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s). You understand that the amount quoted is an estimate. Seller agrees to pay the payoff amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s) to the lienholder or lessor of the trade-in vehicle(s), or its designee. If the actual payoff amount is more than the amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s), you must pay the Seller the excess on demand. If the actual payoff amount is less than the amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s), Seller will refund to you any overage Seller receives from your prior lienholder or lessor. Except as stated in the "NOTICE" on page 5 of this contract, any assignee of this contract will not be obligated to pay the Prior Credit or Lease Balance shown in Trade-In Vehicle(s) or any refund. You agree to sign or provide any documents Seller reasonably requires to effect the transfer of the Trade-In Vehicle to Seller or its designee.

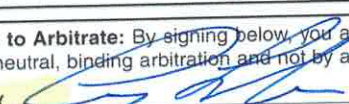
Buyer Signature X _____ N/A Co-Buyer Signature X _____ N/A

AUTO BROKER FEE DISCLOSURE

If this contract reflects the retail sale of a new motor vehicle, the sale is not subject to a fee received by an autobroker from us unless the following box is checked:

☐ Name of autobroker receiving fee, if applicable: N/A

Agreement to Arbitrate: By signing below, you agree that, pursuant to the Arbitration Provision on page 5 of this contract, you or we may elect to resolve any dispute by neutral, binding arbitration and not by a court action. See the Arbitration Provision for additional information concerning the agreement to arbitrate.

Buyer Signs X  Co-Buyer Signs X _____ N/A

Buyer Signs X  Co-Buyer Signs X _____ N/A

ITEMIZATION OF THE AMOUNT FINANCED (Seller may keep part of the amounts paid to others.)

1. Total Cash Price

A. Cash Price of Motor Vehicle and Accessories \$ 33,995.00 (A)

1. Cash Price Vehicle \$ 33,995.00

2. Cash Price Accessories \$ N/A

3. Other (Nontaxable) Describe N/A \$ N/A

4. Other (Nontaxable) Describe N/A \$ N/A

B. Document Processing Charge (not a governmental fee) \$ 85.00 (B)

C. Emissions Testing Charge (not a governmental fee) \$ N/A (C)

D. (Optional) Theft Deterrent Device(s)

1. (paid to) N/A \$ N/A (D1)

2. (paid to) N/A \$ N/A (D2)

3. (paid to) N/A \$ N/A (D3)

E. (Optional) Surface Protection Product(s)

1. (paid to) N/A \$ N/A (E1)

2. (paid to) N/A \$ N/A (E2)

F. EV Charging Station (paid to) N/A \$ N/A (F)

G. Sales Tax (on taxable items in A through F) \$ 2,726.40 (G)

H. Electronic Vehicle Registration or Transfer Charge (not a governmental fee) (paid to) VITU \$ 37.00 (H)

I. (Optional) Service Contract(s)

1. (paid to) N/A \$ N/A (I1)

2. (paid to) N/A \$ N/A (I2)

3. (paid to) N/A \$ N/A (I3)

4. (paid to) N/A \$ N/A (I4)

5. (paid to) N/A \$ N/A (I5)

J. Prior Credit or Lease Balance (e) paid by Seller to N/A \$ N/A (J)

(see downpayment and trade-in calculation)

K. Prior Credit or Lease Balance (e) paid by Seller to N/A \$ N/A (K)

(see downpayment and trade-in calculation)

L. (Optional) Debt Cancellation Agreement or Guaranteed Asset Protection Waiver \$ N/A (L)

M. (Optional) Used Vehicle Contract Cancellation Option Agreement \$ N/A (M)

N. Other paid to N/A For N/A \$ N/A (N)

O. Other paid to N/A For N/A \$ N/A (O)

Total Cash Price (A through O) \$ 36,843.40 (1)

2. Amounts Paid to Public Officials

A. Vehicle License Fees \$ N/A (A)

B. Registration/Transfer/Titling Fees \$ N/A (B)

C. California Tire Fees \$ 8.75 (C)

D. Other N/A \$ N/A (D)

Total Official Fees (A through D) \$ 8.75 (2)

3. Amount Paid to Insurance Companies (Total premiums from Statement of Insurance)

\$ N/A (3)

4. ☐ State Emissions Certification Fee or ☐ State Emissions Exemption Fee

\$ N/A (4)

5. Subtotal (1 through 4)

\$ 36,852.15 (5)

6. Total Downpayment

A. Total Agreed Value of Property Being Traded-In (see Trade-In Vehicle(s)): \$ N/A (A)

Vehicle 1 \$ N/A Vehicle 2 \$ N/A

B. Total Less Prior Credit or Lease Balance (e) \$ N/A (B)

Vehicle 1 \$ N/A Vehicle 2 \$ N/A

C. Total Net Trade-In (A-B) \$ N/A (C)

Vehicle 1 \$ N/A Vehicle 2 \$ N/A

D. Deferred Downpayment Payable to Seller \$ N/A (D)

E. Manufacturer's Rebate \$ 500.00 (E)

F. Other N/A \$ N/A (F)

G. Other N/A \$ N/A (G)

H. Other N/A \$ N/A (H)

I. Cash, Cash Equivalent, Check, Credit Card, or Debit Card \$ N/A (I)

Total Downpayment (C through I) \$ 500.00 (6)

(If negative, enter zero on line 6 and enter the amount less than zero as a positive number on line 1J and/or 1K above)

7. Amount Financed (5 less 6)

\$ 36,352.15 (7)

OPTIONAL DEBT CANCELLATION AGREEMENT OR GUARANTEED ASSET PROTECTION WAIVER. A debt cancellation agreement or guaranteed asset protection waiver (GAP waiver) is not required to obtain credit and will not be provided unless you sign below and agree to pay the extra charge. If you choose to buy debt cancellation or a GAP waiver, the charge is shown in item 1L of the Itemization of Amount Financed. See your agreement for details on the terms and conditions it provides. It is a part of this contract.

Term N/A Mos. N/A
Name of Agreement

I want to buy a debt cancellation agreement or GAP waiver.

Buyer Signs X N/A

OPTIONAL SERVICE CONTRACT(S) You want to purchase the service contract(s) written with the following company(ies) for the term(s) shown below for the charge(s) shown in item 1I.

I1 Company N/A
Term N/A Mos. or N/A Miles

I2 Company N/A
Term N/A Mos. or N/A Miles

I3 Company N/A
Term N/A Mos. or N/A Miles

I4 Company N/A
Term N/A Mos. or N/A Miles

I5 Company N/A
Term N/A Mos. or N/A Miles

Buyer X N/A

Trade-In Vehicle(s)

1. Vehicle 1
Year N/A Make N/A
Model N/A Odometer N/A
VIN N/A

a. Agreed Value of Property \$ N/A

b. Buyer/Co-Buyer Retained Trade Equity \$ N/A

c. Agreed Value of Property

Being Traded-In (a-b) \$ N/A

d. Prior Credit or Lease Balance \$ N/A

e. Net Trade-In (c-d) (must be ≥ 0 for buyer/co-buyer to retain equity) \$ N/A

2. Vehicle 2

Year N/A Make N/A
Model N/A Odometer N/A
VIN N/A

a. Agreed Value of Property \$ N/A

b. Buyer/Co-Buyer Retained Trade Equity \$ N/A

c. Agreed Value of Property

Being Traded-In (a-b) \$ N/A

d. Prior Credit or Lease Balance \$ N/A

e. Net Trade-In (c-d) (must be ≥ 0 for buyer/co-buyer to retain equity) \$ N/A

Total Agreed Value of Property

Being Traded-In (1c+2c) \$ N/A*

Total Prior Credit or Lease

Balance (1d+2d) \$ N/A*

Total Net Trade-In (1e+2e) \$ N/A*

(*See item 6A-6C in the Itemization of Amount Financed)

OPTION: ☐ You pay no finance charge if the Amount Financed, item 7, is paid in full on or before N/A, Year N/A.

SELLER'S INITIALS N/A

Buyer Signs X  Co-Buyer Signs X N/A

OTHER IMPORTANT AGREEMENTS

1. FINANCE CHARGE AND PAYMENTS

- a. **How we will figure Finance Charge.** We will figure the Finance Charge on a daily basis at the Annual Percentage Rate on the unpaid part of the Amount Financed. Seller - Creditor may receive part of the Finance Charge.
- b. **How we will apply payments.** We may apply each payment to the earned and unpaid part of the Finance Charge, to the unpaid part of the Amount Financed and to other amounts you owe under this contract in any order we choose as the law allows.
- c. **How late payments or early payments change what you must pay.** We based the Finance Charge, Total of Payments, and Total Sale Price shown on page 1 of this contract on the assumption that you will make every payment on the day it is due. Your Finance Charge, Total of Payments, and Total Sale Price will be more if you pay late and less if you pay early. Changes may take the form of a larger or smaller final payment or, at our option, more or fewer payments of the same amount as your scheduled payment with a smaller final payment. We will send you a notice telling you about these changes before the final scheduled payment is due.
- d. **You may prepay.** You may prepay all or part of the unpaid part of the Amount Financed at any time. If you do so, you must pay the earned and unpaid part of the Finance Charge and all other amounts due up to the date of your payment. As of the date of your payment, if the minimum finance charge is greater than the earned Finance Charge, you may be charged the difference; the minimum finance charge is as follows: (1) \$25 if the original Amount Financed does not exceed \$1,000, (2) \$50 if the original Amount Financed is more than \$1,000 but not more than \$2,000, or (3) \$75 if the original Amount Financed is more than \$2,000.

2. YOUR OTHER PROMISES TO US

- a. **If the vehicle is damaged, destroyed, or missing.** You agree to pay us all you owe under this contract even if the vehicle is damaged, destroyed, or missing.

GAP LIABILITY NOTICE

In the event of theft or damage to your vehicle that results in a total loss, there may be a gap between the amount you owe under this contract and the proceeds of your insurance settlement and deductible. THIS CONTRACT PROVIDES THAT YOU ARE LIABLE FOR THE GAP AMOUNT. An optional debt cancellation agreement for coverage of the gap amount may be offered for an additional charge.

- b. **Using the vehicle.** You agree not to remove the vehicle from the U.S. or Canada, or to sell, rent, lease, or transfer any interest in the vehicle or this contract without our written permission. You agree not to expose the vehicle to misuse, seizure, confiscation, or involuntary transfer. If we pay any repair bills, storage bills, taxes, fines, or charges on the vehicle, you agree to repay the amount when we ask for it.
- c. **Security Interest.**
You give us a security interest in:
 - The vehicle and all parts or goods put on it;
 - All money or goods received (proceeds) for the vehicle;
 - All insurance, maintenance, service, or other contracts we finance for you; and
 - All proceeds from insurance, maintenance, service, or other contracts we finance for you. This includes any refunds of premiums or charges from the contracts.

This secures payment of all you owe on this contract. It also secures your other agreements in this contract as the law allows. You will make sure the title shows our security interest (lien) in the vehicle. You will not allow any other security interest to be placed on the title without our written permission.

d. Insurance you must have on the vehicle.

You agree to have physical damage insurance covering loss of or damage to the vehicle for the term of this contract. The insurance must cover our interest in the vehicle. You agree to name us on your insurance policy as loss payee. If you do not have this insurance, we may, if we choose, buy physical damage insurance. If we decide to buy physical damage insurance, we may either buy insurance that covers your interest and our interest in the vehicle, or buy insurance that covers only our interest. If we buy either type of insurance, we will tell you which type and the charge you must pay. The charge will be the premium for the insurance and a finance charge computed at the Annual Percentage Rate shown on page 1 of this contract or, at our option, the highest rate the law permits. If the vehicle is lost or damaged, you agree that we may use any insurance settlement to reduce what you owe or repair the vehicle.

- e. **What happens to returned insurance, maintenance, service, or other contract charges.** If we get a refund of insurance, maintenance, service, or other contract charges, you agree that we may subtract the refund from what you owe.

3. IF YOU PAY LATE OR BREAK YOUR OTHER PROMISES

- a. **You may owe late charges.** You will pay a late charge on each late payment as shown on page 1 of this contract. Acceptance of a late payment or late charge does not excuse your late payment or mean that you may keep making late payments. If you pay late, we may also take the steps described below.

- b. **You may have to pay all you owe at once.** If you break your promises (default), we may demand that you pay all you owe on this contract at once, subject to any right the law gives you to reinstate this contract.

Default means:

- You do not pay any payment on time;
- You give false, incomplete, or misleading information during credit application;
- The vehicle is lost, damaged, or destroyed; or
- You break any agreements in this contract.

The amount you will owe will be the unpaid part of the Amount Financed plus the earned and unpaid part of the Finance Charge, any late charges, and any amounts due because you defaulted.

- c. **You may have to pay collection costs.** You will pay our reasonable costs to collect what you owe, including attorney fees, court costs, collection agency fees, and fees paid for other reasonable collection efforts. You agree to pay a charge not to exceed \$15 if any check you give to us is dishonored.
- d. **We may take the vehicle from you.** If you default, we may take (repossess) the vehicle from you if we do so peacefully and the law allows it. If your vehicle has an electronic tracking device (such as GPS), you agree that we may use the device to find the vehicle. If we take the vehicle, any accessories, equipment, and replacement parts will stay with the vehicle. If any personal items are in the vehicle, we may store them for you. If you do not ask for these items back, we may dispose of them as the law allows.
- e. **How you can get the vehicle back if we take it.** If we repossess the vehicle, you may pay to get it back (redeem). You may redeem the vehicle by paying all you owe, or you may have the right to reinstate this contract and redeem the vehicle by paying past due payments and any late charges, providing proof of insurance, and/or taking other action to cure the default. We will provide you all notices required by law to tell you when and how much to pay and/or what action you must take to redeem the vehicle.

- f. **We will sell the vehicle if you do not get it back.** If you do not redeem, we will sell the vehicle. We will send you a written notice of sale before selling the vehicle. We will apply the money from the sale, less allowed expenses, to the amount you owe. Allowed expenses are expenses we pay as a direct result of taking the vehicle, holding it, preparing it for sale, and selling it. Attorney fees and court costs the law permits are also allowed expenses. If any money is left (surplus), we will pay it to you unless the law requires us to pay it to someone else. If money from the sale is not enough to pay the amount you owe, you must pay the rest to us. If you do not pay this amount when we ask, we may charge you interest at the Annual Percentage Rate shown on page 1 of this contract, not to exceed the highest rate permitted by law, until you pay.
- g. **What we may do about optional insurance, maintenance, service, or other contracts.** This contract may contain charges for optional insurance, maintenance, service, or other contracts. If we demand that you pay all you owe at once or we repossess the vehicle, you agree that we may claim benefits under these contracts and cancel them to obtain refunds of unearned charges to reduce what you owe or repair the vehicle. If the vehicle is a total loss because it is confiscated, damaged, or stolen, we may claim benefits under these contracts and cancel them to obtain refunds of unearned charges to reduce what you owe.

4. WARRANTIES SELLER DISCLAIMS

If you do not get a written warranty, and the Seller does not enter into a service contract within 90 days from the date of this contract, the Seller makes no warranties, express or implied, on the vehicle, and there will be no implied warranties of merchantability or of fitness for a particular purpose.

This provision does not affect any warranties covering the vehicle that the vehicle manufacturer may provide. If the Seller has sold you a certified used vehicle, the warranty of merchantability is not disclaimed.

5. Used Car Buyers Guide. The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale.

Spanish Translation: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

6. SERVICING AND COLLECTION CONTACTS

In consideration of our extension of credit to you, you agree to provide us your contact information for our servicing and collection purposes. You agree that we may use this information to contact you in writing, by e-mail, or using prerecorded/artificial voice messages, text messages, and automatic telephone dialing systems, as the law allows. You also agree that we may try to contact you in these and other ways at any address or telephone number you provide us, even if the telephone number is a cell phone number or the contact results in a charge to you. You agree to allow our agents and service providers to contact you as agreed above.

You agree that you will, within a reasonable time, notify us of any change in your contact information.

7. APPLICABLE LAW

Federal law and California law apply to this contract. If any part of this contract is not valid, all other parts stay valid. We may delay or refrain from enforcing any of our rights under this contract without losing them. For example, we may extend the time for making some payments without extending the time for making others.

8. WARRANTIES OF BUYER

You promise you have given true and correct information during your application for credit, and you have no knowledge that will make that information untrue in the future. We have relied on the truth and accuracy of that information in entering into this contract. Upon request, you will provide us with documents and other information necessary to verify any item contained in your credit application.

9. NEGATIVE CREDIT REPORT NOTICE

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

You waive the provisions of Calif. Vehicle Code Section 1808.21 and authorize the California Department of Motor Vehicles to furnish your residence address to us.

CREDIT DISABILITY INSURANCE NOTICE CLAIM PROCEDURE

If you become disabled, you must tell us right away. (You are advised to send this information to the same address to which you are normally required to send your payments, unless a different address or telephone number is given to you in writing by us as the location where we would like to be notified.) We will tell you where to get claim forms. You must send in the completed form to the insurance company as soon as possible and tell us as soon as you do.

If your disability insurance covers all of your missed payment(s), WE CANNOT TRY TO COLLECT WHAT YOU OWE OR FORECLOSE UPON OR REPOSSESS ANY COLLATERAL UNTIL THREE CALENDAR MONTHS AFTER your first missed payment is due or until the insurance company pays or rejects your claim, whichever comes first. We can, however, try to collect, foreclose, or repossess if you have any money due and owing us or are otherwise in default when your disability claim is made or if a senior mortgage or lien holder is foreclosing.

If the insurance company pays the claim within the three calendar months, we must accept the money as though you paid on time. If the insurance company rejects the claim within the three calendar months or accepts the claim within the three calendar months on a partial disability and pays less than for a total disability, you will have 35 days from the date that the rejection or the acceptance of the partial disability claim is sent to pay past due payments, or the difference between the past due payments and what the insurance company pays for the partial disability, plus late charges. You can contact us, and we will tell you how much you owe. After that time, we can take action to collect or foreclose or repossess any collateral you may have given.

If the insurance company accepts your claim but requires that you send in additional forms to remain eligible for continued payments, you should send in these completed additional forms no later than required. If you do not send in these forms on time, the insurance company may stop paying, and we will then be able to take action to collect or foreclose or repossess any collateral you may have given.

Seller's Right to Cancel

- a. Seller agrees to deliver the vehicle to you on the date this contract is signed by Seller and you. You understand that it may take some time for Seller to verify your credit and assign the contract. You agree that if Seller is unable to assign the contract to any one of the financial institutions with whom Seller regularly does business under an assignment acceptable to Seller, Seller may cancel the contract.
- b. Seller shall give you written notice (or in any other manner in which actual notice is given to you) within 10 days of the date this contract is signed if Seller elects to cancel. Upon receipt of such notice, you must immediately return the vehicle to Seller in the same condition as when sold, reasonable wear and tear excepted. Seller must give back to you all consideration received by Seller, including any trade-in vehicle.
- c. If you do not immediately return the vehicle, you shall be liable for all expenses incurred by Seller in taking the vehicle from you, including reasonable attorney's fees.
- d. While the vehicle is in your possession, all terms of the contract, including those relating to use of the vehicle and insurance for the vehicle, shall be in full force and you shall assume all risk of loss or damage to the vehicle. You must pay all reasonable costs for repair of any damage to the vehicle until the vehicle is returned to Seller.

ARBITRATION PROVISION

PLEASE REVIEW - IMPORTANT - AFFECTS YOUR LEGAL RIGHTS

1. **EITHER YOU OR WE MAY CHOOSE TO HAVE ANY DISPUTE BETWEEN YOU AND US DECIDED BY ARBITRATION AND NOT IN COURT OR BY JURY TRIAL.**
2. **IF A DISPUTE IS ARBITRATED, YOU WILL GIVE UP YOUR RIGHT TO PARTICIPATE AS A CLASS REPRESENTATIVE OR CLASS MEMBER ON ANY CLASS CLAIM YOU MAY HAVE AGAINST US INCLUDING ANY RIGHT TO CLASS ARBITRATION OR ANY CONSOLIDATION OF INDIVIDUAL ARBITRATIONS.**
3. **DISCOVERY AND RIGHTS TO APPEAL IN ARBITRATION ARE GENERALLY MORE LIMITED THAN IN A LAWSUIT, AND OTHER RIGHTS THAT YOU AND WE WOULD HAVE IN COURT MAY NOT BE AVAILABLE IN ARBITRATION.**

Any claim or dispute, whether in contract, tort, statute or otherwise (including the interpretation and scope of this Arbitration Provision, any allegation of waiver of rights under this Arbitration Provision, and the arbitrability of the claim or dispute), between you and us or our employees, agents, successors or assigns, which arises out of or relates to your credit application, purchase or condition of this Vehicle, this contract or any resulting transaction or relationship (including any such relationship with third parties who do not sign this contract) shall, at your or our election, be resolved by neutral, binding arbitration and not by a court action. If federal law provides that a claim or dispute is not subject to binding arbitration, this Arbitration Provision shall not apply to such claim or dispute. Any claim or dispute is to be arbitrated by a single arbitrator only on an individual basis and not as a plaintiff in a collective or representative action, or a class representative or member of a class on any class claim. The arbitrator may not preside over a consolidated, representative, class, collective, injunctive, or private attorney general action. You expressly waive any right you may have to arbitrate a consolidated, representative, class, collective, injunctive, or private attorney general action. You or we may choose the American Arbitration Association (www.adr.org) or National Arbitration and Mediation (www.namadr.com) as the arbitration organization to conduct the arbitration. If you and we agree, you or we may choose a different arbitration organization. You may get a copy of the rules of an arbitration organization by contacting the organization or visiting its website.

Arbitrators shall be attorneys or retired judges and shall be selected pursuant to the applicable rules. The arbitrator shall apply governing substantive law and the applicable statute of limitations. The arbitration hearing shall be conducted in the federal district in which you reside unless the Seller-Creditor is a party to the claim or dispute, in which case the hearing will be held in the federal district where this transaction was originated. We will pay the filing, administration, service, or case management fee and the arbitrator or hearing fee up to a maximum of \$5,000, unless the law or the rules of the chosen arbitration organization require us to pay more. You and we will pay the filing, administration, service, or case management fee and the arbitrator or hearing fee over \$5,000 in accordance with the rules and procedures of the chosen arbitration organization. The amount we pay may be reimbursed in whole or in part by decision of the arbitrator if the arbitrator finds that any of your claims is frivolous under applicable law. Each party shall be responsible for its own attorney, expert and other fees, unless awarded by the arbitrator under applicable law. If the chosen arbitration organization's rules conflict with this Arbitration Provision, then the provisions of this Arbitration Provision shall control. Any arbitration under this Arbitration Provision shall be governed by the Federal Arbitration Act (9 U.S.C. §§ 1 et seq.) and not by any state law concerning arbitration. Any award by the arbitrator shall be in writing and will be final and binding on all parties, subject to any limited right to appeal under the Federal Arbitration Act.

You and we retain the right to seek remedies in small claims court for disputes or claims within that court's jurisdiction, unless such action is transferred, removed or appealed to a different court. Neither you nor we waive the right to arbitrate any related or unrelated claims by filing any action in small claims court, or by using self-help remedies, such as repossession, or by filing an action to recover the vehicle, to recover a deficiency balance, or for individual or statutory public injunctive relief. Any court having jurisdiction may enter judgment on the arbitrator's award. This Arbitration Provision shall survive any termination, payoff or transfer of this contract. If any part of this Arbitration Provision, other than waivers of class rights, is deemed or found to be unenforceable for any reason, the remainder shall remain enforceable. You agree that you expressly waive any right you may have for a claim or dispute to be resolved on a class basis in court or in arbitration. If a court or arbitrator finds that this class arbitration waiver is unenforceable for any reason with respect to a claim or dispute in which class allegations have been made, the rest of this Arbitration Provision shall also be unenforceable.

NOTICE: ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

The preceding NOTICE applies only to goods or services obtained primarily for personal, family or household use. In all other cases, Buyer will not assert against any subsequent holder or assignee of this contract any claims or defenses the Buyer (debtor) may have against the Seller, or against the manufacturer of the vehicle or equipment obtained under this contract.

HOW THIS CONTRACT CAN BE CHANGED. This contract contains the entire agreement between you and us relating to this contract. Any change to the contract must be in writing and both you and we must sign it. No oral changes are binding.

Buyer Signs X [Signature] Co-Buyer Signs X N/A

SELLER'S RIGHT TO CANCEL If Buyer and Co-Buyer sign here, the provisions of the Seller's Right to Cancel section on page 5 of this contract giving the Seller the right to cancel if Seller is unable to assign this contract to a financial institution will apply.

Buyer X [Signature] Co-Buyer X N/A

THE MINIMUM PUBLIC LIABILITY INSURANCE LIMITS PROVIDED IN LAW MUST BE MET BY EVERY PERSON WHO PURCHASES A VEHICLE. IF YOU ARE UNSURE WHETHER OR NOT YOUR CURRENT INSURANCE POLICY WILL COVER YOUR NEWLY ACQUIRED VEHICLE IN THE EVENT OF AN ACCIDENT, YOU SHOULD CONTACT YOUR INSURANCE AGENT.

WARNING:
YOUR PRESENT POLICY MAY NOT COVER COLLISION DAMAGE OR MAY NOT PROVIDE FOR FULL REPLACEMENT COSTS FOR THE VEHICLE BEING PURCHASED. IF YOU DO NOT HAVE FULL COVERAGE, SUPPLEMENTAL COVERAGE FOR COLLISION DAMAGE MAY BE AVAILABLE TO YOU THROUGH YOUR INSURANCE AGENT OR THROUGH THE SELLING DEALER. HOWEVER, UNLESS OTHERWISE SPECIFIED, THE COVERAGE YOU OBTAIN THROUGH THE DEALER PROTECTS ONLY THE DEALER, USUALLY UP TO THE AMOUNT OF THE UNPAID BALANCE REMAINING AFTER THE VEHICLE HAS BEEN REPOSSESSED AND SOLD.

FOR ADVICE ON FULL COVERAGE THAT WILL PROTECT YOU IN THE EVENT OF LOSS OR DAMAGE TO YOUR VEHICLE, YOU SHOULD CONTACT YOUR INSURANCE AGENT. THE BUYER SHALL SIGN TO ACKNOWLEDGE THAT HE/SHE UNDERSTANDS THESE PUBLIC LIABILITY TERMS AND CONDITIONS.

S/S X [Signature] X N/A

N/A

Notice to buyer: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) You can prepay the full amount due under this agreement at any time. (4) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

If you have a complaint concerning this sale, you should try to resolve it with the seller.

Complaints concerning unfair or deceptive practices or methods by the seller may be referred to the city attorney, the district attorney, or an investigator for the Department of Motor Vehicles, or any combination thereof. After this contract is signed, the seller may not change the financing or payment terms unless you agree in writing to the change. You do not have to agree to any change, and it is an unfair or deceptive practice for the seller to make a unilateral change.

Buyer Signature X [Signature] Co-Buyer Signature X N/A

The Annual Percentage Rate may be negotiable with the Seller. The Seller may assign this contract and retain its right to receive a part of the Finance Charge.

THERE IS NO COOLING-OFF PERIOD UNLESS YOU OBTAIN A CONTRACT CANCELLATION OPTION

California law does not provide for a "cooling-off" or other cancellation period for vehicle sales. Therefore, you cannot later cancel this contract simply because you change your mind, decide the vehicle costs too much, or wish you had acquired a different vehicle. After you sign below, you may only cancel this contract with the agreement of the seller or for legal cause, such as fraud. However, California law does require a seller to offer a two-day contract cancellation option on used vehicles with a purchase price of less than forty thousand dollars (\$40,000), subject to certain statutory conditions. This contract cancellation option requirement does not apply to the sale of a recreational vehicle, a motorcycle, or an off-highway motor vehicle subject to identification under California law. See the vehicle contract cancellation option agreement for details.

YOU AGREE TO THE TERMS OF THIS CONTRACT. YOU CONFIRM THAT BEFORE YOU SIGNED THIS CONTRACT, WE GAVE IT TO YOU, AND YOU WERE FREE TO TAKE IT AND REVIEW IT. YOU ACKNOWLEDGE THAT YOU HAVE READ ALL PAGES OF THIS CONTRACT, INCLUDING THE ARBITRATION PROVISION ON PAGE 5, BEFORE SIGNING BELOW. YOU CONFIRM THAT YOU RECEIVED A COMPLETELY FILLED-IN COPY WHEN YOU SIGNED IT.

Buyer Signature X [Signature] Date 06/03/2026 Co-Buyer Signature X N/A Date N/A

Buyer Printed Name CITY OF WOODLAND Co-Buyer Printed Name N/A

If the "business" use box is checked in "Primary Use for Which Purchased": Print Name N/A Title N/A

Co-Buyers and Other Owners — A co-buyer is a person who is responsible for paying the entire debt. An other owner is a person whose name is on the title to the vehicle but does not have to pay the debt. The other owner agrees to the security interest in the vehicle given to us in this contract.

Other Owner Signature X N/A Address N/A

GUARANTY: To induce us to sell the vehicle to Buyer, each person who signs as a Guarantor individually guarantees the payment of this contract. If Buyer fails to pay any money owing on this contract, each Guarantor must pay it when asked. Each Guarantor will be liable for the total amount owing even if other persons also sign as Guarantor, and even if Buyer has a complete defense to Guarantor's demand for reimbursement. Each Guarantor agrees to be liable even if we do one or more of the following: (1) give the Buyer more time to pay one or more payments; (2) give a full or partial release to any other Guarantor; (3) release any security; (4) accept less from the Buyer than the total amount owing; or (5) otherwise reach a settlement relating to this contract or extend the contract. Each Guarantor acknowledges receipt of a completed copy of this contract and guaranty at the time of signing.

Guarantor waives notice of acceptance of this Guaranty, notice of the Buyer's non-payment, non-performance, and default; and notices of the amount owing at any time, and of any demands upon the Buyer.

Guarantor X N/A Date N/A Address N/A
Guarantor X N/A Date N/A Address N/A

Seller Signs WOODLAND MOTORS CORP Date 06/03/2026 By X [Signature] Title F&I MNGR

Seller assigns its interest in this contract to N/A (Assignee) under the terms of Seller's agreement(s) with Assignee.

☐ Assigned with recourse ☒ Assigned without recourse ☐ Assigned with limited recourse

Seller WOODLAND MOTORS CORP

By X [Signature] Title F&I MANAGER



One Stop Truck & Equipment
5302 Roseville Road
North Highlands, CA 95660
(916) 334-3000
admin@onestoptruckequipment.com
www.onestoptruckequipment.com
SB & SB-PW Small Business Certified
Certification# 2043926

Estimate #4794

Created: 05/18/2026
Payment Term: On Receipt
Service Writer: Jared Lowery

CITY OF WOODLAND
655 N. Pioneer Avenue
Woodland, CA 95776
JOSH: (530) 635-3250
jasmin.sanchez@cityofwoodland.gov

2026 Chevrolet Colorado WT (White, #6-913)
VIN: 1GCPSBEK9T1203594

Customer Comments	Recommendations
Woodland Fire Department 2026 Chevy Colorado CC Short Bed Whelen 9XS8DDDD Whelen CCP9 Whelen Cem16 Whelen lightheads Front Red/White -2 Rear Red/Amber -2	-DECKED in-bed storage system with drawers and accessories -Low-profile warning light system capable of amber and red/white functions -Warning lights at all four corners with amber and red/white capability -Portable radio charger for Motorola APX6000

Front of Colorado				
Description	Price	QTY	HRS	Subtotal
1 Whelen Ion T series and Blue Sea Power Management Installation			4	\$780.00
2 Surface Mount, SOLO Color, Linear Super-LED® Lighthead, Clear Lens - Red/White Part #: TSSOD	\$130.77	2		\$261.54
3 Battery Disconnect Switch Part #: 7615-BSS Automatic Timer Disconnect; 12 Volt DC; 120 Amp	\$174.41	1		\$174.41
Shop Supplies: \$50.00 Tax (7.75%): \$37.66 Total: \$1,303.61				

Top of Colorado				
Lightbar will be Red/White w/ Traffic Advisor 48" Strap kit MKAJ95				
Description	Price	QTY	HRS	Subtotal
1 Whelen Light Bar Installation			3	\$585.00
2 EDGE 9XS DUO WCX 48" D/D/D/D Part #: 9XS8DDDD	\$2,150.00	1		\$2,150.00
3 Core-C™ - Core Control Point and Switch Combination, 4-Position Slide Switch and 6 Push Buttons. One 5 amp output for auxiliary lighting. LED TA Indicator, 10-30 VDC and V2V Sync Capable Part #: CCP9	\$440.15	1		\$440.15
Shop Supplies: \$25.00 Tax (7.75%): \$202.67 Total: \$3,402.82				



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Payment Term: On Receipt
Service Writer: Jared Lowery

Rear of Colorado				
Description	Price	QTY	HRS	Subtotal
1 Whelen Ion T series Installation of Wiring Under Tailgate			3	\$585.00
2 Whelen Surface Mount, DUO™ Color, Linear Super-LED® Lighthouse, Clear Lens Part #: TSS0K	\$130.77	2		\$261.54
Shop Supplies: \$25.00 Tax (7.75%): \$22.21				Total: \$893.75

Bed of Colorado				
Description	Price	QTY	HRS	Subtotal
1 Assembly and Installation of Decked Drawer System			3	\$585.00
2 24-C CANYON/COLORADO 5.2FT BED DRAWER SYSTEM Part #: YG5	\$1,698.99	1		\$1,698.99
Tax (7.75%): \$131.67				Total: \$2,415.66

Interior of Colorado				
Description	Price	QTY	HRS	Subtotal
1 Installation/ Fabrication and Programming of Equipment			4	\$780.00
2 16 OUTPUT EXPANSION MODULE Part #: CEM16	\$262.80	1		\$262.80
3 6 way fuse block, 12v blade fuse 6 circuit ATC/ATO waterproof	\$20.00	1		\$20.00
4 Rapid Car Charger for Motorola APX6000 Vehicle Travel Car Charger Compatible with APX6000 APX6000XE APX7000 APX7000XE APX8000 APX8000XE Radios Part #: A15CE397-A238-4D64-A3F2-D966580783A0	\$50.99	1		\$50.99
Shop Supplies: \$75.00 Tax (7.75%): \$31.68				Total: \$1,220.47

Estimates provided are an approximation of timing and charges to you for the services requested. They are based on the anticipated work to be done. It is possible for unexpected complications to cause some deviation from the original quote. You hereby authorize the repair work described in this estimate to be done along with the procurement of the necessary material(s), including permission to operate the vehicle for on-road testing or inspection. If any additional repairs are required, we will prepare a revised work order providing the cost of additional parts and labor and total revised cost. All parts are new unless specified otherwise.
Deposits are non-refundable. No returns or refunds on special ordered items or electrical parts. There is no warranty for used parts or customer supplied parts. You agree that we are not responsible for loss or damage to your vehicle, including loss of articles left in the vehicle, including, without limitation, in case of fire, theft, or any other cause(s) beyond our control.

Labor	\$3,315.00
Parts	\$5,320.42
Subtotal	\$8,635.42
Shop Supplies	\$175.00
EPA	\$0.00
Tax	\$425.90
Grand Total	\$9,236.32
Paid to Date	(\$0.00)

REMAINING BALANCE	\$9,236.32
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Estimate #4794

Created: 05/18/2026
Payment Term: On Receipt
Service Writer: Jared Lowery

Certification # 2043926

We are not responsible for any delays caused by unavailability of parts or delays in delivery of parts by the supplier or transporter. You have the right to know before authorizing any additional repairs what those repairs will be and what they will cost. If required repairs exceed the authorized estimated amount, we must obtain your approval to perform the repairs. We will keep you informed and perform only repairs authorized by you.

Signature _____

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE APPROPRIATION OF FUNDS FOR THE OUT OF CYCLE
REPLACEMENT OF FIRE DEPARTMENT VEHICLE 6-904**

WHEREAS, the City of Woodland Fire Department relies on a dependable fleet of vehicles to support emergency response, fire prevention, public education, code enforcement, and Community Risk Reduction activities; and

WHEREAS, Fire Department vehicle 6-904, assigned to the Community Risk Reduction Division, was declared a total loss following a traffic collision; and

WHEREAS, the City received \$46,013.26 in insurance proceeds to compensate for the loss of vehicle 6-904; and

WHEREAS, vehicle 6-904 was not programmed for replacement during the 2025-2026 fiscal year; however, staff determined that an out of cycle replacement is necessary to maintain operational continuity; and

WHEREAS, staff identified replacement vehicle 6-913 as a suitable replacement at a purchase price of \$36,352.15 and an upfit cost of \$9,236.32, for a total replacement cost of \$45,588.47; and

WHEREAS, the purchase and upfit of replacement vehicle 6-913 will be funded entirely through insurance proceeds, requiring no operating budget appropriations, existing reserve funds, or additional City funding; and

WHEREAS, the remaining insurance proceeds of \$424.79 will be appropriated to the vehicle replacement reserve for vehicle 6-913 to support future replacement needs.

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

SECTION 1. The appropriation of \$45,588.47 in the Equipment Replacement Fund (Fund 2012) for the purchase and upfit of replacement Fire Department vehicle 6-913 is approved.

SECTION 2. The appropriation of \$424.79 to the vehicle replacement reserve for vehicle 6-913 is approved.

SECTION 3. The City Manager, or designee, is authorized to execute all necessary purchasing documents, agreements, and budget adjustments required to complete the vehicle purchase and upfit in accordance with City policies and procedures.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Yana Pavlova, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
 AGENDA: City Council Regular Meeting
 DATE: August 18, 2026
 ITEM #: G.10
 SUBJECT: Approve the Reallocation of Funds from Completed Water and Sewer Utility Projects

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, 1) Reallocating \$925,000 of unused water funding from CIP #24-02 to CIP #09-23; 2) Reallocating \$565,000 of unused sewer funding from CIP #24-02 to CIP #08-21; 3) Reallocating \$465,000 of unused water funding from CIP #21-01 to CIP #09-23; 4) Reallocating \$440,000 of unused sewer funding from CIP #21-01 to CIP #08-21; 5) Reallocating \$40,000 of unused water funding from CIP #19-15 to CIP #09-23; and 6) Reallocating \$130,000 of unused sewer funding from CIP #20-13 to CIP #26-03.

Staff Contact:

Tim Busch, Utilities Engineering Manager — (530) 661-5963; tim.busch@cityofwoodland.gov

Fiscal Impact:

The Capital Improvement Program (CIP) includes funding for repair and replacement of water and sewer infrastructure. Each individual project budget includes design, construction, construction contingency, inspection, and construction management costs. Project costs are subject to change based on actual bid prices and, at the end of a project, there may be unspent funds due to bids being lower than expected and construction contingencies not being used. The CIP is funded through the respective water and sewer 5-year rate studies and includes estimates of the cost of water and sewer work needed during that 5-year period. CIP 08-21 Annual Sewer Repair and Replacement Project and CIP 09-23 Water System Leak Detection, Maintenance, and Repairs Project are the home CIPs that fund individual water and sewer projects. Reallocation of unspent CIP funds from completed projects back to the home CIP's allows for continued repairs of the City's water and sewer utilities.

The table below shows completed projects with significant remaining budget and the amount to reallocate to the respective home CIP. The remaining budget from CIP 20-13 is reallocated to an active project, CIP 26-03, WPCF Biosolids Pond #9 instead of the home CIP.

CIP #	Completed Projects	Reallocate amount	Water/Sewer	Transfer to project
24-02	2025 Water and Sewer Replacement Project	\$925,000	Water	Reallocate to CIP #09-23
24-02	2025 Water and Sewer Replacement Project	\$565,000	Sewer	Reallocate to CIP #08-21
21-01	2022 Water and Sewer Replacement Project	\$465,000	Water	Reallocate to CIP #09-23
21-01	2022 Water and Sewer Replacement Project	\$440,000	Sewer	Reallocate to CIP #08-21

19-15	2023 Water and Sewer Replacement Project	\$40,000	Water	Reallocate to CIP #09-23
20-13	WPCF Biosolids Pond #11	\$130,000	Sewer	Reallocate to CIP #26-03

Total reallocated to CIP 09-23 \$1,430,000

Total reallocated to CIP 08-21 \$1,005,000

Total reallocated to CIP 26-03 \$130,000

The overall reallocation does not result in any increased appropriations, it only moves funds between active projects.

Background:

Engineering and Operations staff annually identify locations around the City that have the greatest occurrence of water main and water lateral breaks and leaks and prioritize these locations for repair and replacement. The areas prioritized for replacement are predominantly streets with two-inch (2") or three-inch (3") cast iron water mains located behind sidewalks. These small-diameter, back-of-walk water mains have been experiencing an increasing number of breaks in recent years due to their location, bury depth, pipe material and aging condition. The existing water infrastructure in this area ranges between 65 and 75 years old with some pipes over 100 years old. Ongoing repairs and replacement of failing water mains is required under the State of California's "Water Conservation as a Way of Life" legislation, which obligates the City to continue reducing water main breaks and leaks, which account for a significant amount of lost water revenue.

Staff periodically evaluate the sewer collection system according to the Sewer System Management Plan guidelines. Each sewer pipe in the city is attributed a condition rating that is regularly updated with a goal to eliminate sewer overflows and provide adequate sewer capacity for residents. The existing sewer pipes within the City are up to 130 years old with an abundance of defects in certain sewer segments.

Discussion:

Aging and failing water mains and sewer pipes are prioritized for repairs and replacement based on condition assessments. The older cast iron water mains had a design life of 50 years and are now over 65 years old. With a 50-year design life, roughly 2% of the water mains should be replaced each year; the current rate is 0.2% per year. Newer ductile iron and PVC water mains have a design life of 100 years and are not planned for replacement.

Sewer pipes generally have a design life greater than 100 years, but the older vitrified clay and terracotta pipes are subject to failures. Sewer pipe failures can result in either sewer system overflows or soil contamination. City crews evaluate the pipes every 5 years using closed circuit television (CCTV) and repair and replacement projects are prioritized based on CCTV results. In recent years, approximately 0.1% of the sewer system has been repaired or replaced each year, or on average at a 1 in 1,000 years replacement rate. Future years will require increased replacement work and reallocation of the unused funds from individual CIPs to the home CIP assists with future repair and replacement work.

Ongoing repairs and replacement of water mains and sewer pipes is part of regular maintenance of the City's utilities and is necessary to remain in compliance with State Water Resources Control Board and Regional Water Quality Control Board requirements for water distribution and sewer collection systems, respectively.

Conclusion:

Staff recommends the City Council adopt Resolution No. _____, 1) Reallocating \$925,000 of unused water funding from CIP #24-02 to CIP #09-23; 2) Reallocating \$565,000 of unused sewer funding from CIP #24-02 to CIP #08-21; 3) Reallocating \$465,000 of unused water funding from CIP #21-01 to CIP #09-23; 4) Reallocating \$440,000 of unused sewer funding from CIP #21-01 to CIP #08-21; 5) Reallocating \$40,000 of unused water funding from CIP #19-15 to CIP #09-23; and 6) Reallocating \$130,000 of unused sewer funding from CIP #20-13 to CIP #26-03.

Prepared by: Tim Busch, Utilities Engineering Manager

Reviewed by: Brent Meyer, CDD Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_Water and Sewer CIPs

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE REALLOCATION OF FUNDS FROM COMPLETED WATER AND
SEWER UTILITY PROJECTS**

WHEREAS, the City Council wishes to ensure the City's infrastructure is maintained in compliance with local, State and Federal regulations; and

WHEREAS, the City Council has the authority to reallocate funds between Capital Improvement Projects; and

WHEREAS, the City Council wishes to reallocate \$925,000 of unspent water funds from the 2025 Water and Sewer Replacement Project CIP #24-02 to the Water System Leak Detection, Maintenance, and Repairs Project CIP #09-23; and

WHEREAS, the City Council wishes to reallocate \$565,000 of unspent sewer funds from the 2025 Water and Sewer Replacement Project CIP #24-02 to the Annual Sewer Repair and Replacement Project CIP #08-21; and

WHEREAS, the City Council wishes to reallocate \$465,000 of unspent water funds from the 2022 Water and Sewer Replacement Project CIP #21-01 to the Water System Leak Detection, Maintenance, and Repairs Project CIP #09-23; and

WHEREAS, the City Council wishes to reallocate \$440,000 of unspent sewer funds from the 2022 Water and Sewer Replacement Project CIP #21-01 to the Annual Sewer Repair and Replacement Project CIP #08-21; and

WHEREAS, the City Council wishes to reallocate \$40,000 of unspent water funds from the 2023 Water and Sewer Replacement Project CIP #19-15 to the Water System Leak Detection, Maintenance, and Repairs Project CIP #09-23; and

WHEREAS, the City Council wishes to reallocate \$130,000 of unspent sewer funds from the WPCF Biosolids Pond #11 Project CIP #20-13 to the WPCF Biosolids Pond #9 Project CIP #26-03; and

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

SECTION 1. The City Council hereby reallocates \$925,000 of unspent water funds from the 2025 Water and Sewer Replacement Project CIP #24-02 to the Water System Leak Detection, Maintenance, and Repairs Project CIP #09-23.

SECTION 2. The City Council hereby reallocates \$565,000 of unspent sewer funds from the 2025 Water and Sewer Replacement Project CIP #24-02 to the Annual Sewer Repair and Replacement Project CIP #08-21.

SECTION 3. The City Council hereby reallocates \$465,000 of unspent water funds from the 2022 Water and Sewer Replacement Project CIP #21-01 to the Water System Leak Detection, Maintenance, and Repairs Project CIP #09-23.

SECTION 4. The City Council hereby reallocates \$440,000 of unspent sewer funds from the 2022 Water and Sewer Replacement Project CIP #21-01 to the Annual Sewer Repair and Replacement Project CIP #08-21.

SECTION 5. The City Council hereby reallocates \$40,000 of unspent water funds from the 2023 Water and Sewer Replacement Project CIP #19-15 to the Water System Leak Detection, Maintenance, and Repairs Project CIP #09-23.

SECTION 6. The City Council hereby reallocates \$130,000 of unspent sewer funds from the WPCF Biosolids Pond #11 Project CIP #20-13 to the WPCF Biosolids Pond #9 Project CIP #26-03.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of August 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: August 18, 2026
ITEM #: G.11
SUBJECT: Approve a Sole Source Finding and Goods Purchase Agreement for Water Meters and Smartpoints with Aqua-Metric Sales Company and Appropriate Funding for the Water Meter Replacement Project, CIP 22-03

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to:

1. Appropriate \$200,000 from the Water Enterprise Fund, Fund 2210 to the Water Meter Replacement Project, CIP 22-03;
2. Make a finding designating certain products, brands, or services by Aqua-Metric Sales Company to be required for the continued functionality of the existing water meter infrastructure;
3. Authorize the City Manager to execute a goods purchase agreement with Aqua-Metric Sales Company for water meters and smartpoints in the amount of \$443,428.27 for the Water Meter Replacement Project, CIP 22-03.

Staff Contact:

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

Fiscal Impact:

Funding for the Aqua-Metric Sales Company Goods Purchase Agreement for water meters and smartpoints is included in the CIP 22-03 Water Meter Replacement Project budget, intended precisely for purchases such as water meters and smartpoints. Whereas CIP 22-03 currently has an available budget of \$248,585, an additional appropriation of \$200,000 is necessary for a budget of \$448,585 to cover the Goods Purchase Agreement with Aqua-Metric Sales Company of \$443,428.27.

Background:

The City has approximately 9,000 water meters that have been in service for over 15 years as of September 2025 and are in need of replacement. Water meters have a useful life of approximately 15 to 20 years and are due for replacement after their useful life. Over time, water meters lose accuracy and underreport water usage. Underreporting of water usage results in lost revenue because customers are billed for less volume than was actually used. The results from City Staff 2023 meter bench testing showed 98.8% meter accuracy for 15-year-old meters and 90.6% accuracy for 20 year-old meters (meaning 20 year-old meters failed to account for 9.4% of the actual water volume). Recent State laws regarding water use reporting require the City to track non-revenue water and endeavor to reduce the amount of water loss, both real loss (leakage) and apparent loss (meter inaccuracy), from water systems. The loss of accuracy in the aging water meters results in excessive apparent water loss which makes meeting the State water loss requirements more difficult. When water meters reach around 20 years in service, they fail and stop reporting water use altogether.

Under a separate project, the City is implementing a proactive leak detection program in the Gibson Ranch neighborhood through contractor-replacement of aging water meters with Kamstrup water meters that have built-in acoustic leak detection (ALD) technology. City Council passed Resolution No. 8651 in May 2026 approving the procurement of these ALD meters, approving the plans and

specifications, and authorizing the bid advertisement for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16. That project (CIP 26-16) involves replacing approximately 2,000 water meters and is intended to reduce real loss by helping City staff identify water leaks and repair them. Both the CIP 26-16 and CIP 22-03 meter replacement projects will reduce apparent loss by improving meter accuracy. The plan to replace the 9,000 meters includes utilizing both a contractor (CIP 26-16) and City staff (CIP 22-03) to replace the water meters over the next few years in order to avoid too many meters failing within a compressed timeframe. Impacts to residents are expected to be minimal, but temporary water shutoffs (with prior notification) will be necessary when removing the previous meter and installing the new one.

Discussion:

The State Water Resources Control Board has established Water Loss Standards for each Public Water System, with a deadline to meet the standards by January 1st, 2028. The Real Loss Standard (for leakage) for Woodland is 41.9 gallons per connection per day (gpcd), approximately 700,000 gallons/day Citywide and the Apparent Loss Standard (for meter inaccuracy) is 8.2 gpcd (approximately 140,000 gallons/day). For the calendar year 2024 (the most recent validated water loss audit), Woodland had a unit real loss of 41.4 gpcd and a unit apparent loss of 21.0 gpcd. The 21.0 gpcd apparent loss value for 2024 has crept up steadily over time, increasing from an 8.3 gpcd average between 2017 and 2022, to 18.64 gpcd in 2023 and up to 21.0 gpcd in 2024. The 2024 unit apparent loss was above the 90% percentile for meter inaccuracy amongst public water systems in California, meaning Woodland has a need to improve overall meter accuracy, especially by comparison to other public water systems.

At approximately 20 years old, the battery in the meters fails, and the meters stop reporting water use altogether. Additionally, several thousand meters are oversized and don't accurately report minor amounts of water use. It is more cost-effective to replace the meters with the correct size than to replace the battery.

City staff will install these meters. Over the next few years, the City will need to expedite meter replacement utilizing contractor-install to avoid regulatory issues with Real Loss and Apparent Loss standards by 2028. This Goods Purchase Agreement allows the City to keep up with internal replacement of old and failing meters to prevent falling further behind.

Public Contract Code section 3400 allows the City to specify "sole source" products, brands or trade names if the City Council has made certain findings related to the product or item. One of the statutorily permissible grounds for a sole source finding is that the product or item is needed to match other products in use at City facilities in order to establish uniform, complete and compatible systems/specifications for City facilities (See Public Contract Code § 3400 (b)(2)). Further, competitive bidding is not required when the City determines it would produce no advantage for the City, or the advertising of bids is futile, undesirable, impractical or impossible (Graydon v. Pasadena Redevelopment Agency (1980) 104 Cal. App.3d 631; see also Los Angeles Dredging Co. v. City of Long Beach (1930) 210 Cal. 348; Los Angeles Gas & Electric Corp. v. City of Los Angeles (1922) 188 Cal. 307, 319).

Aqua-Metric Sales Company is a direct distributor of the necessary Sensus equipment, while other vendors typically act as intermediaries and apply additional markups. Due to its direct supplier relationship with Sensus, Aqua-Metric is able to offer the City more competitive pricing than alternative vendors, thereby rendering competitive bidding unavailing and against the public interest in this instance. Dispensing with competitive bidding and approving and entering into a goods purchase agreement with Aqua-Metrics Sales Company for the purchase of 971 water meters and 892 smartpoints for an amount of \$443,428.27 is in the best interest of the City and will achieve cost-efficiency, avoid delay, and preserve the integrity and compatibility of the City's meter systems.

Whereas the City decided to utilize water meters with built-in acoustic leak detection (ALD) in the Gibson Ranch neighborhood, the City still needs to procure non-ALD meters that are compatible with the existing Sensus system in other parts of town. This is because the ALD meters will communicate with a receiver to be installed near Fire Station 3 in the Gibson Ranch neighborhood, but the meters through this Aqua-Metric Sales Company Goods Purchase are intended for replacement of water meters in the northwest part of Woodland, relatively far away from the Fire Station 3 receiver.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____ to:

1. Appropriate \$200,000 from the Water Enterprise Fund, Fund 2210 to the Water Meter Replacement Project, CIP 22-03;
2. Make a finding designating certain products, brands, or services by Aqua-Metric Sales Company to be required for the continued functionality of the existing water meter infrastructure;
3. Authorize the City Manager to execute a goods purchase agreement with Aqua-Metric Sales Company for water meters and smartpoints in the amount of \$443,428.27 for the Water Meter Replacement Project, CIP 22-03.

Prepared by: Matt Cohen, Associate Engineer

Reviewed by: Tim Busch, PE, Utilities Engineering Manager

Brent Meyer, PE, Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Exhibit A - AMSC proposal
2. Proposed Resolution - 2026 AMSC Goods Purchase



Exhibit A

Sales Quote

July 9, 2026

Aqua-Metric Sales Company

Mike Bortoletto - Solutions Specialist
1060 National Drive #5. Sacramento, CA 95834
Phone: (916)668-4656 | Cell: (916)-824-4552

Quote for: City of Woodland
Attention: Corey Paulson
Address: 655 N. Pioneer Ave
City, State, ZIP: Woodland, CA 95776
Phone: 530-661-5873
Email:

Quantity	Description	Unit Price	Line Total
0			
971	1" iPerl TRPL 1CF	\$260.00	\$252,460.00
892	520M SmartPoint	\$172.00	\$153,424.00
0			
TAXES AND FEES. All prices quoted are exclusive of federal taxes, state taxes, municipal taxes, tariffs, duties, and other government-imposed fees (collectively the "Taxes and Fees") related to the procurement, installation, and delivery of materials and equipment. Customer shall be liable for all applicable Taxes and Fees imposed upon the Goods purchased. Taxes and Fees will be added to each applicable invoice and are the responsibility of the Customer. If Customer is exempt from sales tax, Customer is required to provide all applicable tax exemption documentation at the time of purchase. Any changes in Taxes and Fees may result in adjustments to the final invoice accordingly.			

Subtotal	\$405,884.00
Tarriff	
Shipping & Handling	
Sales Tax	\$37,544.27
Total	\$443,428.27

This quote for the product and services named above is subject to the following terms::

1. All quotes are subject to the Aqua-Metric Terms of Sale.
2. Quote is valid for thirty days.
3. Freight allowed on single orders exceeding \$80,000.00.
4. Net Thirty Days to Pay
5. Returned product may be subject to a 25% restocking fee.
6. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROPRIATING PROJECT FUNDS AND APPROVING A SOLE-SOURCE
PROCUREMENT BY DESIGNATING CERTAIN PRODUCTS, THINGS, OR
SERVICES PURSUANT TO PUBLIC CONTRACT CODE SECTION 3400 AND
APPROVING A GOODS PURCHASE FOR WATER METERS AND SMARTPOINTS
WITH AQUA-METRIC SALES COMPANY FOR THE WATER METER
REPLACEMENT PROJECT, CIP 22-03**

WHEREAS, the City Council wishes to appropriate \$200,000 in funds from the Water Enterprise Fund, Fund 210 through the adoption of this Resolution; and

WHEREAS, the City of Woodland (“City”) implemented the Sensus metering and data collection system as part of its citywide water meter installation program approximately twenty years ago; and

WHEREAS, the City Water Department routinely replaces failed meters and associated components due to equipment failures and aging infrastructure; and

WHEREAS, pursuant to Public Contract Code Section 3400(c), the City of Woodland (City) may make findings designating certain products, things, or services by specific brand or trade name for the statutorily enumerated purposes; and

WHEREAS, the City has undertaken considerable research of various options for the procurement of water meters and smartpoints in order to determine the equipment that best matches the City’s needs; and

WHEREAS, the City Council has reviewed the City’s current facilities and general contracts to evaluate the City’s need to establish uniform, complete, and compatible water meters and smartpoints that are consistent with the City’s potable water system in order to facilitate the most reliable, dependable, and cost-efficient replacement; and

WHEREAS, in accordance with Public Contract Code 3400(c)(2), the water meters and smartpoints that are listed in the attached Exhibit A are compatible with the City’s existing water meter infrastructure and software and match those components currently in use at other locations; and

WHEREAS, the equipment supplied by Aqua-Metric is manufactured by Sensus. This metering equipment is also available for purchase through other vendors; and

WHEREAS, Aqua-Metric is a direct distributor of Sensus equipment, while other vendors typically act as intermediaries and apply additional markups. Due to its direct supplier relationship with Sensus, Aqua-Metric is able to offer the City more competitive pricing than alternative

vendors thereby rendering competitive bidding unavailing and against the public interest in this instance; and

WHEREAS, California case law excuses compliance with competitive bidding requirements in exceptional circumstances such as where requests for competitive bids would be futile, unavailing, or would not produce an advantage, including when there is only one contracting party who can complete the work (*Los Angeles Dredging Co. v. Long Beach* (1930) 210 Cal.348; *Graydon v. Pasadena Redevelopment Agency* (1980) 104 Cal.App.3d 631); and

WHEREAS, “[a] public entity's award of a contract, and all of the acts leading up to the award, are legislative in character. [T]he letting of contracts by a governmental entity necessarily requires an exercise of discretion guided by consideration of the public welfare[.]”. (*Mike Moore's 24-Hour Towing v. City of San Diego* (1996) 45 Cal.App.4th 1294, 1303); and

WHEREAS, based on the City Council’s above-described review and Public Contract Code Section 3400(c)(2), the Council has determined that the City must require and specify the use of compatible water meters and smartpoints listed in the attached Exhibit A; and

WHEREAS, The City, pursuant to Public Contract Code Section 3400, intends to procure uniform components that are compatible with the system currently being utilized on the public water system in order to facilitate the most reliable, dependable, and cost-efficient system throughout the City; and

WHEREAS, The City has found compatibility, cost, ease of maintenance and use of different types of water meters and smartpoints to be problematic at this time and believes it necessary to establish a uniform equipment manufacturer requirement in order to avoid incompatibility issues as well as to ensure security, durability, reliability of equipment and to avoid the waste of City funds associated with addressing incompatible components; and

WHEREAS, The City’s research also indicates that including multiple brands of water meters and smartpoints may cause incompatibility issues and make data retrieval and transmission more difficult, furthermore, the City’s existing potable water infrastructure is already equipped with the products listed in Exhibit A and can be readily configured with this equipment; and

WHEREAS, City operations and maintenance staff has been trained in the operation, maintenance, and replacement of the components listed in Exhibit A and maintain a stock of the equipment needed for repairs or replacements; and

WHEREAS, The City Council further finds that the water meters and smartpoints listed in Exhibit A have demonstrated reliability, durability, and quality; and

WHEREAS, the City Council finds that dispensing with competitive bidding and approving and entering into a goods purchase agreement with Aqua-Metric for the purchase of 971 water meters and 892 smart points for an amount of \$443,428.27 is in the best interest of the City

and will achieve cost-efficiency, avoid delay, and preserve the integrity and compatibility of the City's meter systems ("Staff Findings"); and

WHEREAS, the City wishes to enter into a goods purchase agreement with Aqua-Metric Sales Company in the amount of \$443,428.27 and authorize its execution through adoption of this Resolution.

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

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

SECTION 2. The City Council adopts the Staff Findings as its own ("Council Findings").

SECTION 3. The City Council hereby appropriates \$200,000 of funds from the Water Enterprise Fund, Fund 2210 to the Water Meter Replacement Project, CIP 22-03.

SECTION 4. The City has undertaken research into the products and brands of equipment listed in Exhibit A, and, pursuant to Public Contract Code Section 3400(c)(2), the City Council hereby designates the equipment listed in Exhibit A for a goods purchase agreement so as to match the other water meters and smartpoints in use throughout the City's public water system and associated infrastructure and software, thus avoiding incompatibility issues of other products, as well as security, replacement and maintenance problems.

SECTION 5. The City Council hereby approves the Goods Purchase Agreement with Aqua-Metric Sales Company in the amount of \$443,428.27; the City Manager is authorized and directed to execute the contract, subject to City Attorney approval; and, the City Attorney is authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

SECTION 6. 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 this 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 7. This Resolution shall be effective as of the date of adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Yana Pavlova, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: G.12
SUBJECT: Increase in Construction Contingency for the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) Reallocating \$400,000 of Sewer Enterprise Funds from the Spring Lake Pump Station Pump Replacement Project, CIP 23-04, to the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12, and (2) Approving an increase in construction contingency up to \$967,720 for a total contract amount of up to \$4,144,920 for the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12.

Staff Contact:

Mark Miller, Associate Engineer — (530) 661-5968; mark.miller@cityofwoodland.gov

Fiscal Impact:

The WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12, (hereafter “Project”) is funded in the Capital Budget with \$4,850,000 of Sewer Enterprise Funds. This current funding in CIP 24-12 covers the construction contract award to Cushman Contracting Corporation (hereafter “Cushman”) and also covers costs for improvement plan design, engineering services during construction, construction observation, construction contingency, instrument integration, and project management. Now that the construction period for the two-year-long project with Cushman has progressed, and additional costs have developed due to unforeseen conditions, design changes, and added scope, Staff recommends an increase in the Project construction contingency from the previous \$567,720 up to \$967,720. Staff recommends a reallocation of \$400,000 of Sewer Enterprise Funds from a separate wastewater pump project, the Spring Lake Pump Station Pump Replacement Project, CIP 23-04, to CIP 24-12 to cover this contingency increase. This will bring the total contingency up to 30.5% of the original construction contract and the total Project budget up to \$5.25 million.

The recommended action does not increase overall appropriations, it only moves previously appropriated funds between active projects.

Background:

The City’s entire sanitary sewer system drains to the Water Pollution Control Facility (the “WPCF”) where wastewater receives tertiary-level treatment and ultraviolet disinfection before being discharged in accordance with Woodland’s National Pollutant Discharge Elimination System Permit No. R5-2003-0031-R01. The WPCF is continuously operated, and City Staff continually review statuses of the equipment and treatment processes necessary for permit compliance. Repair and replacement of WPCF components is based on information obtained from these assessments. Several components were identified for replacement in this Project at the headworks, including the influent pumps and the grit removal system due to deteriorated conditions, operational constraints, and lack of availability for replacement parts. A reliable, properly operating headworks that can be efficiently maintained is imperative for the continued operation of the WPCF.

Numerous assets at the WPCF and upstream in the City Wastewater Collection system allow the

plant to work as designed. Wastewater treatment occurs generally in corrosive environments, which means assets corrode, fail, and need eventual replacement. Costs contained in the proposed scope adjustments are for design changes needed to safely and reliably operate the contracted improvements, replacement of similar assets already included in the Project and for unforeseen conditions related to construction of the contracted improvements.

Discussion:

Many individual items of extra work comprise the increase in construction costs. Previous expenditure of the contingency primarily involved replacement of two additional submersible pumps and electrical components similar to the two submersible wastewater pumps already included in the base contract with Cushman, as well as force account tracking of extra work to navigate the contract improvements through the WPCF's existing network of electrical duct banks, underground pipelines and structures. Expenditures that necessitate the currently requested increase in the approved construction contingency include: revised pavement and subgrade improvements to allow equipment access onto the raised grit washout pad; lighting, piping, and structural changes at the new grit platform above the grit washout pad; insulation of the new reclaimed water and grit blower discharge lines; fabrication and installation of a new aluminum platform above the influent pump station wet well to allow safe operation and maintenance of the new submersible pumps, as well as other asset repairs and adjustments beyond the originally conceived Project scope.

When first constructed in the 1980s, the WPCF, in general, and the influent pump station, specifically, had about half as much equipment and processes in place than currently exist for Woodland's wastewater treatment. After being improved and expanded once in the 1990s, several times in the 2000s and a handful of times over the last 16 years, the real estate available inside the WPCF for new gravity-draining pipelines as well as for new electrical conduits, pressurized pipelines, and equipment arrangements has been substantially utilized which makes design and construction of new improvements difficult inside this critical facility. The work contained in CIP 24-12 replaces a grit removal facility that has been online since 2006 by constructing new systems in a different area of the headworks. Many of the current change orders are for extra work to fit the improvements in with other assets that were installed or abandoned over the last 38 years, as well as for replacing similar equipment to what was included in the original Project design.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, (1) Reallocating \$400,000 of Sewer Enterprise Funds from the Spring Lake Pump Station Pump Replacement Project, CIP 23-04, to the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12, and (2) Approving an increase in construction contingency up to \$967,720 for a total contract amount of up to \$4,144,920 for the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12.

Prepared by: Mark Miller, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, CD Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - WPCF CIP 24-12

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN INCREASE IN CONSTRUCTION CONTINGENCY FOR THE WPCF
INFLUENT PUMP STATION & GRIT FACILITY IMPROVEMENTS PROJECT, CIP 24-12**

WHEREAS, the City Council approved Resolution 8542 on July 15, 2025, to execute a construction contract with Cushman Contracting Corporation in the amount of \$3,177,200 and approved up to 10% construction contract contingency (\$317,720) for the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12 (the “Project”); and

WHEREAS, the City Council approved Resolution 8610 on February 3, 2026, to approve a CIP 24-12 construction contingency increase of up to \$567,720 for a total construction contract amount of up to \$3,744,920; and

WHEREAS, additional construction contingency is necessary to cover changes in the Project. The current approved construction contract contingency is \$567,720 and the currently anticipated contract change order total is \$967,720, which covers costs related to: pump station repairs at the Gibson Ranch Lift Station; utility conflict resolution, grade changes and increased paving limits for the grit washout and grit pump pads; additional reclaimed water, grit and aeration line and valve repairs; lighting, piping and structural changes for the grit classifier platform; fabrication and installation of a new influent pump station platform; as well as other asset adjustments beyond the original Project scope; and

WHEREAS, to cover the cost of Project changes, the City Council wishes to approve the reallocation of \$400,000 of Sewer Enterprise Funds from the Spring Lake Pump Station Pump Replacement Project, CIP 23-04, to CIP 24-12; and

WHEREAS, the City Council wishes to approve an increase in Project construction contingency of up to \$967,720 for a total contract amount of up to \$4,144,920.

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

SECTION 1. The City Council hereby approves the reallocation of \$400,000 of Sewer Enterprise Funds from the Spring Lake Pump Station Pump Replacement Project, CIP 23-04, to CIP 24-12.

SECTION 2. The City Council hereby approves a CIP 24-12 construction contingency increase of up to \$967,720 for a total construction contract amount of up to \$4,144,920.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of August 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: August 18, 2026
ITEM #: G.13
SUBJECT: Utility Maintenance Worker I/II Position Revision

Recommendation for Action: Staff recommends that the City Council approve Resolution No. ____ Approving Changes to the Authorized Full-Time Equivalent Position for Fiscal Year 2026/27 to upgrade an existing Utility Maintenance Worker I/II to a Utility Maintenance Worker III/IV.

Staff Contact:

Craig Locke, Public Works Director, (530) 661-5899, craig.locke@cityofwoodland.gov

Fiscal Impact:

The fiscal impact is approximately \$6,500 per year in the Sewer Enterprise Fund. These additional costs can be absorbed into the approved FY2026/27 budget; no additional appropriations are requested.

Background:

In the fiscal year 2023 budget, a Utility Maintenance Worker (UMW) I/II position was upgraded to the higher level UMW III/IV position for the Collections Division in Public Works. Although the higher level position was authorized in the budget, the position was under-filled with a UMW II until such time as a department employee met the qualifications. The city now has an employee who meets the qualifications. Due to the under-filling for several years, the UMW III/IV position was inadvertently included on the authorized full-time equivalent (FTE) listing at the lower level UMW I/II in the FY26/27 budget approved by Council. The recommended action will restore the position to the upgraded UMW III/IV position.

Discussion:

The UMW III/IV is the advanced journey level of the UMW series. It is distinguished from the UMW I/II by the skills and complexity of the work expected to be performed. The maintenance and operations duties within the department have become increasingly complex with improvements in equipment. Recently the city purchased a new CCTV van, the work product of which requires skilled collection and processing. With the city now having two viable CCTV vans, VacCons, and in-house spot-lining equipment, the division can count on having three separate crews in the field working on jobs that require scheduling and set up. Collections now only has two UMW III/IV positions within the division.

Ultimately, the maintenance work completed by the collections division leads to fewer spills, fewer or no fines, and a better working system to serve the citizens of Woodland. The actions of the collections division have resulted in a steady annual decrease in the number and severity of sewer spills in the right-of-way and on private parcels.

Conclusion:

Staff recommends that the City Council approve Resolution No. ____ Approving Changes to the Authorized Full-Time Equivalent Position for Fiscal Year 2026/27 to upgrade an existing Utility Maintenance Worker I/II to a Utility Maintenance Worker III/IV.

Prepared by: Courtney Morgan, Public Works Management Analyst II
Reviewed by: Craig Locke, Public Works Director

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Authorized FTE Change UMW III-IV

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE RECLASSIFICATION OF ONE UTILITY MAINTENANCE
WORKER I/II POSITION TO UTILITY MAINTENANCE WORKER III/IV WITHIN
THE PUBLIC WORKS DEPARTMENT COLLECTIONS DIVISION**

WHEREAS, as part of the 2023 budget, a Utility Maintenance Worker I/II position within the Public Works Department Collections Division was converted to a Utility Maintenance Worker III/IV position; and

WHEREAS, the Utility Maintenance Worker III/IV position was underfilled until such time as a department employee met the qualifications for the advanced journey level classification; and

WHEREAS, the Utility Maintenance Worker III/IV position was subsequently removed during the recent budget process; and

WHEREAS, the City now has an employee who meets the qualifications for the Utility Maintenance Worker III/IV classification, and the proposed reclassification will restore the advanced journey level position within the Collections Division; and

WHEREAS, the Utility Maintenance Worker III/IV classification is distinguished from the Utility Maintenance Worker I/II classification by the advanced skills and complexity of work expected to be performed; and

WHEREAS, maintenance and operational responsibilities within the Collections Division have become increasingly complex with improvements in equipment and technology, including the use of CCTV inspection vehicles, Vac Con, and in-house spot lining equipment; and

WHEREAS, the availability of this equipment allows the Collections Division to deploy multiple field crews performing work that requires scheduling, equipment setup, technical expertise, data collection, and data processing; and

WHEREAS, restoring an additional Utility Maintenance Worker III/IV position will provide the Collections Division with additional advanced journey level capacity to support these field operations; and

WHEREAS, the maintenance and operational work performed by the Collections Division supports the continued reduction in the number and severity of sewer spills, reduces the potential for regulatory penalties, and improves the reliability of the sewer collection system serving the Woodland community; and

WHEREAS, the estimated fiscal impact associated with the reclassification is approximately \$6,500 annually, which can be absorbed in the approved FY26/27 budget.

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

SECTION 1. The authorized Full-Time Equivalent listing is modified to increase the number of Utility Maintenance Worker III/IV to seven (7) and reduce the number of authorized Utility Maintenance Worker I/II to twenty (20). Overall authorized FTE positions remain unchanged at 323.

SECTION 2. The City Manager, or designee, is authorized to take all administrative actions necessary to implement the reclassification approved by this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of August 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: August 18, 2026
ITEM #: G.14
SUBJECT: Amendment 1 to the SLIF Reimbursement Agreement with Lennar Homes of California, LLC for Heritage Remainder Phase 2 (SM5107)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving Amendment 1 to the agreement regarding reimbursement of Spring Lake Specific Plan improvements for Subdivision #5107 and authorizing the City Manager to sign the Amendment on behalf of the City.

Staff Contact:

Ed Wisniewski, Principal Civil Engineer - (530) 661-5820, ed.wisniewski@cityofwoodland.gov

Fiscal Impact:

There is no impact on the City budget. All reimbursements/credits are handled through the Spring Lake Infrastructure Fee (SLIF) program.

Background:

On August 22, 2017, City Council approved final subdivision map 5107, Heritage Remainder Phase 2, consisting of 103 single-family lots, and a Subdivision Improvement Agreement. At the same time, City Council approved a SLIF Reimbursement Agreement for SLIF eligible cost at a total estimated value of \$1,740,716.96, and authorized a 15% contingency.

On May 5, 2021, the City Council accepted improvements to the subdivision. These improvements included certain SLIF funded public improvements. SLIF eligible improvements for this project include off-site roadway improvements to County Road 25A from Mickle Avenue to County Road 102, storm drain improvements including inlet and outfall installation in the adjacent drainage ditch, and landscape improvements within the project frontage limits.

Subsequent to acceptance of the improvements, Lennar Homes of California submitted documentation of their SLIF reimbursable expenses in the form of construction contracts, contractor invoices, and canceled checks. The total cost actually expended by Lennar exceeds the amount listed in the original SLIF Agreement by more than the authorized contingency amount.

Discussion:

The SLIF reimbursement agreement states that the Developer will be reimbursed at actual costs pending submission of evidence of expenses related to SLIF eligible infrastructure. When the original agreement was drafted in 2017, the SLIF costs were based on estimated construction costs provided by the Developer's engineer. The standard practice for a developer to obtain reimbursement involves reconciling their actual costs at the end of the project and amending the Reimbursement Agreement to document the final agreed-upon costs. When the amount is greater than the contingency approved by council, the amendment returns to council. In this case, the SLIF reimbursable amount is being revised from \$1,740,716.96 to \$2,349,060.00.

There are several key reasons for the cost overruns of the original agreement amount. First, the cost for the concrete masonry wall (approx. \$250,000 including soft costs) was omitted from the original

agreement as it was not included in the Spring Lake Capital Improvement Plan (CIP) at the time the agreement was drafted. The wall was added with the December 2017 CIP update. Second, at the time of construction, actual costs for the asphalt and concrete street work were more than originally estimated. Lastly, a storm drain detail revision that was made in the field resulted in additional costs not accounted for in the original agreement. Headwall structures to the south drainage channel required additional enhanced materials, and the already installed storm drain pipes had to be modified. The final reimbursement amount agreed upon by City staff and Lennar is the result of many months of scrutinizing documentation to reconcile the actual costs.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving Amendment 1 to the agreement regarding reimbursement of Spring Lake Specific Plan improvements for Subdivision #5107 and authorizing the City Manager to sign the Amendment on behalf of the City.

Prepared by: Ed Wisniewski, Principal Civil Engineer

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

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Location Map
2. Amendment 1_SLIF Reimb. Agmt
3. Proposed Resolution_Lennar SLIF Amendment



Main Street

East Main Street

West Street

College Street

East Street

To Sacramento

I-5

Bourne Drive

Gibson Road

Matmor Road

Harry Lorenzo Ave

Pioneer Avenue

East Gibson Road

Farmers Central Road

County Road 24A

Sports Park Dr

East Street

HWY 113

To Davis

HERITAGE REM. PH. 2
SM #5107

Heritage Parkway

Mickle Avenue

County Road 102

County Road 25A

County Road 25A



**AMENDMENT 1 TO
AGREEMENT REGARDING REIMBURSEMENT OF SPRING LAKE SPECIFIC PLAN
IMPROVEMENTS FOR SUBDIVISION 5107, HERITAGE REMAINDER PHASE 2**

ARTICLE 1. PARTIES AND DATE

This First Amendment to the Agreement Regarding Reimbursement of Spring Lake Specific Plan Improvements dated September 16, 2021 is entered into as of the ____ day of _____, 2026 (“Effective Date”) by and between Lennar Homes of California, a California Corporation with its principal office located at 1420 Rocky Ridge Dr. Suite 320, Roseville, CA 95661 (“Developer”), and the City of Woodland, a California municipal corporation (“City”).

ARTICLE 2. RECITALS

2.1 City and Lennar Homes of California, a California Corporation, entered into that certain Reimbursement Agreement dated September 16, 2021 (“Agreement”), whereby City agreed to reimburse Spring Lake Specific Plan Improvements.

2.2 City and Lennar Homes of California, a California Corporation, now desire to amend the Agreement to reflect actual costs for SLIF eligible expenses totaling less than the original estimate; more particularly described in the Reimbursement Schedule attached as EXHIBIT A; and Lennar Homes of California, a California Corporation, Reimbursement Summary incorporated by this reference and on file with the City of Woodland at City Hall, 300 First Street, Woodland CA, 95695.

ARTICLE 3. TERMS

3.0 Section 3.0 Purchase Price of the Agreement is hereby deleted in its entirety and replaced with a new Section 3.0 Purchase Price to read as follows:

The total purchase price for the improvements is Two Million Three Hundred Forty-Nine Thousand Sixty & 00/00 Dollars (\$2,349,060.00) (“Purchase Price”). Reimbursement shall be for actual costs incurred subject to submission of documentation approved by the City Engineer. Reimbursement shall be processed by the City within 90 days of acceptance of improvements

and submission of supporting document by the Developer, which is on file with the City.

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

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

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

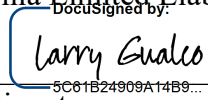
NOW, THEREFORE, in consideration of the preceding recitals and the covenants hereinafter contained, the parties agree as follows:

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed as of the date first above written.

CITY OF WOODLAND

By: _____
City Manager

Lennar Homes of California, LLC
a California Limited Liability Company

By:  8/6/2026
Signature

Larry Gualco

Print Name
Sr. VP of Land Operations

Title

ATTEST:

City Clerk

EXHIBIT A

IMPROVEMENTS TO BE REIMBURSED FROM THE SPRING LAKE INFRASTRUCTURE FEE

SLIF Reimbursement Schedule		
Item No.	Construction Item Description	Actual Verified Cost
1	Clear & Grub	\$3,240.00
2	Rough Grading	\$280,118.00
3	Road-Finish Grading, CMPT, Sub-Grade	\$19,827.00
4	SW/Pathway-Finish Grading, CMPT, Sub-Grade	\$27,114.00
5	Traffic Control	\$35,250.00
6	Erosion Control	\$9,473.00
7	7" AC Pavement	\$185,425.00
8	26" Aggregate Base	\$147,619.00
9	4" AC Pavement	\$2,504.00
10	12" Aggregate Base	\$2,813.00
11	3" AC Pavement (Temporary Pavement)	\$1,892.00
12	6" AC Base (Temporary Pavement)	\$1,100.00
13	Curb and Gutter	\$3,960.00
14	Grind and Overlay	\$54,080.00
15	AC Dike	\$11,518.00
16	Pedestrian Ramps (incl. detectable warnings)	\$3,900.00
17	Barricades	\$2,132.00
18	Driveways	\$6,580.00
19	Signage and Striping	\$24,395.00
20	Stamped Concrete Crosswalk (excl AB)	\$10,951.00
21	6" AB Shoulder (2' wide)	\$6,970.00
22	Survey Monuments	\$730.00
23	Signal Foundations and Pole w/Lum	\$125,228.00
24	4" AC (Access Road)	\$2,297.00
25	12" Aggregate Base (Access Road)	\$1,879.00
26	Gravel (Access Road)	\$4,320.00
27	10' Concrete Path (incl Miekle & Prom transitions)	\$160,108.00
28	18" RCP Storm Drain	\$43,500.00
29	Inlet	\$68,000
30	Outfall (headwall, flap gate, & slope protection)	\$222,000.00
31	Masonry Wall	\$190,974.00
32	Retaining Wall	\$9,450.00

33	3" PVC Sch 40 Irrigation Sleeves	\$3,480.00
34	6" PVC Sch 40 Irrigation Sleeves	\$1,665.00
35	Urban Forest (incl roadside ditches; north)	\$219,910.00
Subtotal		\$1,894,402.00
	Soft Costs (Actual Cost)	\$454,658.00
Total Reimbursement		\$2,349,060.00

Certificate Of Completion

Envelope Id: A49666A5-5D6C-8644-83C5-D9309E8BEDBA
 Subject: Complete with Docusign: FINAL SM 5107_SLIF Amendment_2026.8.05.pdf
 Source Envelope:
 Document Pages: 4
 Certificate Pages: 6
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Ornella Petrucelli
 5505 Waterford District Drive, Suite 502
 Miami, FL 33126
 Ornella.Petrucelli@Lennar.com
 IP Address: 108.92.19.113

Record Tracking

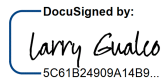
Status: Original
 8/6/2026 12:46:09 PM
 Holder: Ornella Petrucelli
 Ornella.Petrucelli@Lennar.com

Location: DocuSign

Signer Events

Larry Gualco
 larry.gualco@lennar.com
 Sr VP of Land Operations
 Lennar Associates Mgmt LLC
 Security Level: Email, Account Authentication
 (Optional), Login with SSO

Signature

DocuSigned by:

 5C61B24909A14B9...
 Signature Adoption: Pre-selected Style
 Using IP Address: 204.109.20.254

Timestamp

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 Signed: 8/6/2026 1:34:33 PM

Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Jack Sevey
 jack.sevey@lennar.com
 Community Manager
 Lennar Associates Mgmt LLC
 Security Level: Email, Account Authentication
 (Optional), Login with SSO
Electronic Record and Signature Disclosure:
 Accepted: 6/5/2024 10:57:29 AM
 ID: 8a49ee0e-d8dd-4531-9731-b3682e49947b

COPIED

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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Event	Status	Timestamp
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Certified Delivered	Security Checked	8/6/2026 1:34:28 PM
Signing Complete	Security Checked	8/6/2026 1:34:33 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	8/6/2026 1:34:33 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Lennar Corporation, and all applicable affiliated and subsidiary companies, including but not limited to: CalAtlantic Group, LLC, Lennar Commercial Services, Inc., Lennar Commercial Services, LLC, Lennar Homes, LLC, the Lennar Family of Builders, Lennar Homes of California, LLC, Lennar Homes USA, Lennar Sales Corp., Quarterra Living, Inc., Quarterra Living, LLC, Quarterra Multifamily Communities, LLC, Rialto Capital Management, and WCI Communities, LLC, hereinafter individually and/or collectively referred to as "we", "us" or the "Company") may provide to you certain written documents, notices or disclosures authorizations, acknowledgements, and other documents that are necessary or required to be provided during the course of our relationship with you ("Documents"). Described below are the terms and conditions for providing to you the Documents through the DocuSign, Inc. ("DocuSign") electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

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Withdrawing your consent after the initial electronic communication: If you decide to receive Documents from us electronically, you may at any time change your mind and tell us that

thereafter that you want to receive required Documents only in paper format. To inform us that you no longer want to receive future Documents in electronic format you may either, (i) decline to sign a Document during your DocuSign session, and on the subsequent page, select the checkbox indicating you wish to withdraw your consent, or (ii) send us an e-mail to docusign@lennar.com and in the body of such request you must state your e-mail, full name, US Postal Address and telephone number. At our option, we may treat an invalid email address or the subsequent malfunction of a previously valid email address as a withdrawal of your consent to receive Documents electronically.

We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online Documents will be that transactions may take a longer time to process.

Consequences of changing your mind: If you elect to receive required Documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need to first send to you the required Documents in paper format, and then wait until we receive back from you, as the case may be, (i) your executed Documents or (ii) your acknowledgment of your receipt of such paper Documents.

All notices and disclosures will be sent to you electronically. Unless you tell us otherwise, in accordance with the procedures described herein, we will provide to you electronically through the DocuSign system, all required transaction Documents. To reduce the chance of you inadvertently not receiving any Document, we prefer to provide all of the required Documents to you by the same method and to the same address that you have given us. Thus, you can receive all the Documents electronically through the DocuSign system or in paper format through the paper mail delivery system. If you do not agree with receiving Documents electronically through the DocuSign system, please let us know as described above. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the Documents electronically from us.

In consenting to receiving delivery of Documents via DocuSign, you agree that your consent to your electronic signature and electronic delivery is being provided in accordance with applicable state and federal law, including without limitation the federal Electronic Signatures in Global and National Commerce Act; you agree that you will not forward the Documents to another party for signature nor allow any other party to sign the Documents sent via DocuSign on your behalf unless that party is properly named as a delegated signer in accordance with DocuSign policy.

How to contact the Company: You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive Documents electronically by sending us email messages at: docusign@lennar.com.

To advise Lennar of your new e-mail address: To let us know of a change in your e-mail address for the purposes of us electronically sending to you Documents you must send an email message to us at docusign@lennar.com and in the body of such request you must state: your previous e-mail address, your new e-mail address.

We do not require any other information from you to change your email address.

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail addresses in the DocuSign system.

Required hardware and software for access and retention**

Browsers:	The latest stable release of Windows Edge; Mozilla® Firefox (Windows or Mac); Safari (Mac only); or Google Chrome®.
Mobile Signing:	The latest version of Apple iOS version or Android version.
PDF Reader:	Acrobat® Reader or similar software may be required to view and print Portable Document Format (“PDF”) files. The minimum required PDF version that your PDF reader must be able to open is PDF 15.
Screen Resolution:	1024 x 768 recommended
Enabled Security Settings:	A user must allow per session cookies. A user accessing the Internet behind a proxy server must enable HTTP 1.1 settings through a proxy connection. Firewall settings must allow access to the appropriate DocuSign server, including without limitation https://docucdn.a.akamaihd.net .

Assistive technology is available through DocuSign, including screen readers, keyboard-only use, and enabling high-contrast mode.

To retain any electronic Documents, you may either print or download them. To print Documents on your computer, you will need a printer connected to your computer with adequate paper. To download Documents on your computer, you will need an available storage medium, like a hard drive on your computer or a removable thumb drive. To print Documents on your mobile device, you will need a printer linked with your device (e.g., via Wi-Fi, Bluetooth®, etc.) and/or an application (app) that allows for printing. To store Documents on your mobile device you will need (1) sufficient storage space on your mobile device and (2) an app or function that allows for the capture of electronic data (e.g., a screenshot). Please follow the instructions for your particular computer operating system and/or software to print and/or to download Documents. Each individual screen may need to be printed and/or downloaded separately. If you have trouble printing and/or downloading, please contact the manufacturer of your personal computer or mobile device, computer operating system, web browser, app, or other relevant software or another information source of your choosing.

**These minimum requirements are subject to change, from time to time. If these requirements change, we will provide you with an email message advising of such changes, at the email address we have on file for you at that time. Upon your receipt of such notice you will have the right to withdraw your consent, in accordance with the procedures set forth herein. Pre-release (e.g., beta) versions of operating systems and browsers are not supported.

Termination/Changes: We reserve the right, in our sole discretion, to discontinue the provision of our electronic delivery, or to terminate or change the terms and conditions under which we will provide electronic delivery. We will provide you with notice of any such termination or change as required by applicable law.

Acknowledging your access and consent to receive materials electronically: To confirm to us that you can access this information electronically, which will be similar to other electronic Documents that we will provide to you, please verify that you were able to (i) read this electronic disclosure, (ii) print on paper or electronically save this page for your future reference, and (iii) access or e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference. Further, if you consent to receiving Documents exclusively in electronic format on the terms and conditions described above, please let us know by checking the "I agree to use electronic records and signatures." box.

By checking the "I agree to use electronic records and signatures." box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURE document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify the Company as described above, I consent to receive from exclusively through electronic means all Documents that are required to be provided or made available to me by the Company during the course of my relationship with you.
- I agree that I will not forward Documents sent via DocuSign to another party for signature, nor will I allow another party to sign the Documents sent via DocuSign on my behalf unless that party is named as a delegated signer in accordance with DocuSign policy.
- I understand how to cancel the disclosure and consent, should I ever want to do so.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AMENDMENT 1 TO AN AGREEMENT REGARDING
REIMBURSEMENT OF SPRING LAKE SPECIFIC PLAN IMPROVEMENTS FOR
SUBDIVISION 5107 WITH LENNAR HOMES OF CALIFORNIA, LLC.**

WHEREAS, on August 22, 2017, the City Council approved the final map 5107 (Heritage Remainder Phase 2), which created 103 single-family lots in the Spring Lake Specific Plan (“Map”); and

WHEREAS, Lennar Homes of California, LLC constructed civil improvements that are reimbursable through the Spring Lake Infrastructure Fee (SLIF) financing program; and

WHEREAS, also on August 22, 2017, the City Council approved the original SLIF Reimbursement Agreement with Lennar Homes for subdivision 5107; and

WHEREAS, on May 4, 2021, the City Council accepted improvements for the subdivision as complete; and

WHEREAS, Lennar Homes of California, LLC has submitted documentation of actual costs for the construction of the improvements eligible for reimbursement through the SLIF; and

WHEREAS, City staff has reviewed the documentation and determined the actual final costs of improvements; and

WHEREAS, Lennar Homes and the City desire to amend the SLIF Reimbursement Agreement to reflect actual costs of construction.

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

SECTION 1. The City Council hereby approves Amendment 1 to the Subdivision 5107 Spring Lake Infrastructure Fee (SLIF) Reimbursement Agreement and authorizes the City Manager to sign the document on behalf of the City.

SECTION 2. Through adoption of this resolution, the City of Woodland does not waive any of its rights, or obligations of Lennar Homes of California, LLC or any other entity, under the conditions of approval for the Map, any associated development agreement, reimbursement agreement, participation agreement, or under any other document, ordinance or applicable law.

SECTION 3. The adoption of this resolution shall not be deemed to cure any breach by Lennar Homes of California or any other entity of its obligations under the Map or any other document, ordinance, or applicable law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of August 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: August 18, 2026
ITEM #: G.15
SUBJECT: Public Works Semi-Annual Status Report

Recommendation for Action: Staff recommends that the City Council receive a presentation and accept the Public Works Semi-Annual Status Report for the period of January 2026 through June 2026.

Staff Contact:

Craig Locke, Public Works Director, 530-661-5899, craig.locke@cityofwoodland.gov

Background:

This Semi-Annual report covers the period from January 2026 through June 2026. The dashboard presents a summary of easily quantifiable data such as Service Requests and Work Orders received. This report provides a narrative description of major work performed and notable department highlights.

Discussion:

Public Works continues to demonstrate the department's core values of teamwork and collaboration, working with all city staff to provide excellent customer service for the citizens of Woodland. The individual divisions also enjoy highlighting achievements from the first six (6) months of the year.

Electrical Division

The electricians installed the sound system at the new pool and inspected the work performed by the contractors to ensure quality craftsmanship. They have also been busy replacing outdated 8" signal heads with new 12" versions that incorporate a reflective back plate for increased safety and in compliance with new Caltrans specifications. In addition to these projects, an annunciation system was installed at the MSC to respond to emergencies at the facility.

Signs and Markings Division

Signs and Markings Group were instrumental in delineating the new city-wide bike loop with new signs and payment markings. The team also spruced up the roadway markings on East St around the community center in time for the opening of the pool.

Streets Division

The most talked about issue for streets is potholes, and the team repaired 1,330 over the last 6 months. They placed over 175 tons of asphalt and almost 100 miles of crack sealing. The sidewalk shaving project provided trip hazard reduction for the city's residents, and the crews provided traffic control for eight different community events.

Collections Division

Much of the work for collections is preventative maintenance as described in the Sanitary Sewer Masterplan filed with the state. The objective is to reduce sewer overflow and spills, and Woodland's sewer department has drastically reduced spills by cleaning pipes and investigating their condition using the city's new CCTV van. They also do in-house lining of pipes in poor condition, allowing repairs to be made without digging up the street. They have also taken on some special projects like replacing 2 'bubble up' drain inlets and the associated 42 feet of crossover pipe. They also replaced 4 broken sidewalk storm drain inlet tops around Ferns Park.

Fleet and Facilities Division

Facilities awarded a Citywide HVAC preventative maintenance contract with a local vendor to help extend the useful life of the systems. They completed plans for the library roof repair which will include bringing its HVAC system into compliance with current codes. They are also working on plans for replacing the leaky roof at the MSC.

Fleet has developed and implemented a standardized vehicle inspection which includes weekly checklists, training and accountability measures. The department continues to keep the city's heavy-duty fleet on track to meet California's evolving Advanced Clen Truck and Clean Truck Check requirements.

Water Pollution Control Facility

The construction project at the headworks is on hold while the contractor awaits machine parts, something that has become more common. Staff has adapted by stocking spares of parts with long lead times. Staff installed an isolation gate/weir at the Return Activated Sludge pump which will allow more control when moving sludge into the ponds. They also installed a solar mixer into pond 11.

Water Division

Over the first 6 months of the year, the water division completed inspection and cleaning of the water tank and tower, something required every 3 years. The state also completed a Sanitary Survey of the distribution system with only 1 defect noted (they have to find something). In addition to responding to breaks, staff continues preventative maintenance on valves and hydrants, and work on abandoning 2" water mains, which account for over 80% of the emergency repairs in the city.

Administrative Division

The administrative services division has been working to move existing city PG&E services onto more favorable rate plans, which has saved PW thousands of dollars. Staff is also consolidating accounts to streamline payments and clear up errors in PG&E's inventory of the city's streetlights. The team has also been actively transitioning paper forms to a digital format. As always, the administration team does all the work to successfully execute everything from De-escalation and Evacuation training to lunchtime salsa competitions at the MSC.

Conclusion:

Staff recommends that the City Council accept the Public Works Semi-annual Status Report for the period of January 2026 through June 2026.

Prepared by: Craig Locke, Public Works Director
Reviewed by: Courtney Morgan, Management Analyst



Ken Hiatt
City Manager

Attachments:

1. Semi Annual Report Jan to June 2026

SEWER & STORM

The Collections Division maintained and improved the City's sewer and stormwater systems through proactive inspections, preventive maintenance, and timely repairs. These efforts help protect public health, reduce flooding risks, and ensure reliable service for the community.

- Responded to 74 service requests.
- Installed 36 sewer cleanouts.
- Replaced 19 service taps.
- Cleaned 7 storm drain inlets.

Sewer

Sewer Cleaning (HVCC)

The Sewer Department completed 145,381 feet (approximately 27.5 miles) of high-velocity vacuum cleaning to remove debris and FOG (fats, oils, and grease), prevent blockages, and maintain a reliable wastewater collection system.

Sewer CCTV Inspections

The Sewer Department inspected 102,360 feet of gravity mainlines and 36,551 feet of lower sewer laterals using CCTV. Early identification of defects allows staff to prioritize preventive maintenance, reduce blockages, and avoid costly emergency repairs.

Preventing Sanitary Sewer Overflows



A City employee displays FOG (fats, oils, and grease) removed from sewer mains. FOG buildup can contribute to blockages, backups, and sanitary sewer overflows.

Stormwater

Preventative Maintenance

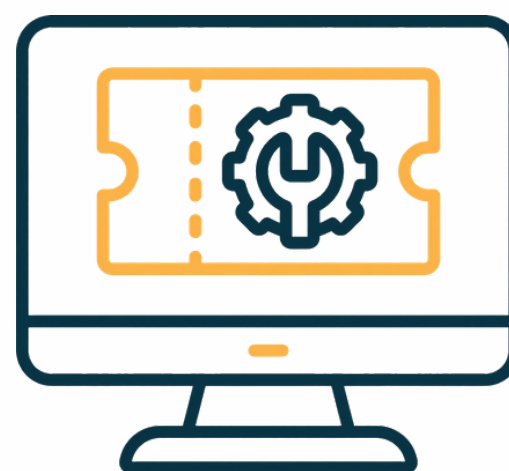
By cleaning 20,718 feet of pipe and inspecting 1,266 feet via CCTV, the Collections Department ensures our stormwater network operates at peak performance.

ADMIN

The Administration Department supported the daily operations of Public Works through customer service, financial processing, and administrative coordination.



Answered 3,180
customer calls



Entered 2,581 requests
for service



Submitted 3,168
invoices

STREETS

The Streets Division maintained and repaired city streets to improve safety, extend pavement life, and respond to community needs.

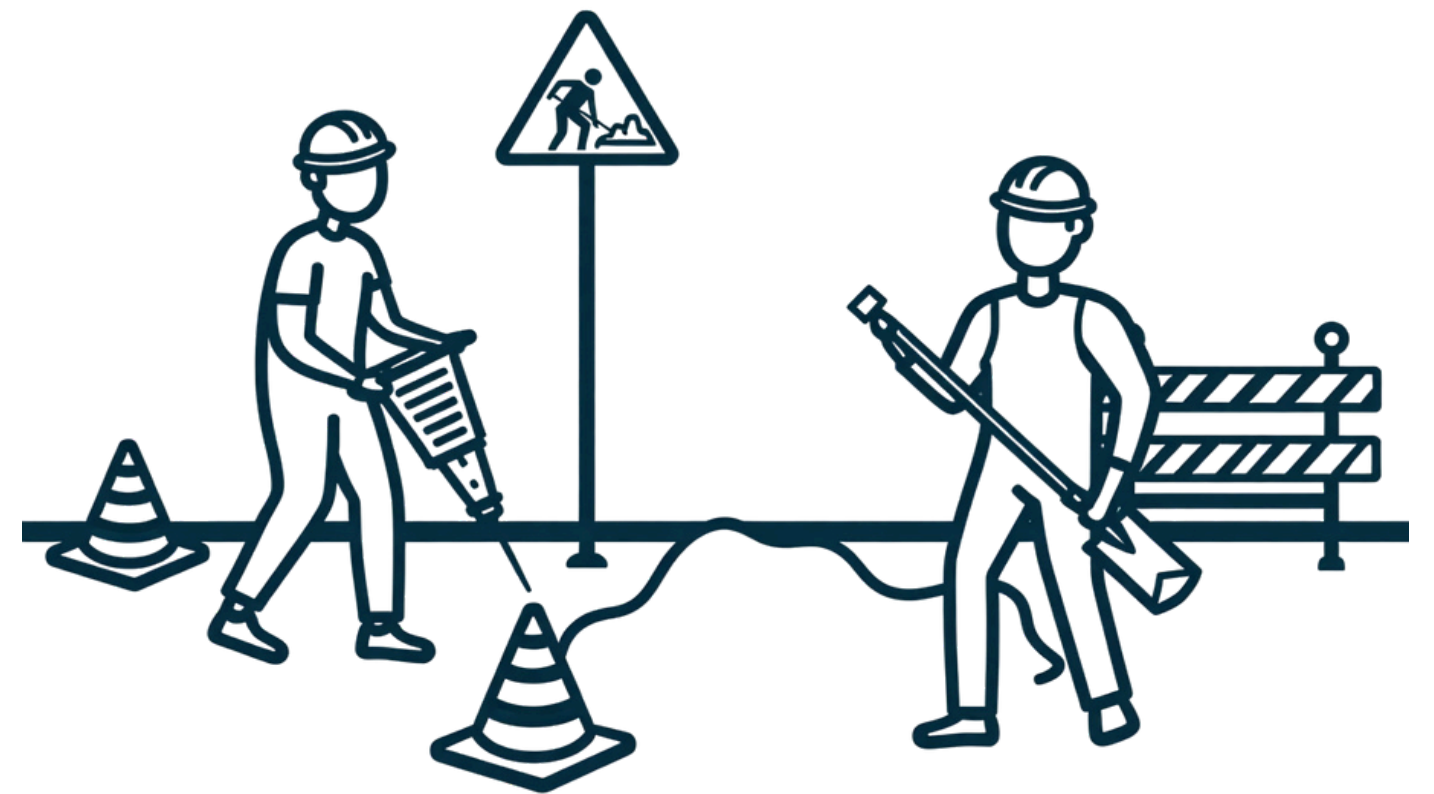
Street Maintenance Highlights

- Responded to 332 service requests.
- Repaired 1,330 potholes across the city.
- Repaired 33 utility trenches using approximately 176 tons of asphalt.
- Applied 18 tons of asphalt for skin patching.

Pavement Preservation

To help extend the life of city streets and reduce future repair costs, the Streets Division completed preventive pavement maintenance during this reporting period.

- Crack sealed 495,060 linear feet (approximately 94) miles of roadway.



Traffic Control

- Provided traffic control for 8 community special events.

FLEET & FACILITIES

FLEET SHOP



Fleet Services

The Fleet Division maintains City vehicles and equipment to ensure they are safe, reliable, and ready to support daily operations.

- Responded to approximately 392 service requests.
- Completed 357 vehicle repairs, helping minimize downtime and keep City operations running efficiently.

FACILITIES



Facilities Maintenance

The Facilities Division maintains City buildings and facilities to provide safe, functional spaces for employees and the public.

- Responded to approximately 156 service calls at City facilities
- Completed 13 preventive maintenance work orders to improve facility reliability and extend the life of City assets.

ELECTRICAL

The Electrical Department completed routine maintenance, repairs, and system upgrades to enhance safety, reliability, and efficiency throughout the city.

Key efforts included 222 traffic signal maintenance checks, 207 pedestal inspections, and multiple traffic signal upgrades, repairs, and replacements.

Traffic Signals

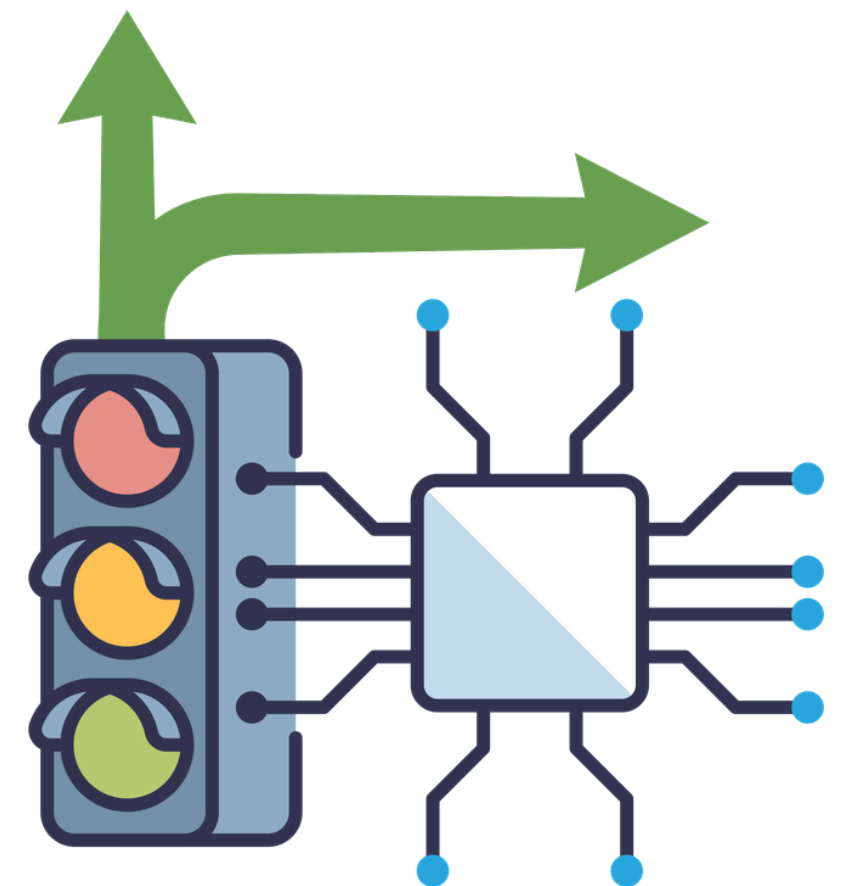
- Replaced 4 traffic signal battery back-ups
- Replaced 6 traffic signals
- Repaired 8 traffic signals (including 4 wiring repairs)

Streetlights

- Retrofitted 144 lights to energy efficient LED
- Completed 16 streetlight repairs
- Repaired 4 streetlight pole knockdowns

Traffic Signals Upgrades

The department upgraded eight traffic signal conflict monitor units to improve intersection safety and seven traffic signal controller units to enhance signal reliability and traffic operations.



- Installed 2 vehicle detection cameras
- Installed 2 traffic signal pre-emption modules

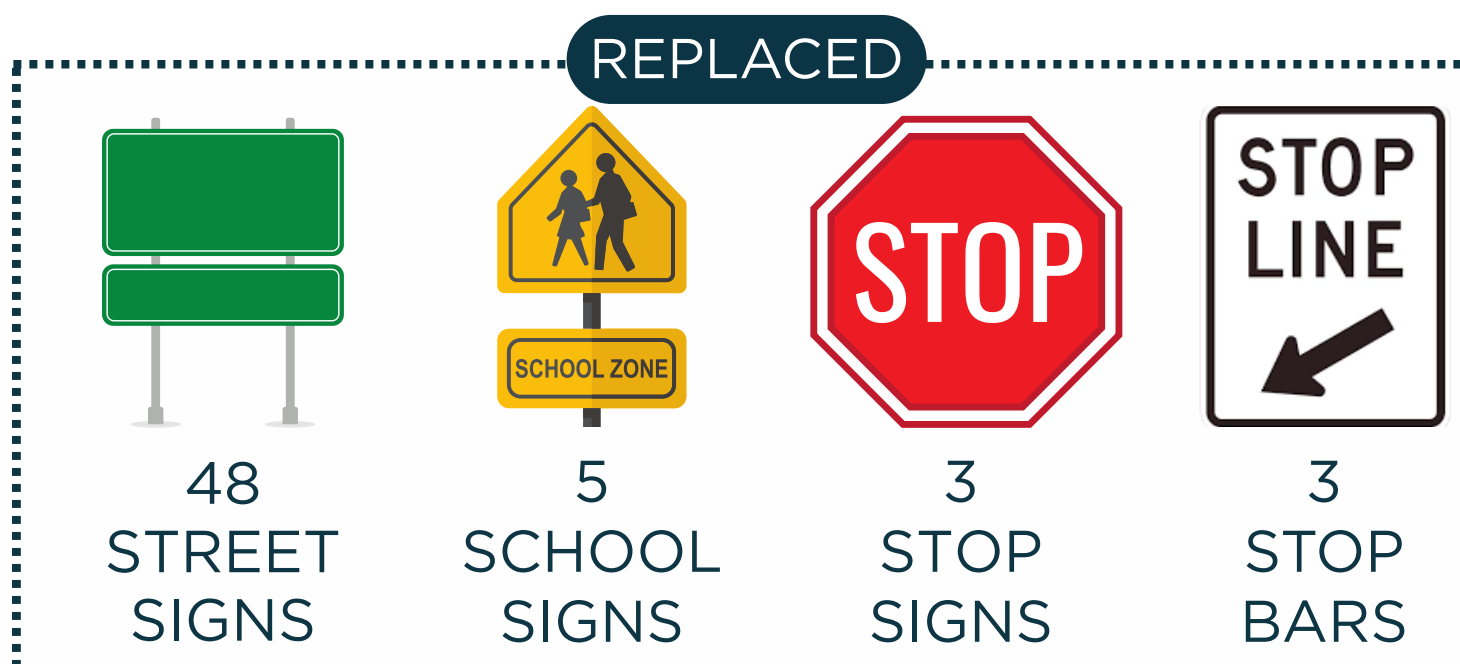
SIGNS & MARKINGS

The Signs & Markings Division completed sign replacements and pavement marking improvements to enhance roadway safety, visibility, and traffic guidance throughout the city.

Key efforts included 31 damaged sign repairs/replacements, 58 new signs installed, and pavement marking upgrades.

Sign Maintenance

- Repaired/replaced 31 knocked-down or damaged signs
- Installed 58 new signs
- Replaced 26 name street signs



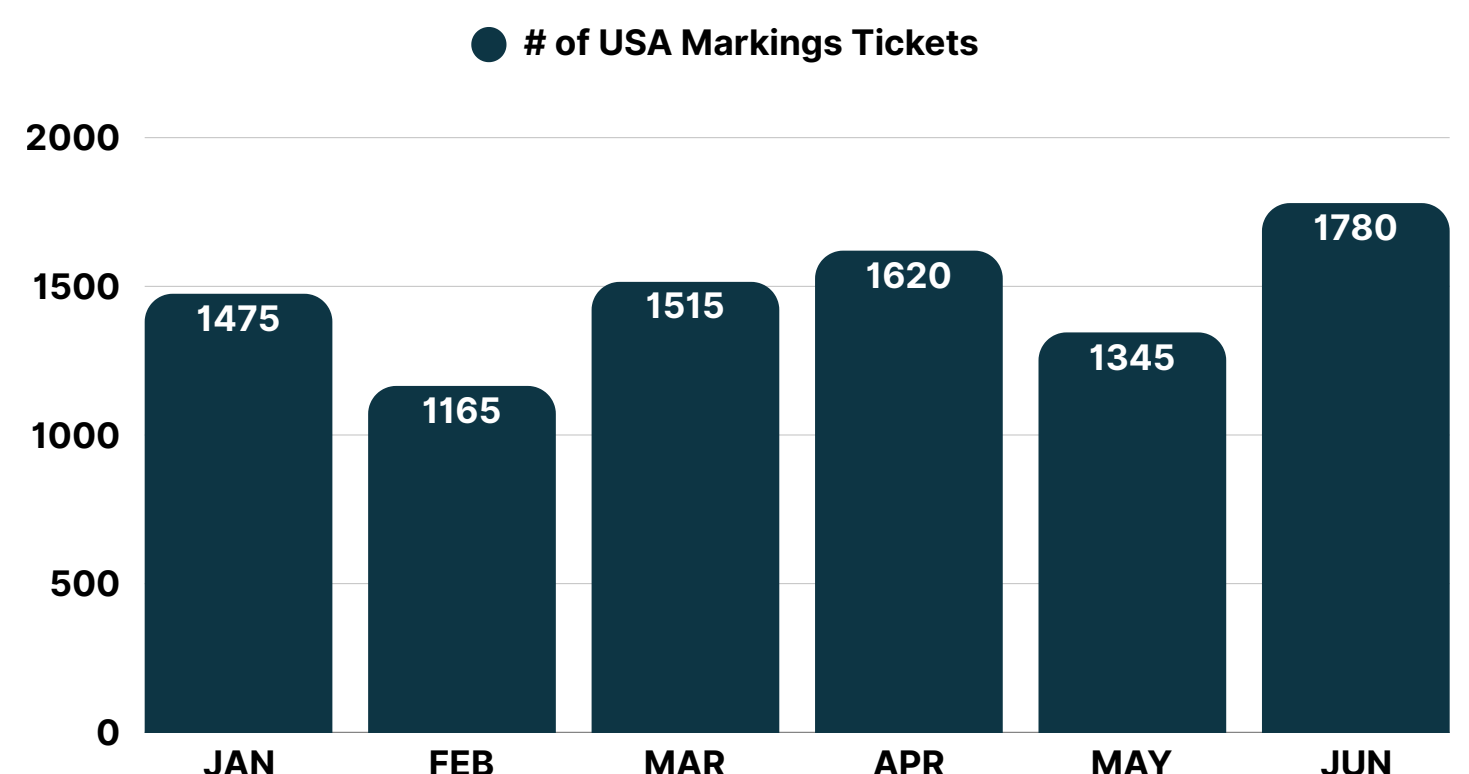
Pavement Markings & Roadway Enhancements

Installed 336 linear ft of white thermoplastic lines and 214 sq ft of white thermoplastic markings to improve roadway visibility and traffic guidance.

- 10 linear ft of red curb paint applied
- 831 raised pavement markers were replaced.
- Replaced 5 yellow crosswalks

USA MARKINGS

USA Markings identify underground utilities before construction, helping protect infrastructure and improve worker and public safety.



WATER DISTRIBUTION & PRODUCTION

The Water Division is committed to providing safe, reliable drinking water through system maintenance, water quality monitoring, the Backflow Prevention Program, and responsive customer service.

The following highlights summarize key activities completed during this reporting period.

Water Quality & Reliability

- Responded to 1,806 service requests from the community.
- Repaired 9 broken water mains to maintain system reliability.

Water Meter Improvements

- Tested 409 water meters.
- Replaced 527 water meters.

Water Main Shutdowns

Water main shutdowns were completed to support repairs, planned maintenance, and construction activities while maintaining safe and reliable water service.

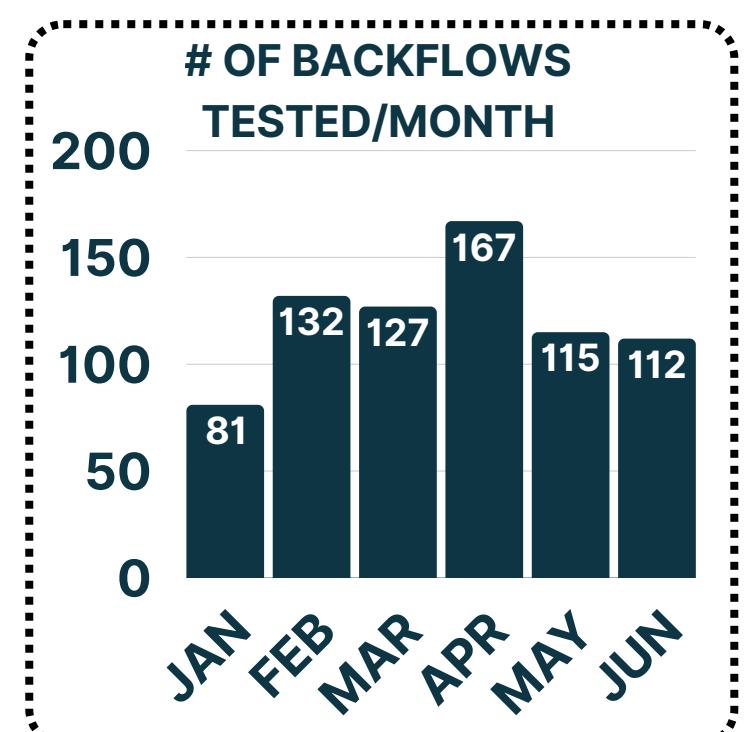
- 82 Total water main shutdowns
 - 8 Emergency shutdowns
 - 13 Contractor-related shutdowns
 - 61 Scheduled shutdowns

Backflow Prevention Program

The Backflow Prevention Program helps protect the public drinking water supply by preventing contaminants from flowing back into the water distribution system.



10 inch Fire Backflow.



Hydrant Preventative Maintenance

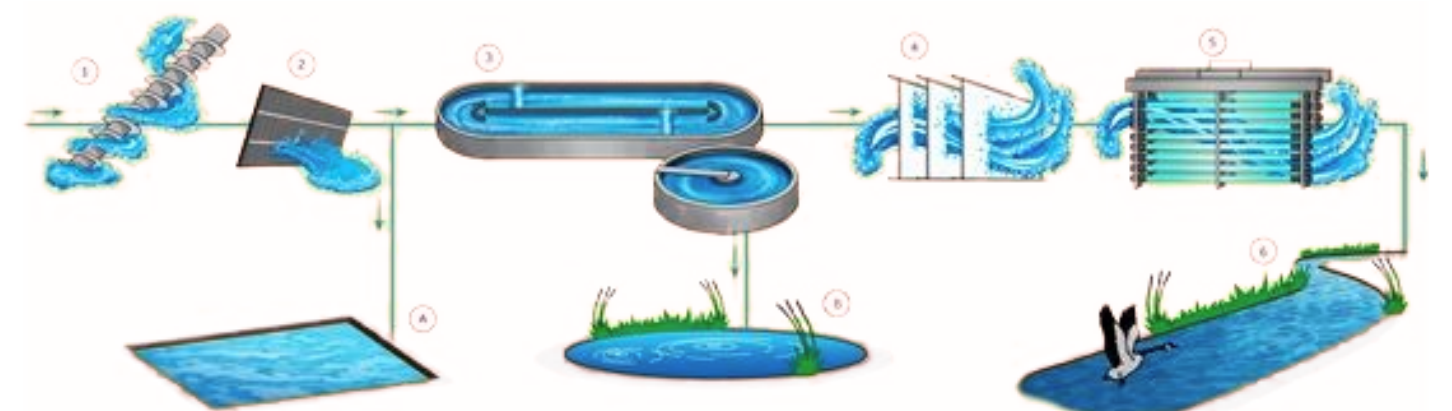
- Completed 554 fire hydrant preparation activities.
- Painted 471 fire hydrants to improve visibility and protect assets.
- Exercised and inspected 1,174 mainline hydrant valves to ensure reliable operation.

WASTEWATER OPERATIONS

Wastewater Treatment Highlights

During this reporting period, the Water Pollution Control Facility treated approximately 780 million gallons of wastewater, helping protect public health and the environment through reliable treatment and responsible water management.

- 712 million gallons of treated water were safely returned to the environment.
- 67 million gallons of treated water were reused as recycled water.
- 26 million gallons of solids (sludge) were processed and sent to the South Ponds for further treatment and stabilization.



Pretreatment Inspections help protect the sewer system by reducing harmful pollutants from entering the wastewater treatment plant.

- Completed 101 pretreatment inspections.
- Provided 50 public permitting outreach contacts.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: G.16
SUBJECT: Side Letter of Agreement — Woodland Professional Firefighters' Association

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

Staff Contact:

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

Fiscal Impact:

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

Discussion:

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

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

Conclusion:

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

Prepared by: Kim McKinney, Administrative Services Director

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

Ken Hiatt
City Manager

Attachments:

1. WPFA Side Letter of Agreement - Professional Growth Wellness 8-18-26



MEMORANDUM

DATE: August 18, 2026
TO: Trevor Moureaux, Woodland Professional Firefighters' Association
FROM: Ken Hiatt, City Manager
SUBJECT: Memorandum of Understanding (MOU) Side Letter of Agreement

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

Section 3.1 Education Reimbursement

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

- 3.1.3 Employees covered by this Resolution are eligible to receive a stipend intended to reimburse Employee for reasonable and appropriate expenses incurred for professional growth and wellness. The stipend, equal to \$625 annually, will be paid in equal installments over 24 pay periods each fiscal year. The reimbursement stipend is a non-taxable, discretionary benefit and does not constitute wages earned. In the first pay period after ratification, the stipends will be paid retroactively to the first pay period inclusive of July 1, 2026.
- 3.1.4 Education Leave of up to 96 hours per year shall be granted for all approved courses/classes. Education leave will be administered as concurrent schedule leave in Section 6.5.1

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

AGREED TO THIS DATE: _____

FOR THE CITY OF WOODLAND

FOR the Woodland Professional Firefighters'
Association

Ken Hiatt
City Manager

Trevor Moureaux
WPFA



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: August 18, 2026
ITEM #: H.17
SUBJECT: Fiscal Year 2026/2027 Community Development
Block Grant Annual Action Plan

Recommendation for Action: Staff recommends the City Council to hold a public hearing and adopt Resolution No. _____ to; 1) approve the Fiscal Year (FY) 2026/2027 CDBG Annual Action Plan with the funding allocations provided in the staff report and Resolution; 2) Authorize the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; and 3) Authorize the Administrative Services Director to make the budget allocations as specified.

Staff Contact:

Katharine Apicella, Housing Analyst – 530-661-2019, katharine.apicella@cityofwoodland.gov

Fiscal Impact:

The total Community Development Block Grant (CDBG) funding allocation for Fiscal Year (FY) 2025/2026 is \$443,278.00. The City is able to utilize \$88,655.60 of this allocation to help offset the general fund impact of administering the program. Additionally, an allocation of \$299,622.40 is recommended for the City's ADA Accessibility Project, which also helps to relieve the general fund burden for this needed accessibility project.

For Fiscal Years 2025/2026 through 2029/2030, the anticipated CDBG funding allocation is roughly \$2.4 million.

Background:

As a Community Development Block Grant (CDBG) entitlement recipient, the City of Woodland receives an annual CDBG funding allocation from the U.S. Department of Housing and Urban Development (HUD). Each year, the City is required to prepare an Annual Action Plan identifying how it intends to use its annual CDBG allocation to address local housing and community development needs and further the goals established in the City's Five-Year Consolidated Plan. CDBG-funded activities must principally benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight, or address an urgent community development need.

The Consolidated Plan includes several components, such as:

- Evaluation of demographic and housing trends;
- Identification of needs over the next five years, with a focus on the needs of low-income and special needs populations;
- Strategies to address the City's housing, economic development, public facilities, and public service needs; and
- Goals and estimated funding amounts for various types of activities.

The FY 2026/2027 Annual Action Plan represents the second year of the City's 2025–2029 Consolidated Plan, which was adopted by the City Council on July 15, 2025. While the Consolidated Plan establishes the City's broader five-year housing and community development priorities, the

Annual Action Plan serves as the City's annual implementation and investment plan, identifying the specific activities and programs proposed for CDBG funding during the upcoming program year.

Discussion:

Public Review

The FY 2026/27 Annual Action Plan was released for a 30-day public review period on July 3, 2026, with public notices of availability published in the Daily Democrat and the City's website. To date, no public comments have been received.

Annual Action Plan

The Annual Action Plan is the annual document that implements the Consolidated Plan and serves as a budget document for the fiscal year. The Action Plan identifies goals, projects, and funding amounts for CDBG during the fiscal year of July 1, 2026, to June 30, 2027. For FY 2026/2027, the City's CDBG allocation is \$443,278.00, a decrease of \$30,365 from the FY 2026/2027 allocation of \$473,643.00.

The following actions were done to let organizations know about the funding opportunities and for overall public outreach/citizen participation:

1. Emailing a notice of funding availability (NOFA)/notice of public meeting—applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2025-2029 Consolidated Plan, and a copy of the CDBG funded activities for FY 2026/2027 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County);
2. Emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition, who shared with 175 individuals who provide programs in Woodland and/or Yolo County;
3. Publishing the notice of funding availability in the February 18, 2026, edition of the Daily Democrat;
4. Posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>);
5. Providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter);
6. Holding a virtual public meeting/applicant workshop on March 11, 2026, via Zoom;
7. Holding a publicly noticed public meeting on June 26, 2026, for citizens to review the proposed funding recommendations for FY 2026/27;
8. Noticing the availability of the draft FY 2026/27 Action Plan, 30-day public comment period, and the City Council's August 18, 2026, public hearing on the Action Plan in the July 3, 2026, edition of the Daily Democrat in Spanish and English;
9. Posting the draft FY 2026/2027 Action Plan to the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>);
10. Emailing members of the local continuum of care, Yolo County Homeless and Poverty Action Coalition (HPAC) on the availability of the draft FY 2026/2027 Action Plan/30-day Public Comment period and the City Council's August 18, 2026, public hearing on the Action Plan; and
11. Making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department).

Under the City's CDBG requirements, no more than 15 percent of the City's allocation can be used for public services (capped by HUD), no more than 20 percent can be used for administration

(capped by HUD), and an estimated 65 percent will be used for public infrastructure. The City reserves 20 percent of the annual CDBG allocation for the administration of the program. For FY 2026/2027 there is \$66,491.70 available for public services activities, \$88,655.60 for program administration, and \$288,130.70 estimated for public facilities & improvements activities.

To assist the City with the review of CDBG applications and the preparation of funding recommendations, a three-person CDBG Review Panel is used. The Review Panel met on May 20, 2026, to review and recommend applications to fund. The panel was composed of three members: Magalean Martin (Parks and Recreation Commission), Marco Lizarraga (Planning Commission), and Bill Pride (Yolo County Homeless and Poverty Action Coalition, HPAC). The Review Panel evaluates the CDBG applications based on a rating and ranking system, which was last revised in 2015. The rating and ranking system is an objective system that scores the applications based on the following criteria: benefit to low and very low-income persons; activity need and justification; reasonableness of cost estimates; activity management and timeliness; experience, past performance, and organizational capability; and project budget – evidence of sufficient funding.

Funding Applications and Recommendations:

A summary of the funding requests and recommendations is provided below. The City received three applications for public infrastructure activities with a cumulative funding request of \$645,000.00 and four applications for public services activities with a cumulative funding request of \$55,000.00.

Public Infrastructure Applications Received and Funding Requests: (Available CDBG funds: approximately **\$288,130.70**)

1. City of Woodland, ADA Accessibility Project – **\$470,000.00**
2. Yolo Employment Services, YES Roof Repair — **\$160,000.00**
3. Yolo Community Care Continuum, Be House Restoration — **\$15,000**

Public Infrastructure & Improvements Funding Recommendations (Panel and Staff):

1. City of Woodland, ADA Accessibility Project – Review Panel: **\$200,000.00**; Staff: **\$299,622.40***
2. Yolo Employment Services, YES Roof Repair – Review Panel: **\$73,130.70**; Staff: **\$0.00**
3. Yolo Community Care Continuum, Be House Restoration – Review Panel: **\$15,000**; Staff: **\$0.00**

Upon review of the application submitted by Yolo Employment Services for the YES Roof Repair project, and following discussions with Yolo County, staff identified uncertainty regarding the County's long-term plans for retention of the building. In consideration of this and the long-term federal requirements associated with the use of CDBG funds for facility improvements, staff does not recommend funding the project at this time.

Upon review of the application submitted by Yolo Community Care Continuum for the Be House Restoration project, staff determined that the federal requirements associated with the use of CDBG funds may be disproportionate to the amount of funding requested. Given the amount of funding requested and the ongoing construction compliance requirements that would accompany the award, staff does not recommend funding the project at this time.

Staff encourages both organizations to consider applying for CDBG funding in a future funding cycle as project circumstances and funding needs evolve.

***Funding requests for Public Services totaled \$55,000.00, while up to \$66,491.70 was available for allocation. Each applicant within the Public Services category is recommended to receive their full amount requested. Staff recommends allocating the remaining \$11,491.70 in available Public Services funding to the City's ADA Accessibility Project under the Public Infrastructure category.**

Public Services Applications Received and Funding Requests: (Available CDBG funds **\$66,491.70**) - A minimum of \$6,000 and a maximum of \$15,000 per funding request is available under the category of Public Services.

1. Northern California Children's Therapy Center, Project Hope for Children – **\$15,000**
2. Legal Services of Northern California, Fair Housing Services – **\$10,000**
3. Meals on Wheels Yolo County, EAT in Woodland: Eat, Age, Thrive – **\$15,000**
4. Yolo Food Bank, Woodland Food Distributions – **\$15,000**

Public Services Funding Recommendations (Panel and Staff):

1. Northern California Children's Therapy Center, Project Hope for Children – Review Panel: **\$15,000**; Staff: **\$15,000**
2. Legal Services of Northern California, Fair Housing Services – Review Panel: **\$10,000**; Staff: **\$10,000**
3. Meals on Wheels Yolo County, EAT in Woodland: Eat, Age, Thrive – Review Panel: **\$15,000**; Staff: **\$15,000**
4. Yolo Food Bank, Woodland Food Distributions – Review Panel: **\$15,000**; Staff: **\$15,000**

Of the \$66,491.70 allocated for public service programs, over 45% of the allocation has been recommended for food and shelter programs. It has been the City's long-standing practice to reserve at minimum 40% of the public services allocation for food and shelter programs. The City will retain the maximum allocation of 20% (\$88,655.60) for the administration of the CDBG program. It should also be noted that the City, pursuant to a 2005 Voluntary Compliance Agreement and Conciliation Agreement, is required to provide Legal Services of Northern California with annual funding of at least \$10,000 for fair housing services as long as the City receives CDBG funding.

The City's recommendations for CDBG funding for fiscal year 2026-2027 are summarized below:

Applicant	Project Title	Funding
Public Infrastructure Activities		
City of Woodland	ADA Accessibility Project	\$299,622.40
Public Service Activities		
Northern California Children's Therapy Center	Project Hope for Children	\$15,000
Legal Services of Northern California	Fair Housing Services	\$10,000
Meals on Wheels Yolo County	EAT in Woodland: Eat, Age, Thrive	\$15,000
Yolo Food Bank	Woodland Food Distributions	\$15,000
Public Administration		

City of Woodland	CDBG Program Administration	\$88,655.60
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Conclusion:

Staff recommends the City Council to hold a public hearing and adopt Resolution No. ____ to; 1) approve the Fiscal Year (FY) 2026/2027 CDBG Annual Action Plan with the funding allocations provided in the staff report and Resolution; 2) Authorize the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; and 3) Authorize the Administrative Services Director to make the budget allocations as specified.

Prepared by: Katharine Apicella, Housing Analyst
Youyou Xu, Housing Civic Fellow

Reviewed by: Erika Bumgardner, Community Development Deputy Director



Ken Hiatt
City Manager

Attachments:

1. City of Woodland, CDBG Funding Recommendations for FY 2026-27
2. Proposed Resolution_CDBG Annual Action Plan 2026
3. City of Woodland - FY 2026- 2027 CDBG Annual Action Plan

City of Woodland, CDBG Funding Recommendations for FY 2026/27

Est. CDBG Funds FY 2026/27	\$443,278.00
Public Services (15% cap per CDBG)	\$66,491.70
Food/Shelter (at least 40% of Public Services)	\$26,596.68
Fair Housing (required funding)	\$10,000.00
Other Public Services	\$29,895.02
Public Infrastructure (65%)	\$288,130.70
Administration (20% cap per CDBG)	\$88,655.60

PUBLIC INFRASTRUCTURE (65%)							
Applicant	Project Title	FY 2026/27 Funding Request	FY 2026/27 Panel Recommendation	FY 2026/27 Staff Recommendation*	FY 2026/27 Council Action	Category	FY 2025/26 Funding
City of Woodland	ADA Accessibility Project	\$470,000.00	\$200,000.00	\$299,622.40		ADA Accessibility	\$307,867.95
Yolo Employment Services	YES Roof Repair	\$160,000.00	\$73,130.70	\$0.00		Public Facilities	Did Not Award
Yolo Community Care Continuum	Be House Restoration	\$15,000.00	\$15,000.00	\$0.00		Housing Rehabilitation	\$10,000 in Public Services
TOTAL		\$645,000.00	\$288,130.70	\$299,622.40	\$0.00		

*\$11,491.70 leftover from Public Services funding recommended to add to ADA Accessibility Project Public Infrastructure funding.

PUBLIC SERVICES (15%)							
Applicant	Project Title	FY 2026/27 Funding Request	FY 2026/27 Panel Recommendation	FY 2026/27 Staff Recommendation*	FY 2026/27 Council Action	Category	FY 2025/26 Funding
Northern California Children's Therapy Center	Project Hope	\$15,000.00	\$15,000.00	\$15,000.00		Food & Shelter/Health Svcs	\$11,046.45
Legal Services of Northern California	Fair Housing Services	\$10,000.00	\$10,000.00	\$10,000.00		Fair Housing	\$10,000.00
Meals on Wheels Yolo County	EAT in Woodland: Eat, Age, Thrive	\$15,000.00	\$15,000.00	\$15,000.00		Food & Shelter	\$15,000.00
Yolo Food Bank	Woodland Food Distributions	\$15,000.00	\$15,000.00	\$15,000.00		Food & Shelter	\$10,000.00
TOTAL		\$55,000.00	\$55,000.00	\$55,000.00	\$0.00		

ADMINISTRATION & PLANNING (20%)							
Applicant	Project Title	FY 2026/27 Funding Request	FY 2026/27 Panel Recommendation	FY 2026/27 Staff Recommendation*	FY 2026/27 Council Action	Category	FY 2025/26 Funding
City of Woodland	CDBG Program Administration	\$88,655.60	\$88,655.60	\$88,655.60		Administration	\$94,728.60
TOTAL		\$88,655.60	\$88,655.60	\$88,655.60	\$0.00		

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE FISCAL YEAR (FY) 2026/2027 CDBG ANNUAL ACTION PLAN;
AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AGREEMENTS, CONTRACTS
OR OTHER DOCUMENTS WITH THE APPROPRIATE ENTITIES TO CARRY OUT THE
CDBG FUNDED ACTIVITIES; AND, AUTHORIZING THE ADMINISTRATIVE SERVICES
DIRECTOR TO MAKE THE BUDGET ALLOCATIONS AS SPECIFIED**

WHEREAS, the City of Woodland (“City”) annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD); and

WHEREAS, The CDBG Annual Action Plan is the annual document that implements one year of the City’s 2025-2029 Consolidated Plan and serves as a budget document for the fiscal year. The Annual Action Plan identifies goals, projects, and funding amounts for CDBG during the fiscal year of July 1, 2026 to June 30, 2027. For FY 2026/2027, the City’s CDBG allocation is \$443,278.00; and

WHEREAS, as part of the program requirements, the City must submit the Annual Action Plan that describes how the funding will be spent for the following program year; and

WHEREAS, the City Council has considered the recommendations prepared by staff and the CDBG review panel; and

WHEREAS, public notification of the August 18, 2026, City Council meeting was provided in English and Spanish in the Daily Democrat, a newspaper of general circulation, on July 3, 2026, providing a 30-day public comment period during which time no public comments were received.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council approves the Fiscal Year (FY) 2026/2027 CDBG Annual Action Plan with the funding allocations as follows:

Applicant	Project Title	Funding
Public Infrastructure Activities		
City of Woodland	ADA Accessibility Project	\$299,622.40
Public Service Activities		
Northern California Children’s Therapy Center	Project HOPE for Children	\$15,000
Legal Services of Northern California	Fair Housing Services	\$10,000
Meals on Wheels Yolo County	EAT in Woodland: Eat, Age, Thrive	\$15,000
Yolo Food Bank	Woodland Food Distributions	\$15,000
Administration		
City of Woodland	CDBG Program Administration	\$88,655.60

SECTION 3: The City Council authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities.

SECTION 4: The City Council authorizes the Administrative Services Director to make the budget allocations as specified.

SECTION 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of August 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Yana Pavlova, City Attorney



Community Development Block Grant (CDBG) Annual Action Plan

Program Year 2026-2027



Executive Summary

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2026/2027 Community Development Block Grant (CDBG) Annual Action Plan is a one-year plan to address the community development of low- and moderate-income housing needs in the City of Woodland. This plan represents the second year of implementation of the City's 2025-2029 Consolidated Plan and is designed to address the community development and low-income housing needs identified through data analysis and public engagement. The City has been allocated \$443,278.00 to receive for the program year.

Developed by the City's Community Development Department, the Action Plan guides the investment of federal Community Development Block Grant (CDBG) entitlement funds. For Program Year 2026-2026, the City anticipates receiving an annual CDBG allocation, which will support a range of eligible activities, including public services, public infrastructure improvements, and planning and program administration.

2. Summarize the objectives and outcomes identified in the Plan

The City's key objectives for the 2025-2029 Consolidated Plan are informed by a comprehensive needs assessment, market analysis, and extensive consultations with residents and stakeholders. These goals will guide the City's use of CDBG resources to enhance quality of life, support vulnerable populations, and promote inclusive community development across the City of Woodland. Based on this process, the City has identified the following objectives:

- **Improve Housing Access and Quality:** Expand access to safe, decent, and affordable housing for low- and moderate-income households and residents with special needs. Activities may include housing rehabilitation, affordable housing development and preservation, first-time homebuyer assistance, rental assistance, and other efforts that increase the availability and affordability of housing. Outcomes are expected to include improved housing conditions, increased housing stability, and expanded access to affordable housing opportunities.
- **Support Community Services:** Provide and strengthen services that address the needs of low- and moderate-income residents and vulnerable populations, including children, elderly residents, people with disabilities, individuals and families experiencing homelessness, and victims of domestic violence. Activities may include homeless services, employment and housing counseling, food assistance, and youth and after-school services. Outcomes are expected to include increased access to essential services, improved housing stability, and enhanced quality of life for residents.
- **Improve Infrastructure and Public Facilities:** Invest in infrastructure and public facility improvements that benefit low- and moderate-income residents and support inclusive community development. Activities may include improvements to streets, roads, sidewalks, parks, recreational facilities, youth centers, shelters, and other public facilities, as well as site development that supports affordable housing. Outcomes are

expected to include improved accessibility, safety, and quality of community facilities and infrastructure, as well as increased community access to supportive and recreational resources.

- **Support Community Engagement, Planning, and Administration:** Maintain effective planning, administration, and community engagement for the City's CDBG program while increasing awareness of fair housing rights, responsibilities, and available community resources. Outcomes are expected to include effective and compliant administration of CDBG resources, meaningful community participation in housing and community development activities, and increased awareness of fair housing protections and available services.

Collectively, these objectives are intended to address the most significant housing and community development needs identified through the Consolidated Plan process and to direct CDBG resources toward activities that produce measurable benefits for Woodland's low- and moderate-income residents and other populations with identified needs.

Consolidated Plan Proposed High Priority Needs

The following HUD activity categories represent the specific types of activities identified as high priority for addressing the objectives established in the 2025-2029 Consolidated Plan. These categories provide a framework for the types of CDBG-funded activities the City may prioritize for the 2025-2029 Consolidated Plan:

03 – Public Facilities and Improvements (General, including Accessibility)

03D – Youth Centers

03F – Parks, Recreational Facilities

05 – Public Services

05 – Emergency Food & Shelter

05D – Youth Services

05H – Employment Training

05J – Fair Housing Activities (Subject to Public Service Cap)

05M – Health Services

14 – Housing Rehabilitation

14A – Rehabilitation, Single Unit Residential

14B – Rehabilitation, Multi-Unit Residential

14H – Rehabilitation Administration

These high-priority activity categories are intended to guide the selection and funding of eligible CDBG activities that support the City's Consolidated Plan objectives and address the identified housing, public service, and community development needs of Woodland residents.

The following information details the proposed activities for the 2026/2027 Action Plan and their consistency with the high priority needs from the City's 2025-2029 Consolidated Plan.

PROPOSED 2026/27 ACTION PLAN ACTIVITIES

Public Infrastructure:

- **City of Woodland**, ADA Accessibility Project (Curb Ramps)

Public Services:

- **Legal Services of Northern California**, Fair Housing Services
- **Meals on Wheels Yolo County**, EAT in Woodland (Eat, Age, Thrive (meals for low-income senior citizens and wellness checks)
- **Yolo Food Bank**, Woodland Food Distributions
- **Northern California Children's Therapy Center**, Project Hope

Planning and Administration:

- **City of Woodland**, Administration of the City's CDBG program.

3. Evaluation of Past Performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Woodland documents its progress toward Consolidated Plan goals each year through the Consolidated Annual Performance and Evaluation Report (CAPER). This report provides a detailed overview of CDBG fund usage and the outcomes of funded programs and projects. The most recent CAPER and related information are available on the City's website: <https://www.cityofwoodland.gov/597/Community-Development-Block-Grant>

During the past program year, the City's CDBG program supported the following activities:

Public Infrastructure:

- **City of Woodland**, ADA Accessibility Project – \$307,867.95

Public Services:

- **Northern California Children’s Therapy Center** – \$11,046
- **Legal Services of Northern California** - \$10,000
- **Meals on Wheels Yolo County** - \$15,000
- **Yolo Community Care Continuum** - \$10,000
- **Yolo Wayfarer Center** - \$15,000
- **Yolo Food Bank** - \$10,000

During the program year 2025-26, the City of Woodland continued its commitment to supporting low- and moderate-income residents by partnering with local nonprofit organizations to deliver essential public services. CDBG funds have been allocated to organizations that provide a broad range of services addressing food security, housing stability, legal assistance, health, and supportive services for vulnerable populations.

The City's recent public service investments have included funding for the Northern California Children's Therapy Center to provide therapeutic services for children with developmental disabilities; Legal Services of Northern California to offer legal assistance to low-income residents; Meals on Wheels Yolo County to deliver nutritious meals to homebound seniors; Yolo Community Care Continuum to provide supportive services for individuals and families in need; Yolo Wayfarer Center to assist individuals experiencing or at risk of homelessness; and Yolo Food Bank to improve food access for households facing food insecurity.

These partnerships help address priority community needs identified through the Consolidated Plan and expand access to critical services that improve health, housing stability, and overall quality of life for Woodland residents. The City continues to coordinate with local service providers and community partners to maximize available resources and ensure that assistance reaches those with the greatest need.

Consistent with HUD regulations, the City has dedicated the maximum 15 percent of its annual CDBG allocation permitted for public service activities. By leveraging CDBG funds alongside other federal, state, local, and private resources, the City remains committed to strengthening the community's network of services and improving outcomes for low- and moderate-income residents.

Status of Public Infrastructure Activities:

- **ADA Accessibility Project:** The City of Woodland’s ADA Accessibility Project is a continuing infrastructure improvement initiative designed to enhance accessibility and ensure compliance with the requirements of the Americans with Disabilities Act (ADA). Although the project was initially designed prior to June 2024, construction activities and additional improvements have continued over subsequent program years. CDBG funds will be used to install new ADA-compliant curb ramps, replace and reconstruct sidewalks, and remove existing barriers to accessibility at various locations throughout the City. These improvements will increase safe and equitable access to public rights-of-way for all residents, particularly individuals with disabilities, older adults, and persons with mobility impairments. By improving

pedestrian infrastructure and creating accessible routes, the project supports the City's ongoing efforts to provide inclusive public facilities, enhance neighborhood connectivity, and improve overall quality of life for residents.

4. Summary of Citizen Participation Process and Consultation Process

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public services and public facilities activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2025 - 2029 Consolidated Plan, and a copy of the CDBG funded activities for FY 2025-2026 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition who shared with 175 individuals who provide programs in Woodland and/or Yolo County; (3) publishing the notice of funding availability in the February 18, 2026 Edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (5) providing copies of the NOFA and application materials at City Hall (300 First Street – Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter); (6) holding a virtual public meeting/applicant workshop on March 11, 2026 via Zoom; (7) Holding a publicly noticed public meeting on June 26, 2026 for citizens to review the proposed funding recommendations for FY 2026/27; (8) noticing the availability of the draft FY 2026/27 Action Plan, 30-day public comment period, and the City Council's August 18, 2026 public hearing on the Action Plan in the July 3, 2026 edition of the Daily Democrat in Spanish and English; (9) posting the draft FY 2026/27 Action Plan to the city's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (10) emailing members of the local continuum of care (HPAC) on the availability of the FY 2026/27 Action Plan/30-day Public Comment period and the City Council's August 18, 2025 public hearing on the Action Plan; (11) making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department; and (12) holding a public hearing at the August 18, 2025 City Council meeting to receive public comments and take final action on the Action Plan.

5. Summary of public comments

At the public meeting/applicant workshop on March 11, 2026 prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program. No public comments were received at the public meeting to review funding recommendations (June 26, 2026).

6. Summary of comments or views not accepted and the reasons for not accepting them

The City did not decline comments.

7. Summary

At the public meeting/applicant workshop on March 11, 2026 prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program. No other public comments were received at a public meeting, council meeting, or otherwise during the 30-day public comment period.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WOODLAND	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The Woodland Community Development Department is responsible for preparing the City's CDBG Consolidated Plan and administering the City's CDBG program.

Annual Action Plan Public Contact Information

Katharine Apicella, Housing Analyst I
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95576
530-661-2019
Katharine.Apicella@cityofwoodland.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Woodland consults and partners with several nonprofit services providers, private sector entities, and government agencies on programs/projects that address the needs of low- and moderate-income individuals and families. This covers CDBG-funded activities as well as activities supported through other funding streams including the City's general fund, State and Federal grants, affordable housing resources, and other sources.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. (91.215(l))

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC is a nonprofit organization and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating several federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing program and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends the monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC is a nonprofit organization and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating several federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing program and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends the monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination

between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies, and procedures for the operation and administration of HMIS

The City is a board member of the local continuum of care, the nonprofit Homeless and Poverty Action Coalition (HPAC). HPAC serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC is responsible for holding a local competition for the allocation of ESG funds. For performance standards, they are driven by the type of project undertaken by an ESG applicant. For a shelter project, for example, the grantee will be asked to report on the number of bed nights provided. Other reporting standards may include the number of individuals exited to permanent housing and whether individuals were provided with case management services and the results (obtain ID, increased income, etc.). Results based accountability will typically be used to assess outcomes: 1) how much we did, 2) how well we did it, and 3) whether people were better off.

For HMIS, HPAC has established a Data Subcommittee that oversees the development and implementation of data collection in the Homeless Management Information System in compliance with the most current HMIS data standards published by HUD. Tasks assigned to the Data Subcommittee include but are not limited to the following:

- Designate a single HMIS for Yolo County and designate an HMIS lead agency.
- Review the HPAC HMIS Policies and Procedures and HMIS Training Handbook document at least once annually and revise, if appropriate. As needed throughout the year, the subcommittee will draft new policies and/or revisions to address policy and training needs encountered outside the annual review process.
- Develop, implement, and monitor compliance with HPAC's Data Security and Data Quality plans to ensure compliance with HUD requirements.
- Develop procedures and data collection and quality review plans related to the annual Housing Inventory Count (HIC) and Point-in-Time (PIT) count of sheltered individuals, the biannual Point-in-Time (PIT) count of unsheltered individuals.
- Review and approve submission of HUD mandated data reports, such as: 1) Point-in-Time, 2) Housing Inventory Count, 3) System Performance Measures (SPM), and 4) Longitudinal Systems Analysis (LSA).
- Monitor training needs of HMIS end-users in Yolo County and work with HMIS lead and HMIS Administrators to meet those needs.

- The HMIS Lead and HMIS Administrator may present HMIS updates that affect system utilization by end-users at Data Subcommittee meetings.

Describe agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies, and other entities.

1	Agency/Group/Organization	Yolo Wayfarer Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works extensively with the Yolo Wayfarer Center on the operation of their shelter, through the Federal Continuum of Care Program, and on other initiatives to improve the outcomes for vulnerable members of the community. For the program year, the City will be supporting operation of YWC's 100-bed shelter for women and men. The City homeless coordinator who is licensed mental health professional with 20 years of experience working in the mental health field has worked with the shelter staff with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive environments. The homeless coordinator assists with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support.
2	Agency/Group/Organization	Yolo County Health and Human Services Agency
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Yolo County has been one of the key partners for development of the East Beamer Way Campus on City-owned land. Yolo County provided financial support for the construction of the 100-bed homeless shelter that was completed in December 2020 and opened in early January 2021 and committed resources for the 61-unit permanent supportive housing project that was fully constructed and occupied in November 2022. Yolo County has assigned a case manager to work at the shelter for approximately several days each week with clients who have medical and mental health issues and assigned case managers for half of the permanent supportive housing tenants with the intent of providing case management services to all tenants in the future.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Woodland has consulted with many agencies and groups known to have an interest in the needs of low-income persons in Woodland. The City will try to consult with any existing broadband providers that may exist in Woodland who engage in narrowing the digital divide. The City will also try to consult with any resilience-specific entities that may exist in Woodland whose primary responsibilities include the management of flood-prone areas, public land, or water resources.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless and Poverty Action Coalition (HPAC)	The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC transitioned to a nonprofit organization in early 2021 and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds separate in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and this individual also administers the City's CDBG program and works on affordable housing issues, programs, and projects. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. While not funded with CDBG funds, the 61-unit permanent supportive housing project being developed by staff by the non-profit Friends of the Mission with assistance from the City and constructed on City-owned land with grant assistance from the City is consistent with HPAC goals that include providing the homeless with permanent housing and the services to support them in housing. The PSH project was completed and occupied in November 2022.
City of Woodland Housing Element for 2021-2029	City of Woodland	The following Strategic Plan goals overlap with goals of the City's Housing Element: Fair Housing Services - The City will fund the Fair Housing Hotline Project operated by Legal Services of Northern California (LSNC). The project provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations. Affordable Housing Monitoring - City staff will conduct annual affordable housing monitoring for affordable rental units and owner-occupied affordable units. At least 700 housing units will be monitored each year. Rehabilitation, Multi-Unit Residential - The City shall support the rehabilitation of at least 60 residential units during the Consolidated Plan period. Multi/Single Family Affordable Units Construction - The City will provide funding to support the construction of 136 affordable rental units during the period of the Consolidated Plan including units for special needs populations.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City provided multiple opportunities for nonprofit service providers, the private sector, and government agencies to provide input on the City's 2026/27 Action Plan and the CDBG program in general. These efforts included the City's monthly participation as a board member of the local continuum of care (Homeless and Poverty Action Coalition or HPAC) and taking part in monthly meetings of HPAC's Technical Subcommittee.

AP-12 Participation – 91.105, 91.200©

Summary of citizen participation process/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting.

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public services and public facilities activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2025 - 2029 Consolidated Plan, and a copy of the CDBG funded activities for FY 2024-2025 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition who shared with 175 individuals who provide programs in Woodland and/or Yolo County; (3) publishing the notice of funding availability in the February 18, 2026 Edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (5) providing copies of the NOFA and application materials at City Hall (300 First Street – Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter); (6) holding a virtual public meeting/applicant workshop on March 11, 2026 via Zoom; (7) Holding a publicly noticed public meeting on June 26, 2026 for citizens to review the proposed funding recommendations for FY 2026/27; (8) noticing the availability of the draft FY 2026/27 Action Plan, 30-day public comment period, and the City Council's August 18, 2026 public hearing on the Action Plan in the July 3, 2026 edition of the Daily Democrat in Spanish and English; (9) posting the draft FY 2026/27 Action Plan to the city's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (10) emailing members of the local continuum of care (HPAC) on the availability of the FY 2026/27 Action Plan/30-day Public Comment period and the City Council's August 18, 2025 public hearing on the Action Plan; (11) making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department; and (12) holding a public hearing at the August 18, 2025 City Council meeting to receive public comments and take final action on the Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted, Reasons	URL (if applicable)
1	Internet Outreach	Non-targeted/broader community	A notice of funding availability (NOFA)/notice of public meeting-applicant workshop was emailed to current CDBG subrecipients and other interested parties on February 18, 2026. The information was emailed to the local continuum of care's email list (175 recipients)	Prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program.	The City did not decline comments	
2	Newspaper Ad	Non-targeted/broader community	the notice of funding availability (NOFA)/notice public meeting-applicant workshop was published in the February 18, 2026 edition of the Woodland Daily Democrat	Comments were not submitted in response to the newspaper advertisements	The City did not decline comments	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted, Reasons	URL (if applicable)
3	Email	Non-targeted/broader community	The notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, the Community Development Needs Table for Woodland's 2025-2029 Consolidated Plan, and a copy of a table with the CDBG-funded activities for 2026/27 were posted to the City's website on February 18, 2026.	Comments were not submitted in response to the website posting.	The City did not decline comments	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted, Reasons	URL (if applicable)
4	Physical Posting	Non-targeted/broader community	Copies of the notice of funding availability (NOFA)/notice of public meeting-applicant workshop and application materials were made available at the Woodland City Hall (300 First Street - Community Development Department public counter) and Woodland Community & Senior Center (2001 East Street Community Services Department) on February 18, 2026	Comments were not submitted in response to the availability of the NOFA and application materials	The City did not decline comments	
5	Newspaper Ad	Non-targeted/broader community	The notice of public meeting on June 26, 2026 was published in the June 22, 2026 edition of the Woodland Daily Democrat.	Comments were not submitted in response to the newspaper advertisement or at the meeting.	The City did not decline comments	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted, Reasons	URL (if applicable)
6	Newspaper Ad	Minorities Non-English Speaking; Specify Other Language; Spanish Non-targeted/broader community	A notice of availability of the draft of the 2026/27 Action Plan/notice of August 18, 2026, City Council Public hearing for the Action Plan and 30-day Public Comment period was published in the July 3, 2026, edition of the Woodland Daily Democrat	Comments were not submitted in response to the newspaper advertisement	The City did not decline comments	
7	Internet Outreach	Minorities Non-English Speaking; Specify Other Language; Spanish Non-targeted/broader community	The Draft Annual Action Plan, a notice of availability of the draft 2026/27 Action Plan/notice of August 18, 2026 City Council public hearing for the Action Plan and 30-day Public Comment period was posted to the City website on July 3, 2026. The notice was published in English and Spanish.	Comments were not submitted in response to the newspaper advertisement or at the meeting.	The City did not decline comments	https://www.cityofwoodland.org/597/Community-Development-Block-Grant

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted, Reasons	URL (if applicable)
8	Email	Non-targeted/broader community	The Draft Annual Action Plan, a notice of availability of the draft 2026/27 Action Plan/notice of August 18, 2026 City Council public hearing for the Action Plan and 30-day Public Comment period was emailed to the local of continuum of care's email list on July 3, 2026.	Comments were not submitted in response to the newspaper advertisement or at the meeting.	The City did not decline comments	
9	Public Hearing	Non-targeted/broader community	The Woodland City Council held a public hearing at its August 18, 2026 meeting to receive public comments on the proposed 2026/27 CDBG Action Plan. The public was provided with opportunities to comment on the Action Plan for a 30-day period during before the meeting and during the meeting.	Comments were not received during the 30-day public comment period. Comments were not received during the public hearing period.	The City did not decline comments	https://www.cityofwoodland.org/597/Community-Development-Block-Grant

Table 4- Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$:	Program Income \$:	Prior Year Resources \$:	Total \$:		
CDBG	public-federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	443,278	0	0	443,278	\$1,894,572	The expected amount of CDBG funds available for the remainder of the Con Plan is estimated at three times the City's anticipated PY 2026-27 annual allocation.

Table 5 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied:

The CDBG program does not require matching funds. However, the City of Woodland strives to leverage federal funding with State, local, and private resources. The City of Woodland uses its federal grant funds together with additional local resources to address priority needs. During Program Year 2026-27, the City will partner with local nonprofit organizations on a number of programs, with partner agencies supplementing CDBG grants with additional funding, staff time, and other organizational resources. The City will partner with local nonprofit organizations and affordable housing developers to support affordable housing development, housing rehabilitation, public services, and homelessness programs in PY 2026-27 Partners leverage grant funds with private donations and other funding. Funding is also available through the California Department of Housing and Community Development and the National Housing Trust Fund, the Low-Income Housing Tax Credits program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed substance use disorder treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a \$15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds allowed Friends of the Mission to complete the purchase/installation of the housing units; will allow the purchase/install a 2,500 square foot community center with offices, conference space, gather area, and a medical examination room; and receive a three-year operating subsidy. The housing units were installed and occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The construction of the treatment facility, Walter's House, began in Spring 2024. In December 2024, the new 60-bed adult residential substance use treatment facility celebrated its grand opening and ribbon-cutting ceremony on the East Beamer Way Campus. All three of Friends of the Mission facilities are consistently at capacity and have waitlists of about 3-10 people on almost any given day.

Discussion

In 2018, the City established a social services manager position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and the Permanent Local Housing Allocation (PLHA) grant received by the City. The social services manager is a licensed mental health professional with 20 years of experience working in the mental health field, engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter and the 61-unit permanent supporting housing project with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing motivational counseling to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard-to-obtain birth certificates and transport clients so they can obtain their California identification cards and provide other support. In 2025, the social services manager served as one of the two organizers for the most recent point-in-time count of homeless persons in Woodland.

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
Public Facilities and Improvements (includes ADA)	2020	2027	Non-Housing Community Development	Public Facilities and Improvements (includes ADA)	CDBG: \$299,622.40	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 900 disabled persons assisted
Public Services	2020	2027	Homeless Individuals At-Risk	Public Services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 food-insecure persons and their families assisted.
Fair Housing Services	2020	2027	Fair Housing Services	Fair Housing Services (subject to PS cap)	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
Health Services	2020	2027	Low-Income, Disabled Health Services	Health Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 225 food-insecure individuals assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Improvements (includes ADA)
	Goal Description	ADA compliant curb ramps and sidewalks will be constructed in at least 6 locations within the City's ADA priority route. Disabled individuals will benefit from the ADA curb ramps and sidewalk improvements
2	Goal Name	Public Services (Other: Emergency Food & Shelter), Meals on Wheels Yolo County
	Goal Description	Projects will provide meals and shelter to qualified seniors and low-income households.
3	Goal Name	Fair Housing Services (Subject to PS Cap)
	Goal Description	Project will provide fair housing assistance to lower income qualified residents who have housing issues or complaints
4	Goal Name	Health Services
	Goal Description	Projects will provide health care access for low-income qualified special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence
5	Goal Name	Public Services (Other: Emergency Food & Shelter), Yolo Food Bank
	Goal Description	Projects will provide meals and shelter to qualified seniors and low-income households.

Table 7 – Goal Descriptions

Consolidated Plan High Priority Goal	Description
Improve Housing Access and Quality	Improve standards of living by increasing access to safe and affordable housing through the development, acquisition, or rehabilitation of affordable for-sale and rental housing. This includes owner-occupied housing rehabilitation (such as roof repairs, minor home repairs, and reconstruction), rental housing rehabilitation, and housing assistance programs that benefit low-income households.

Provide Community Services	Invest in the community by supporting services for low- and moderate-income individuals that promote well-being and improve quality of life. Eligible activities include programs serving children and families, individuals experiencing or at risk of homelessness, victims of domestic violence, and other non-homeless populations with special needs.
Improve Existing Infrastructure and Public Facilities	Increase resident prosperity by supporting neighborhood revitalization through site development that facilitates access to affordable housing, improvements to public infrastructure, and the rehabilitation or construction of public facilities owned by the City of Woodland or its partner agencies.
Community Engagement, Planning, and Administration	Improve the administration of community development, housing, and homelessness programs by enhancing community engagement, supporting planning activities, and promoting fair housing through outreach and education for residents and housing providers.

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2026-27 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Woodland anticipates assisting low- and moderate- income homeowners with home rehabilitation and ADA accessibility. The City will also use CDBG funds for food and shelter services. As part of its CDBG program administration, the City will provide housing education to residents.

The public infrastructure activity for 2026-2027 is the continuation of the ADA Accessibility Program (City of Woodland). Public Service projects include Project Hope (Northern California Children’s Therapy Center); Fair Housing Services (Legal Services of Northern California); EAT in

Woodland: Eat, Age, Thrive (Meals on Wheels Yolo County); and Woodland Food Distributions (Yolo Food Bank), all of which have received funding from previous CDBG and are continuing similar projects. Administration of the grant is delivered by the City of Woodland.

Projects

#	Project Name
1	City of Woodland, ADA Accessibility Project
2	City of Woodland, Administration
3	Northern California Children's Therapy Center, Project Hope
4	Legal Services of Northern California, Fair Housing Services
5	Meals on Wheels Yolo County, EAT in Woodland: Eat, Age, Thrive
6	Yolo Food Bank, Woodland Food Distributions

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Woodland developed PY 2026-27 allocation priorities based on an assessment of the data presented in its 2025–2029 Consolidated Plan, community input, consultation with City staff and other public agencies, and relevant City and regional plans and studies. In PY 2026-27, the City will focus on a few key areas: ADA accessibility improvements, fair housing, health services, and the provision of food and shelter services.

Obstacles to addressing underserved needs include:

1. Reduction in already limited state and federal funding, which limits the resources available to meet the needs of low- and moderate-income residents. For example, the City's CDBG award decreased by \$30,365 from PY 2025/26 to PY 2026/27. With limited and declining resources, the City and its nonprofit partners may be unable to serve all residents in need of services.
2. Continued population growth, resulting in sustained demand for housing, including affordable housing, throughout the region.
3. Elevated rental rates, home prices, and interest rates, making it more difficult for low- and moderate-income households to secure affordable, unsubsidized rental housing or purchase homes.
4. Rising construction, land, and labor costs, resulting in higher project costs.

AP-38 Project Summary
Project Summary Information

1	Project Name	City of Woodland, ADA Accessibility Project	
	Target Area	Citywide	
	Goals Supported	Public Facilities & Improvements (includes ADA)	
	Needs Addressed	Public Facilities & Improvements (includes ADA)	
	Funding	CDBG	\$ 299,622.40
	Description	Funds will be used to design and construct disability-friendly improvements in at least 13 locations across the City of Woodland, including ADA-compliant curb ramps, sidewalks, and driveways. The improvement locations can be expanded to additional locations on the City's ADA priority route pending additional funding.	
	Target Date	Wednesday, June 30, 2027	
	Estimate the number and type of families that will benefit from the proposed activities	900 disabled individuals	
	Location Description	Locations within the ADA priority route: Elm Street/Clover Street, Elm Street/Grafton Street, Eunice Drive/ Casa Linda Drive. These locations are on the City's ADA priority route.	
2	Planned Activities	Funds will be split between architecture/engineering of the new improvements, materials and constructions costs.	
	Project Name	City of Woodland, Administration	
	Target Area		
	Goals Supported		
	Needs Addressed	Public Facilities & Improvements (includes ADA) Public Services (Other: Emergency Food & Shelter Fair Housing Activities (Subject to PS Cap) Health Services	
	Funding	CDBG	\$ 88,655.60
	Description	City's annual administration of the CDBG program	
	Target Date	Wednesday, June 30, 2027	

3	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	300 First Street, Woodland, CA 95695
	Planned Activities	Continued administration of the CDBG program
	Project Name	Meals on Wheels Yolo County, EAT in Woodland: Eat, Age, Thrive
	Target Area	Citywide
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG \$ 15,000.00
	Description	Meals on Wheels will provide hot, noontime meals and weekday safety checks for at least 75 homebound, low-income senior citizens
	Target Date	Wednesday, June 30, 2027
4	Estimate the number and type of families that will benefit from the proposed activities	75 low-income senior citizens
	Location Description	Woodland, CA
	Planned Activities	Meals on Wheels will provide hot, noontime meals and weekday safety checks for at least 75 homebound, low-income senior citizens
	Project Name	Northern California Children's Therapy Center, Project HOPE
	Target Area	
	Goals Supported	Health Services
	Needs Addressed	Health Services
	Funding	CDBG \$ 15,000.00
	Description	Project will provide health care access to special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence

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Target Date	Wednesday, June 30, 2027	
Estimate the number and type of families that will benefit from the proposed activities	255 special needs children	
Location Description	1321 College Street, Suite E. Woodland, CA 95695	
Planned Activities	Project will provide health care access to special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence	
Project Name	Legal Services of Northern California, Fair Housing Services	
Target Area		
Goals Supported	Fair Housing Services (Subject to PS Cap)	
Needs Addressed	Fair Housing Services (Subject to PS Cap)	
Funding	CDBG	\$ 10,000.00
Description	Project will provide fair housing services through phone and in-person consultations to at least 100 Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.	
Target Date	Wednesday, June 30, 2027	
Estimate the number and type of families that will benefit from the proposed activities	100 low- and moderate-income individuals and their families	
Location Description	619 North Street, Woodland, CA 95695	

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Planned Activities	Project will provide fair housing services through phone and in-person consultations to at least 100 Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.	
Project Name	Yolo Food Bank, Woodland Food Distributions	
Target Area	Citywide	
Goals Supported	Public Services (Other: Emergency Food & Shelter)	
Needs Addressed	Public Services (Other: Emergency Food & Shelter)	
Funding	CDBG	\$15,000
Description	Project will collect, sort, store, and distribute food to at least 150 food insecure low-income individuals.	
Target Date	Wednesday, June 30, 2027	
Estimate the number and type of families that will benefit from the proposed activities	150 food-insecure LMI individuals and their families	
Location Description	233 Harter Avenue, Woodland, CA 95776	
Planned Activities	Project will collect, sort, store, and distribute food to at least 150 food insecure low-income individuals.	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds are available for use throughout Woodland, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city.

The following Public Infrastructure and Public Service activities are located in low-moderate income Census Block Groups; however, these activities as well as the other activities proposed for funding are available on a citywide basis to income-eligible individuals.

City of Woodland, ADA Accessibility Program

Northern California Children’s Therapy Center, Project HOPE

Legal Services of Northern California, Fair Housing Services

Meals on Wheels Yolo County, EAT in Woodland: Eat, Age, Thrive

Yolo Food Bank, Woodland Food Distributions

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

Input received during development of the 2025-2029 Five-Year Consolidated Plan emphasized the need to reduce affordable housing burdens and maintain the housing stock for low- and moderate-income families. Because families with needs, including needs related to homeowner housing repair and rehabilitation, rental assistance, and first-time homeownership, may reside anywhere within Woodland, the City makes these programs available citywide. Public service activities designed to assist low- and moderate-income families, people who are homeless, and non-homeless special needs groups are generally located in areas most accessible to the clientele being served, which often overlap with low- and moderate-income (LMI) census tracts.

AP-55 Affordable Housing – 91.220(g)

Introduction

ONE YEAR GOALS TABLE FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	Households Supported
Homeless	250
Non-Homeless	0
Special-Needs	25
Total	275

ONE-YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

Support Type	One-Year Goal (Households Supported)
Rental Assistance	275
Production of New Units	0
Rehabilitation of Existing Units	0
Acquisition of Existing Units	0
Total	275

For the program year, the City will use CDBG funds to provide affordable housing assistance through the following activities:

- **Legal Services of Northern California, Fair Housing Services (legal counseling and support for individuals seeking Fair Housing Services).**
- **Funding ADA accessibility improvements in public areas.**

Discussion

The City continues to partner with local nonprofits Friends of the Mission, Yolo Wayfarer Center, Yolo County, and regional health care providers including Dignity Health to develop the East Beamer Way Neighborhood Campus for individuals experiencing homelessness or at-risk of homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

Yolo County Housing (YCH) serves as the public housing authority for Yolo County, administers the countywide Housing Choice Voucher program (individual vouchers, project-based vouchers, and special purpose vouchers); operates public housing facilities, agricultural housing, and other affordable housing projects throughout Yolo County; and offers other programs. In Woodland, YCH operates two public housing developments: Yolano Village (60 family units) and Donnelly Circle (72 family units) which are generally fully occupied.

Sutter Health and Yolo County Housing announced a \$1.5 million investment to advance the Tupelo Affordable Housing Development and create the Woodland Service Hub, a new community resource center designed to bring health and social services directly to families in Woodland's Armfield Lemen neighborhood. The City of Woodland approved a \$1.5 million funding contribution of affordable housing funding toward the Tupelo affordable housing project as well. This commitment will help deliver 73 new affordable homes and establish infrastructure for mobile medical, dental and behavioral health services for residents and the surrounding community.

The investment supports an indoor and outdoor programming space for this community. The indoor programming component is part of the Tupelo Affordable Housing Development, designed and developed in partnership with Brinshore Development L.L.C. and Operative Office Inc., which will bring 73 new family-friendly apartments to a site adjacent to Yolo County Housing's existing Yolano Village community. The space is designed to host a variety of direct case management services and educational programs focused on workforce development, financial stability, health and wellness, ESL and other community support initiatives. The second component is the Woodland Service Hub, a shaded outdoor gathering space and service area designed to host mobile clinics and community programming serving both Tupelo residents and the broader neighborhood.

Actions planned during the next year to address the needs to public housing

For the program year, the City plans to fund the following public service activities which are available to public housing residents and other eligible Woodland residents: Yolo Food Bank, Nurture Woodland (food); Northern California Children's Therapy Center, Project HOPE (health care access for special needs children), Meals on Wheels Yolo County, Operation Accelerate (home-delivered meals to low income senior citizens).

While not funded through the CDBG program, the City provides other programs that may benefit public housing residents. The City, through funding from its Measure J sales tax measure provides scholarships for youth day camps, swim lessons, lifeguard training,

and tennis classes. Scholarships result in a substantial fee reduction (except tennis, which is free) and are available to families that earn no more than 60% of the countywide median household income, adjusted for household size. Generally, families that meet the requirements for the school lunch program are eligible for scholarships. In addition, the City operates a Summer at City Hall program. This program is a partnership between the City and Woodland Joint Unified School District. The program exposes high school students to how local government works, positive approaches to influence decision making, and democracy. Students tour City and County departments, receive lessons on civics, participate in job shadowing City personnel, and participate in an advocacy project. Upon completion of the program, students receive a stipend from the City and school credit from the School District.

Another initiative not funded with CDBG funds and available to residents of public housing includes the Woodland Promise Program to support local higher education access and equity. This initiative, a partnership between the City and Woodland Community College, started in fall 2021 and provided financial resources to help 20 Woodland students who might not otherwise be able to afford a college education and supports the Consolidated Plan high priority need of employment training. The Woodland Promise Program continues to this day, alongside other free tuition and promise programs at Woodland Community College.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Yolo County Housing (YCH) is governed by a board of commissioners separate from the City of Woodland's jurisdiction. Two of the commissioners are residents of YCH developments which includes public housing facilities and other low-income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public housing program, City programs including recreation scholarships, first time homebuyer loan assistance, Rec2Go (mobile recreation van), part-time employment opportunities for high school students through the City's recreational programs, and Summer at City Hall are available to public housing residents. Summer at City Hall is a partnership between the City and Woodland Joint Unified School District that exposes youth to how local government works, positive approaches to influence decision-making, and democracy. Participants receive a stipend and school credit after completion of the program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities

Introduction

The Yolo County Homeless and Poverty Action Coalition conducted the 2026 Yolo County Homeless Count on January 27, 2026. The Homeless Count is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. It is important to recognize that the count reflects only those persons identified as homeless within the county on a single day. Many individuals and families move in and out of homelessness during the course of a year, meaning that the actual number of people experiencing homelessness in 2026 may be higher than the numbers included in the count. A total of 912 homeless individuals (315 sheltered and 597 unsheltered) were counted countywide. The previous homeless count occurred on January 24, 2024. A total of 942 individuals were identified as homeless in 2019: 309 sheltered and 633 unsheltered.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including: reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs; addressing the emergency shelter and transitional housing needs of homeless persons; helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Service Provider	Summary/Narrative of Services Offered
Yolo Wayfarer Center, Emergency Shelter Services	The shelter program offers dormitory-style shelter for up to 100 adult women and men, as well as three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter, including activities in the areas of physical and mental health, income/employment, and housing goals.
City of Woodland, Social Services Manager	This activity, not funded through the City's CDBG program, addresses citywide needs for individuals and families that are homeless or at risk of homelessness
Yolo Food Bank, Woodland Food Distribution	This activity distributes food to food-insecure individuals and households across Yolo County, but also specifically targets Woodland.

Legal Services of Northern California	During the program year, the City of Woodland plans to dedicate \$10,000 in CDBG funding to the Legal Services of Northern California's Fair Housing Services in order to implement homelessness prevention through the prevention of unnecessary evictions.
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Table 11 – Homeless Services Provider Summary

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Woodland participated in the development of the Sacramento Valley Fair Housing Collaborative 2020-2024 Analysis of Impediments to Fair Housing Choice (AI), which identifies challenges related to affordability and changes in homeownership as two of the city's barriers to housing choice. The AI also includes a review of the city's existing zoning code and identifies policies that may limit the development of affordable housing in the region.

The East Beamer Way Campus is a result of collaboration between the City, local nonprofits *Friends of the Mission*, *Yolo Wayfarer Center*, and *Woodland Opportunity Village*; as well as Yolo County and regional health providers to develop City-owned property at the northwest corner of East Beamer Street and County Road 102. This campus includes a new, expanded homeless shelter, permanent supportive housing units, and a new, expanded treatment facility. Construction was completed in December 2020, and operations began in January 2021. The shelter provides 100 beds, while the old shelter had capacity for 65 including using the dining hall as sleeping quarters.

Directly north of the shelter is the 61-unit permanent supportive housing project for homeless individuals. The final infrastructure work for the PSH site was completed, and the housing units were constructed and installed November 2022 (the "Tiny Homes"). The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Walter's House, funded with a combination of state grants and affordable housing grant funds from the City, began operations in 2024.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Although zoning ordinances and land use codes play an important role in regulating the health and safety of the built environment, overly restrictive codes can negatively impact housing affordability and housing choice within a jurisdiction. However, there are opportunities for the City to modify its zoning ordinances to further remove barriers to the development of affordable housing across all residential zones, particularly when encountering conflicts in land use objectives that place constraints on the production of multifamily and affordable housing.

For example, to encourage more infill development in traditionally low-density neighborhoods, minimum lot sizes could be further reduced, conversion of established dwellings to multifamily dwellings could be permitted, and height restrictions could be relaxed to allow for greater density on the same footprint. These changes would potentially increase the housing supply, helping to put downward pressure on rental prices so that low- and moderate-income families have greater access to these neighborhoods and the opportunities they provide, including access to jobs, better schools, transportation, and cultural and public amenities.

Discussion

The most significant barriers to affordable housing in California, the region, and to Woodland specifically are a shortage of affordable housing units, services to ensure the continuity of housing for those who may be challenged in obtaining or keeping housing, and the accessibility both geographically and individually of a housing unit. Woodland has taken a number of steps to increase housing, particularly in the older, central areas of the City by increasing densities and working with developers on objective development standards and other areas where applicable to lessen the barriers for residential projects. These efforts will continue and hopefully result in a significant number of new units.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Woodland will continue efforts to address and meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

During PY 2026-27, the City will allocate \$299,622.40 in CDBG funds towards ADA accessibility infrastructure improvements designed to improve the living environment for low- and moderate-income residents.

Actions planned to foster and maintain affordable housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with affordable housing developers. The City will use available resources to ensure housing projects remain viable and do not convert to market rate, while continuing to create new affordable housing through its Inclusionary Housing Program. A list of specific actions the City will take during the Action Plan period are as follows:

1. Re-engaging residents and distributing information about the City's First-Time Homebuyer (Loan Assistance) Program.
2. City staff will continue to monitor the current inventory of affordable units to ensure that the affordability restrictions are met. Activities include on-site monitoring visits to multi-family projects, desk reviews of multi-family projects, and mailings to owner-occupied affordable units to verify continued residency.
3. The City will continue its service as a member of the board of directors for the nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County.
4. The City will continue its partnership with nonprofit Friends of the Mission to ensure continuity of services relevant to the East Beamer Way Campus, including the 100-bed shelter, 60-bed substance use disorder treatment facility, and relevant social services delivery.

Actions planned to reduce lead-based paint hazards

Over the next year, the City of Woodland will continue to conduct lead-based paint inspections and, if a hazard is found, remediation. These actions will both reduce lead exposure risk and help to maintain the city's older, lower and moderately priced housing. Any housing rehabilitation activities conducted using CDBG funds will continue to monitor closely for any potential lead exposure.

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements;
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards;
- Update current lead-based paint policies and procedures.

The City will continue to provide technical assistance and support to programs and projects that require lead-based paint testing and abatement.

Actions planned to reduce the number of poverty-level families

The City of Woodland's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, food access, healthcare services, and emergency assistance.

Actions planned to develop institutional structure

The City of Woodland has developed a robust administrative structure to manage its CDBG funds. All subrecipients selected for funding will be required to participate in mandatory technical assistance provided by the City's Community Development Department before the start of the program year. Furthermore, City staff will continue to participate in applicable trainings and technical assistance provided by HUD and other appropriate providers.

In addition to the training of internal staff and subrecipients, the City's citizen participation process is designed to make engaged and informed citizens another vital part of the institutional structure. City plans focused on affordable housing, homelessness, and workforce development provide overarching goals and frameworks for collaboration among agencies and the use of federal, state, local, and other funding.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to support affordable housing projects with loans and other assistance when the projects include resident service programs. In March 2022, the City closed on a \$500,000 gap loan for the 72-unit Vista del Robles affordable housing development at 310 W. Main Street. Vista del Robles will serve households earning between 30 and 60% of median household income and offer a resident services program. In 2025, the City begin establishing the review for Vista Del Robles Phase II.

The City will work to enhance coordination between public and private housing and social service agencies by working to implement the strategies detailed in the Analysis of Impediments to Fair Housing Choice, including addressing the gaps in the institutional and service delivery systems discussed in section SP-40 of this plan.

Public housing in Woodland is managed by YCH, which will continue to partner with area agencies and organizations to offer opportunities for residents, including:

- Housing counseling for first-time homebuyers
- Family Self-Sufficiency (FSS) program
- Services and housing for people experiencing homelessness
- Homelessness prevention

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table (see AP-35). The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Program Income / CDBG Requirements Item	Amount of PI
Program Income Available for Use	
Total amount of program income received before the start of the next program year that has not yet been reprogrammed	\$0
Proceeds from Section 108 loan guarantees to be used during the year to address priority needs and specific objectives identified in the grantee's strategic plan	\$0
Surplus funds from urban renewal settlements	\$0
Grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
Income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements	
1. Number of urgent need activities	0

2. Estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income.	70%
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As a recipient of CDBG funds from HUD, the City of Woodland is required to present information regarding funds to be available during program year 2026/27. Any program income available for program year 2026/27 will be awarded during the 2026/27 program year. Woodland does not have any Section 108 loan guarantees, float funded activities or urban renewal settlements.

Appendix, Attachments