



AGENDA

JUNE 18, 2024

REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND CITY COUNCIL CITY OF YUBA CITY

6:00 P.M. REGULAR MEETING COUNCIL CHAMBERS/VIRTUAL

MAYOR	• Shon Harris
VICE MAYOR	• Dave Shaw
COUNCILMEMBER	• Marc Boomgaarden
COUNCILMEMBER	• Wade Kirchner
COUNCILMEMBER	• Michael Pasquale
CITY MANAGER	• Diana Langley
CITY ATTORNEY	• Shannon L. Chaffin

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible

The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. Please visit [yubacity.net ADA & Accessibility Resources page](http://yubacity.net/ADA&AccessibilityResources). If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or (TTY: 530-822-4732), so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.

AGENDA
REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT
AGENCY AND
CITY COUNCIL - CITY OF YUBA CITY
JUNE 18, 2024
6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

Materials related to an item on this Agenda submitted to the Successor Agency to the Redevelopment Agency and Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link: https://yubacity-net.zoom.us/webinar/register/WN_2J_An4_QRhejv2hr-sv07g. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the Successor Agency to the Redevelopment Agency and City Council prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Regular Meeting

Call to Order

Roll Call

☐ Mayor Harris
☐ Vice Mayor Shaw
☐ Councilmember Boomgaarden
☐ Councilmember Kirchner
☐ Councilmember Pasquale

Invocation/Inspiration

Pledge of Allegiance to the Flag

City Attorney's Report on Closed Session Items, City Attorney Shannon Chaffin

Agenda Modifications

Ceremonial Presentations

1. Yuba-Sutter Transit Presentation

Public Communication

2. Appearance of Interested Citizens

You are welcome and encouraged to participate in this meeting. Public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction,

including items not listed on the Agenda will be considered at this time. Public comment is limited to three minutes per speaker. Members of the public submitting written requests at least 24 hours prior to the meeting will be allotted five minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

Consent Calendar

All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that Council votes on the motion unless members of the City Council request specific items to be discussed or removed from the Consent Calendar for individual action.

3. Minutes of the June 4, 2024 Regular Meeting of the City Council

Recommendation: Approve the minutes of the June 4, 2024 Regular Meeting of the City Council

4. General Municipal Election November 5, 2024

Recommendation: Adopt a Resolution calling and giving notice of the General Municipal Election to be held on Tuesday, November 5, 2024 for the election of two (2) City Councilmembers (Districts 4 and 5), City Clerk, and City Treasurer; and authorizing the Mayor to enter into an agreement for election services with Sutter County

5. AED Purchase with National Opioid Settlement Funds

Recommendation: Adopt a Resolution which takes the following actions:

A. Approving the acceptance of \$45,348 from Sutter County in relation to part of the City's National Opioid Settlement for the purchase of (9) automated external defibrillators (AED)

B. Authorizes the Finance Director to make the necessary supplemental appropriations to expend and receive the City's portion of the National Opioid Settlement; \$45,348 to 2310-63801 (expenditures) and \$45,348 to 100-43840 (revenues)

6. Agreement for Purchase and Sale of Real Property Located at 265 Percy Avenue (APN 053-220-030) to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez

Recommendation: A. Adopt a Resolution rescinding Resolution No. 24-043 authorizing the City Manager to execute an Agreement for Purchase and Sale of Real Property located at 265 Percy Avenue (APN 053-220-030), and all other necessary documents, in the amount of \$62,500 to Gursharan Mann, and authorize the Finance Director to place sale proceeds in the General Fund

B. Adopt a Resolution authorizing the City Manager to execute an Agreement for Purchase and Sale of Real Property located at 265 Percy Avenue (APN 053-220-030), and all other necessary documents, in the amount of \$60,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, and authorize the Finance Director to place sale proceeds in the General Fund

7. Agreement for Purchase and Sale of Real Property located at the northwest

corner of Percy Avenue and Plumas Boulevard (APN 053-194-013) to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez

Recommendation: A. Adopt a Resolution rescinding Resolution 24-042 authorizing the City Manager as Executive Director to the Successor Agency to the Redevelopment Agency of the City of Yuba City to execute an Agreement for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013), and all other necessary documents, in the amount of \$67,500 to Gursharan Mann, and authorize the Finance Director to remit the proceeds to the Sutter County Auditor-Controller for distribution to the taxing entities per the Long Range Property Management Plan

B. Adopt a Resolution authorizing the City Manager as Executive Director to the Successor Agency to the Redevelopment Agency of the City of Yuba City to execute an Agreement for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013), and all other necessary documents, in the amount of \$65,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, and authorize the Finance Director to remit the proceeds to the Sutter County Auditor-Controller for distribution to the taxing entities per the Long Range Property Management Plan

8. SB 1 Road Maintenance and Rehabilitation Account Project List 2024-25

Recommendation: Adopt a Resolution adopting a list of projects for Fiscal Year 2024-25 to be funded by Senate Bill 1: Road Repair and Accountability Act of 2017

9. Fiscal Year 24/25 Chemical Award

Recommendation: Adopt a Resolution:

A. Awarding bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 24/25 formal bid for the period of July 1, 2024 through June 30, 2025; and

B. Authorizing the City Manager to negotiate and amend the awarded contracts as needed during the fiscal year, including to adjust unit prices, with the finding that it is in the best interest of the City

10. Approve Tenant Commissioner Appointment to the Regional Housing Authority

Recommendation: Approve the re-appointment of Suzanne Gallaty as the Tenant Commissioner to the Regional Authority of Sutter and Nevada Counties Board of Commissioners

11. Yuba City Landscape District No. 1 and Yuba City Lighting and Landscape District No. 2 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports Yuba City

Landscape Maintenance District No.1 and Yuba City Lighting and Landscape Maintenance District No.2

- Resolution of Intention to Order Improvements, Yuba City Landscape Maintenance District No.1 and Yuba City Lighting and Landscape Maintenance District No.2

B. Set a Public Hearing for July 2, 2024 at 6:00PM to establish assessments for Fiscal Year (FY) 2024-25

12. Yuba City Lighting and Landscape District Nos. 3-4 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to Continue the Maintenance Districts, pursuant to the Landscaping and Lighting act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 3 and 4
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance District Nos. 3 and 4

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

13. Yuba City Lighting and Landscape District Nos. 5-6 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance Districts Nos. 5 and 6

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

14. Yuba City Residential Street Light Maintenance Districts - Resolution of Intent

Recommendation: A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

Business Items

15. Pioneer Community Energy, a Community Choice Aggregator

Recommendation: A. Receive a presentation on the services provided by Pioneer Community Energy, a Community Choice Aggregator, and

B. Authorize the City Manager to jointly commission an Impact

Assessment Study to determine the financial feasibility and timing of the City joining Pioneer Community Energy's Joint Exercise of Powers Agreement in conjunction with Sutter County

16. Adoption of the City of Yuba City's Fiscal Year 2024-25 Operating and Capital Budgets and Fiscal Year 2024-25 Appropriations Limit

Recommendation: A. Adopt a Resolution approving the proposed Fiscal Year 2024-25 Operating Budget

B. Adopt a Resolution approving the Fiscal Year 2024-25 Capital Improvement Program. Project Summaries by Funding Source are attached to the Resolution

C. Adopt a Resolution approving the City's Appropriations Limit for Fiscal Year 2024-25

17. FY 2024-2025 Citywide Sole Source & Professional Services Purchases

Recommendation: Adopt a Resolution pre-authorizing the City Manager or designee to enter into citywide sole source and professional service purchases from July 1, 2024, through June 30, 2025, for specified items based on each purchase recommendation being in the best interest of the City

18. Design Immunity Ordinance Update

Recommendation: A. Conduct a Public Hearing; then

B. Introduce an Ordinance of the City Council of the City of Yuba City adding Chapter 12 of Title 6, including Section 6-12.01, to the Municipal Code establishing powers and authority to approve plans or designs for public works projects and waive the first reading

19. 2024 Community Development Block Grant - Annual Action Plan

Recommendation: A. Conduct a Public Hearing to receive comments on the 2024 Annual Action Plan and after consideration;

B. Adopt a Resolution approving the proposed 2024 Annual Action Plan and authorize staff to submit the required documents to the Department of Housing and Urban Development (HUD) for processing; and

C. Authorize the Finance Director to add budget appropriation for the grant revenue

20. Downtown Noise Ordinance Exception

Recommendation: Introduce by title only an Ordinance of the City Council of the City of Yuba City to promote business opportunities in the downtown area by amending section 4-17.20 of Chapter 17, Title 4 of the Yuba City Municipal Code and adopt an exemption under CEQA Guidelines Section 15061(b)(3) and waive the first reading

21. Citizens' Oversight Committee - Establish Tasks, Objectives, Composition, and Member Qualifications

Recommendation: Adopt a Resolution to establish the tasks, objectives, composition, and member qualifications for a Citizens' Oversight Committee should a potential revenue measure be successful

Future Agenda Items

22. Future Agenda Items

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

23. City Manager's Report

24. City Council Reports

Adjournment



Presentation by:
Matt Mauk, Executive Director
Yuba-Sutter Transit

CITY OF YUBA CITY

Public Communication

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements.

Procedure

You are welcome and encouraged to participate in this meeting. Complete a Speaker Card located in the lobby and give to the Clerk, public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction, including items not listed on the Agenda, will be considered at this time.

When a matter is announced, wait to be recognized by the Mayor to provide your comments to the Council. Comments should begin by providing your name and place of residence. A three minute limit is requested when addressing Council.

Request for additional time to address Council

Members of the public submitting written requests at least 24 hours prior to the meeting will be allotted 5 minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

Procedure

When requesting to comment, please indicate your name and the topic and mail to:

City of Yuba City
Attn: City Clerk
1201 Civic Center Blvd
Yuba City CA 95993

Or email to:
Jackie Sillman, City Clerk
cityclerk@yubacity.net

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk Administrator

Summary

Subject: Minutes of the June 4, 2024 Regular Meeting of the City Council
Recommendation: Approve the minutes of the June 4, 2024 Regular Meeting of the City Council
Fiscal Impact:

Attachments:

1. 06-04-2024 Regular Meeting Minutes (DRAFT)

Prepared By:
Ciara Wakefield
City Clerk Administrator

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

MINUTES (DRAFT)
REGULAR MEETING
CITY COUNCIL - CITY OF YUBA CITY
JUNE 4, 2024
6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

Regular Meeting

The Regular Meeting of the City Council was called to order by Mayor Harris at 6:01 PM

Roll Call

Present: Mayor Harris and Councilmembers Boomgaarden, Kirchner, Shaw, and Pasquale

Absent: None

Invocation/Inspiration

Ron Fortenberry, YCPD Chaplain

Pledge of Allegiance to the Flag

Councilmember Pasquale

Agenda Modifications

The Resolution for Item 5 was revised and distributed to Council prior to the meeting

Public Communication

1. Appearance of Interested Citizens

No public comment

Consent Calendar

Vice-Mayor Shaw moved and Councilmember Pasquale seconded the motion to approve Consent Calendar items 2-5 [including the revised Resolution for Item 5]

2. Minutes of the May 21, 2024, Regular Meeting of the City Council

Approve the minutes of the May 21, 2024 Regular Meeting of the City Council

3. Harter Estates North – Subdivision Agreement and Final Map Approval

Adopt a Resolution approving the execution of a Subdivision Agreement with D.R. Horton CA2, Inc., a California corporation providing for public improvements associated with the Harter Estates North Subdivision Map, approving the Harter Estates North Final Map, accepting dedication of rights-of-way and easements shown thereon, and authorizing the filing of the map [Subdivision is located on the west side of the Harter Specific Plan Area, and south of Butte House Road]

4. Harter Parkway Corridor Improvement Project (Reject Bids)

Adopt a Resolution with the following actions

- A. Rejects all bids received for Contract No. 24-01, Harter Parkway Corridor Improvement Project, in accordance with Public Contract Code Section 22038(a)
- B. Approves the modified plans and specifications and authorizes the Public Works Department to re-advertise for bids for Contract No. 24-01, Harter Parkway Corridor Improvement Project, in accordance with Public Contract Code Section 22038(a)(1)

5. Sale of 2761 Quail Pointe Drive

Adopt a Resolution that:

- A. Authorizes the City Manager to execute an Agreement for Purchase and Sale of Real Property located at 2761 Quail Pointe Drive (APN 061-012-021), and all other necessary documents, in the amount of \$20,000, in substantially the same material terms and conditions and subject to approval as to legal form by the City Attorney
- B. Authorizes the Finance Director to place sale proceeds in the Water Fund

The motion was passed unanimously

Business Items

6. Proposed Fiscal Year 2024-2025 Operating Budget and Capital Improvement Project Budget

Conducted a workshop to review the Proposed FY 24/25 Operating and Capital Improvement Project Budgets. City Council discussed and provided direction to staff

Future Agenda Items

7. Future Agenda Items

No suggestions were made

Reports and Communications

8. City Manager's Report

9. City Council Reports

- Councilmember Boomgaarden
- Councilmember Kirchner
- Councilmember Pasquale

- Vice Mayor Shaw
- Mayor Harris

Adjournment

Mayor Harris adjourned the Regular Meeting of the City Council at 8:15 PM

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk Administrator

Summary

Subject: General Municipal Election November 5, 2024
Recommendation: Adopt a Resolution calling and giving notice of the General Municipal Election to be held on Tuesday, November 5, 2024 for the election of two (2) City Councilmembers (Districts 4 and 5), City Clerk, and City Treasurer; and authorizing the Mayor to enter into an agreement for election services with Sutter County
Fiscal Impact: The cost for the 2022 election was \$33,524.65. Election costs are expected to increase in 2024 due to the City Clerk/City Treasurer elections. A projected cost of \$50,000.00 was included in the Proposed FY 2024-2025 Annual Budget (Account 1710-62722 City Clerk Elections)

Purpose:

To provide notice of the General Municipal Election to be held on November 5, 2024.

Background:

In accordance with the California Election Code and the City Municipal Code, the City of Yuba City is required to hold an election in conjunction with the Statewide General Election being held on Tuesday, November 5, 2024 for the election of two (2) City Councilmembers (Districts 4 and 5), City Clerk, and City Treasurer.

Traditionally, the City has contracted with Sutter County to provide consolidated election services. An agreement is needed with Sutter County to reimburse for costs associated with the Municipal Election.

Sutter County would charge an estimated additional \$1,000 to the City to handle the filing of nomination papers, candidate statements, etc. It would still be up to the City to ensure that candidate FPPC forms are posted on the City's website and each candidate has turned in the required documents.

Analysis:

City Council Election (Districts 4 and 5)

The first day for signing nomination papers for the office of Councilmember will be Monday, July 15, 2024. The close of the nomination period shall be 2:00 p.m. on Friday, August 9, 2024. Should any incumbent not file nomination papers by the close of the nomination period, the voters of the City will have until 2:00 p.m. on Wednesday, August 14, 2024 to nominate candidates other than the incumbent to that office.

Candidates may file a "Statement of Qualifications" to be included within the sample ballot packet that is mailed to registered voters. All costs of printing and handling of the Statement of Qualifications, except mailing costs, shall be paid by the candidate. A deposit will be required to be made at the time of filing to cover anticipated costs, the amount of deposit will be determined by the Sutter County Elections Office. The Statement of Qualifications is limited to 200 words.

City Clerk and City Treasurer

Currently, the City Clerk and City Treasurer are elected at large in Yuba City, and therefore must reside in and be registered voters of the City. As a practical matter, these positions are largely ceremonial and may require City Staff to run for office. For example, virtually all of the work of City Clerk's office is performed by City staff (including attendance at all Council meetings), however, the City's Finance Director or designee may be required to run for the office of City Treasurer in order to conduct the City's financial business in that capacity. The nomination period and deadlines are the same as the City Council election noted above.

Fiscal Impact:

The cost for the 2022 election was \$33,524.65. Election costs are expected to increase in 2024 due to the City Clerk/City Treasurer elections. A projected cost of \$50,000.00 was included in the Proposed FY 2024-2025 Annual Budget (Account 1710-62722 City Clerk Elections).

Alternatives:

The City of Yuba City conducting "Stand Alone" elections is currently not feasible. Sutter County has the special equipment, software, personnel and training required to conduct elections, and provides good service to our voters.

Recommendation:

Adopt a Resolution calling and giving notice of the General Municipal Election to be held on Tuesday, November 5, 2024 for the election of two (2) City Councilmembers (Districts 4 and 5), City Clerk, and City Treasurer; and authorizing the Mayor to enter into an agreement for election services with Sutter County.

Attachments:

1. Resolution - 2024 Election
2. Notice of Election November 2024
3. Map - City Council Districts

Prepared By:
Ciara Wakefield
City Clerk Administrator

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY CALLING
AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE
HELD ON TUESDAY NOVEMBER 5, 2024 FOR THE ELECTION OF TWO (2) CITY
COUNCILMEMBERS (DISTRICTS 4 & 5), CITY CLERK, AND CITY TREASURER AND
AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT FOR ELECTION SERVICES
WITH SUTTER COUNTY**

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 5, 2024; and

WHEREAS, it is the desire of the City Council of the City of Yuba City to consolidate the Municipal Election with the Statewide General Election to be held on November 5, 2024 for the purpose of electing two (2) Councilmembers, City Clerk and City Treasurer for full terms of four years.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED as follows:

Section 1. That pursuant to the requirements of Section 10403 of the Elections Code of the State of California, the City Council requests the Board of Supervisors of the County of Sutter to consolidate the City General Municipal Election with the Statewide General Election being held on Tuesday, November 5, 2024.

Section 2. That the Sutter County Election Department is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and one form of ballot shall be used.

Section 3. That the Mayor is authorized to enter into an Agreement with Sutter County for the purpose of said election.

Section 4. The City Clerk is directed to forward a certified copy of this Resolution to the Board of Supervisors of Sutter County.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day June 2024.

AYES:

NOES:

ABSENT:

ATTEST:

Shon Harris, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachments:

1. Draft Notice of Election
2. Map - City Council Districts

ATTACHMENT 2



NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN that a General Municipal Election consolidated with the State-wide General Election will be held in the City of Yuba City on Tuesday, the 5th day of November, 2024 for the following offices all serving four-year terms:

City Councilmember – District 4
City Councilmember – District 5
City Clerk
City Treasurer

Vote-by-Mail Ballots will be mailed on October 7, 2024

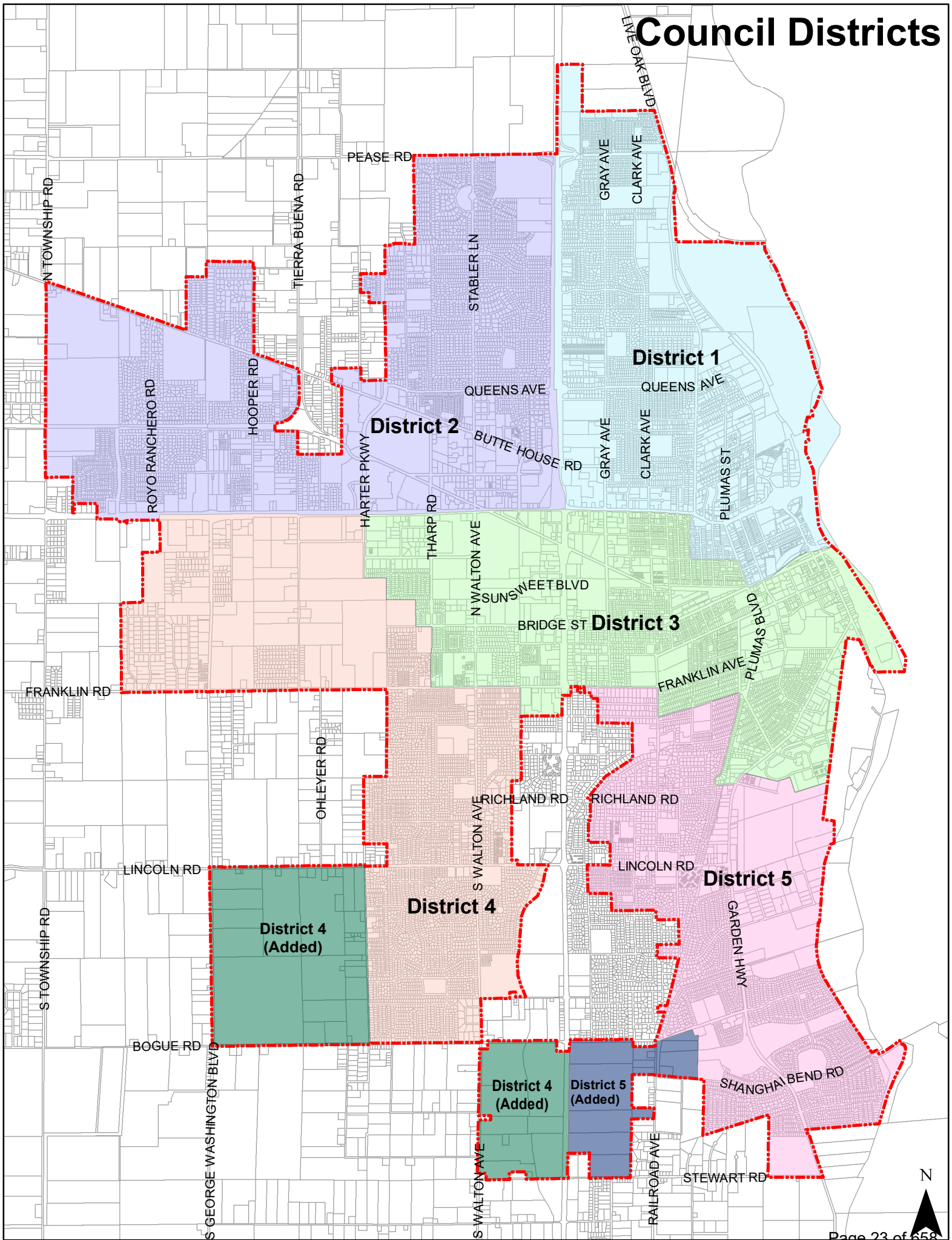
November 5, 2024 polling locations will be open between the hours of 7:00 a.m. and 8:00 p.m.

Notice is further given that nomination papers for the above offices are available commencing Monday, July 15, 2024 at the City Clerk's Office, City of Yuba City, 1201 Civic Center Blvd., Yuba City, CA 95993. Persons desiring nomination papers must contact the City Clerk's Office for an appointment at (530) 822-4817 or cityclerk@yubacity.net. Completed nomination papers must be filed with the City Clerk no later than 2:00 p.m., Friday, August 9, 2024. If nomination papers for an incumbent elective officer of the City are not filed by the aforementioned deadline, the voters shall have until 2:00 p.m. Wednesday, August 14, 2024 to nominate candidates other than the incumbent for such office.

/s/ Ciara Wakefield, Deputy City Clerk
City of Yuba City

ATTACHMENT 3

Council Districts



CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Fire Department
Presentation By: Jesse Alexander, Fire Chief

Summary

Subject: AED Purchase with National Opioid Settlement Funds

Recommendation: Adopt a Resolution which takes the following actions:

A. Approving the acceptance of \$45,348 from Sutter County in relation to part of the City's National Opioid Settlement for the purchase of (9) automated external defibrillators (AED)

B. Authorizes the Finance Director to make the necessary supplemental appropriations to expend and receive the City's portion of the National Opioid Settlement; \$45,348 to 2310-63801 (expenditures) and \$45,348 to 100-43840 (revenues)

Fiscal Impact: There is no General Fund fiscal impact as the offsetting revenue will be received from Sutter County via DHCS

Purpose:

To accept additional funding from the National Opioid Settlement (California Subdivision Fund) to be used for AED.

Council's Strategic Goal:

This item supports the City Council priority of fiscal responsibility by bringing additional funding to the community to assist in the opioid crisis.

Background:

In 2022 and 2023, California Attorney General Bonta announced the final settlement agreements with prescription opioid manufacturers, pharmaceutical distributors, and pharmacy chains. California and its cities and counties are expected to receive up to \$4.0 billion from the National Opioid Settlement Fund for substance use prevention, harm reduction, treatment, and recovery. These settlements mark the culmination of years of negotiations to resolve more than 3,000 opioid-related lawsuits and related investigations brought by state and local governments across the country. Payment timeframes vary by settlement and can last up to 18 years. Sutter County began receiving settlement funds in 2023. Sutter County is also the administrator for funds awarded to the City of Yuba City.

The California Opioid Settlement Fund Distribution includes three separate Funds: California Abatement Fund (70%), the California Subdivision Fund (15%), and the California State Fund (15%). Funds received from the opioid settlements are intended to be used toward opioid remediation. The National Opioid Settlement Agreements define “opioid remediation” as “care, treatment, and other programs and expenditures designed to (1) address the misuse and abuse of opioid products, (2) treat or mitigate opioid use or related disorders, or (3) mitigate other alleged effects of, including on those injured as a result of, the opioid epidemic.” Allowable uses are outlined in Exhibit E of the Settlement Agreement.

This item is the next step following the approved consent item from April 4, 2023, pertaining to the approval and authorization for the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlements.

Analysis:

According to the Department of Health Care Services (DHCS), allocations from the California Subdivision Fund shall be used to fund future opioid remediation efforts and to reimburse past opioid-related expenses. These allowable uses are broad and may include opioid remediation efforts not listed in Exhibit E but must still be used for opioid remediation. This may include the purchase of life-saving medical equipment.

When first responders arrive at the scene of an overdose, there is a very limited window to administer naloxone (Narcan), a medication used for the emergency treatment of known or suspected opioid overdose. If personnel do not arrive in that limited window, the patient will go into cardiac arrest. According to the American Heart Association, a person’s chance of survival drops by 7-10% every minute a normal heartbeat is not restored. Immediate cardiopulmonary resuscitation (CPR) and AED use can double or triple the chance of survival. AEDs deliver an electric shock through the chest to the heart to change the heart rhythm back to normal. Through a collaborative effort amongst the City of Yuba City and Sutter County, DHCS deemed the use of AEDs as an eligible expense.

The Fire department is requesting the purchase of (9) AEDs to assist with the treatment of patients in cardiac arrest from an opioid overdose. The cost of the AEDs is approximately \$37,790; however, a contingency is included to address any price increases for a total of \$45,348. The Fire department will follow City purchasing policy to secure the purchase of AEDs and Sutter County through Sutter-Yuba Behavioral Health (SYBH) will reimburse the City using National Opioid Settlement Funds. Sutter County approved this action at the 05/14/2024 board meeting.

Fiscal Impact:

There is no General Fund fiscal impact as the offsetting revenue will be received from Sutter County via DHCS.

Alternatives:

Decline the DHCS approved eligible use of National Opioid Settlements funds for the purchase of AEDs; however, this alternative is not recommended.

Recommendation:

Adopt a Resolution which takes the following actions:

A. Approving the acceptance of \$45,348 from Sutter County in relation to part of the City’s National

Opioid Settlement for the purchase of (9) automated external defibrillators (AED).

B. Authorizes the Finance Director to make necessary supplemental appropriations to expend and receive the City's portion of the National Opioid Settlement; \$45,348 to 2310-63801 (expenditures) and \$45,348 to 100-43840 (revenues).

Attachments:

1. Resolution
2. County Staff Report
3. BOS Agenda Item Approval

Prepared By:

Ethan Gutierrez
Accountant II

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ACCEPTING THE DHCS APPROVED ELIGIBLE USE OF NATIONAL OPIOID SETTLEMENT
FUNDS FOR THE PURCHASE OF AED DEVICES**

WHEREAS, on April 4, 2023, City Council approved and authorized the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlement; and

WHEREAS, the City received approval from the Department of Health Care Services (DHCS) through the Sutter County Board of Supervisors for the eligible use of funds toward the purchase of nine (9) AED devices related to opioid remediation efforts; and

WHEREAS, the County of Sutter will provide reimbursement to the City for the purchase of nine (9) AED devices using National Opioid Settlement funds.

NOW THEREFORE, be it resolved by the City Council of Yuba City as follows:

Authorizes the acceptance of \$45,348 from County of Sutter in relation to part of the City's National Opioid Settlement.

Authorizes the Finance Director to make the necessary supplemental appropriations to expend and receive the City's portion of the National Opioid Settlement as reimbursement.

Accepts and authorizes the use of these funds for the purchase of nine (9) AED devices.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

ATTEST:

Shon Harris, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2



Agenda Date: May 28, 2024
 Agenda Placement: CONSENT CALENDAR
 Agenda Item MT# 6184

SUTTER COUNTY BOARD OF SUPERVISORS

Board Agenda Staff Report

To: Honorable Board of Supervisors

From: Sarah Eberhardt-Rios, Director of Health and Human Services

Department: Health & Human Services

Subject: Approval of an adjustment to the Fiscal Year 2023-24 Adopted Budget increasing appropriations by \$45,348 in the Behavioral Health Budget (BU 4-102) to reimburse the City of Yuba City for the purchase of nine (9) automated external defibrillators offset by use of National Opioid Settlement Funds (Fund 0277) (4/5 vote required) (BTV no. pending) (MT6184)

Recommendation:

It is recommended the Board of Supervisors approves an adjustment to the FY 2023-24 Adopted Budget increasing appropriations by \$45,348 in the Behavioral Health Budget (4-102) to reimburse the City of Yuba City for the purchase of nine (9) automated external defibrillators offset by use of National Opioid Settlement Funds (Fund 0277).

Background:

In 2022 and 2023, California Attorney General Bonta announced the final settlement agreements with prescription opioid manufacturers, pharmaceutical distributors, and pharmacy chains. California and its cities and counties are expected to receive up to \$4.0 billion from the National Opioid Settlement Fund for substance use prevention, harm reduction, treatment, and recovery. These settlements mark the culmination of years of negotiations to resolve more than 3,000 opioid-related lawsuits and related investigations brought by state and local governments across the country. Payment timeframes vary by settlement and can last up to eighteen (18) years. Sutter County began receiving settlement funds in 2023. Sutter County is the administrator for funds awarded to the City of Yuba City.

The California Opioid Settlement Fund Distribution includes three separate Funds: California Abatement Fund (70%), the California Subdivision Fund (15%), and the California State Fund (15%). Funds received from the opioid settlements are intended to be used toward opioid remediation. The National Opioid Settlement Agreements define "opioid remediation" as "care, treatment, and other programs and expenditures designed to (1) address the misuse and abuse of opioid products, (2) treat or mitigate opioid use or related disorders, or (3) mitigate other alleged effects of, including on those injured as a result of, the opioid epidemic". According to the Department of Health Care Services (DHCS), allocations from the California Subdivision Fund shall be used to fund future opioid remediation efforts and to reimburse past opioid-related expenses. These allowable uses are broad but must be used for opioid remediation. This may include the purchase of life-saving medical equipment.

When First Responders arrive at the scene of an overdose, there is a very limited window to administer naloxone (Narcan), a medication used for the emergency treatment of known or suspected opioid overdose. If personnel do not arrive in that limited window, the patient will go into cardiac arrest.

According to the American Heart Association, a person's chance of survival drops by 7-10% every minute a normal heartbeat is not restored. Immediate cardiopulmonary resuscitation (CPR) and automated external defibrillator (AED) use can double or triple the chance of survival. AEDs deliver an electric shock through the chest to the heart to change the heart rhythm back to normal.

The City of Yuba City is requesting the purchase of (9) AEDs to assist with the treatment of patients in cardiac arrest from an opioid overdose. The cost of the AEDs is approximately \$37,790. The City of Yuba City will purchase the AEDs and Sutter-Yuba Behavioral Health (SYBH) will reimburse the City using National Opioid Settlement Funds (California Subdivision Fund). A budget adjustment is needed to increase appropriations in Behavioral Health Budget Unit 4-102 for the cost of the AEDs.

Prior Board Action:

This item has not been previously considered by the Board.

On May 23, 2023, the Board authorized the acceptance of National Opioid Settlement funds in the amount of \$840,448 for Fiscal Year 2022-23 and the acceptance of subsequent National Opioid Settlement Funds through Fiscal Year 2040-41.

Board Alternatives:

The Board could decide not to approve the Budget Adjustment. Because the purchase requested by the City of Yuba City is an allowable use of the Settlement Funds, this alternative is not recommended.

Other Department and/or Agency Involvement:

The City of Yuba City provided cost estimates for the AEDs.

Action Following Approval:

The Auditor-Controller will complete the Budget Adjustment.

Fiscal Impact:

This request has no impact on the County General Fund. An adjustment to the Fiscal Year 2023-24 Adopted Budget in the amount of \$45,348 is needed to increase appropriations in Behavioral Health Budget Unit 4-102, offset by use of National Opioid Settlement Funds (Fund 0277). A 20% contingency is included to address any price increases.

Countywide Goals and/or Top Priorities Compliance:

The item aligns with Countywide Goal D, to provide responsive and cost-effective social services (with measurable results) to an increasingly diverse and complex society.

Standing Committee Review:

On April 16, 2024, this item was reviewed by the Health and Welfare Committee and recommended for placement on the Board of Supervisors agenda as a Consent item.

Respectfully Submitted,

s/ Sarah Eberhardt-Ríos

Director of Health and Human Services

Nicole Swanson

Nicole Swanson, Staff Analyst

Attachments:

1. Opioid Settlement AED BA

Fund	Department	Account Name	Budget Unit and Account Number	Appropriation Increase/ (Decrease)	Revenue Increase/ (Decrease)	Reason for Amendment
0277	Opioid Settlement Fund	Cancellation of Obligated F/B	0277 0000-000-49995		45,348	To increase FY 23/24 appropriations for Special Revenue Fund 0277 and request a new program number in the operating Fund 0007 Behavioral Health budget unit. The Board approved to accept the National Opioid Settlement funds on May 23, 2023.
0277	Opioid Settlement Fund	Operating Trans Out - BH	0277 0000-000-56207	45,348		
0007	Behavioral Health	Operating Trans In-from BH	0007 4102-xxx-48607		45,348	
0007	Behavioral Health	Contribution to Other Agencies	0007 4102-xxx-53200	45,348		
TOTAL ALL ADJUSTMENTS				90,696	90,696	

ATTACHMENT 3



Sutter County California

Agenda Item 6184

Adopted
May 28, 2024 3:00 PM

Approval of an adjustment to the Fiscal Year 2023-24 Adopted Budget increasing appropriations by \$45,348 in the Behavioral Health Budget (BU 4-102) to reimburse the City of Yuba City for the purchase of nine (9) automated external defibrillators offset by use of National Opioid Settlement Funds (Fund 0277) (4/5 vote required) (BTV no. pending) (MT6184)

Information

Department: Health & Human Services **Sponsors:**
Category: Budget

Attachments

[Printout](#)
[Opioid Settlement AED BA](#)

Body

Recommendation:

It is recommended the Board of Supervisors approves an adjustment to the FY 2023-24 Adopted Budget increasing appropriations by \$45,348 in the Behavioral Health Budget (4-102) to reimburse the City of Yuba City for the purchase of nine (9) automated external defibrillators offset by use of National Opioid Settlement Funds (Fund 0277).

Background:

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double or triple the chance of survival. AEDs deliver an electric shock through the chest to the heart to change the heart rhythm back to normal.

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Prior Board Action:

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Board Alternatives:

The Board could decide not to approve the Budget Adjustment. Because the purchase requested by the City of Yuba City is an allowable use of the Settlement Funds, this alternative is not recommended.

Other Department and/or Agency Involvement:

The City of Yuba City provided cost estimates for the AEDs.

Action Following Approval:

The Auditor-Controller will complete the Budget Adjustment.

Fiscal Impact:

This request has no impact on the County General Fund. An adjustment to the Fiscal Year 2023-24 Adopted Budget in the amount of \$45,348 is needed to increase appropriations in Behavioral Health Budget Unit 4-102, offset by use of National Opioid Settlement Funds (Fund 0277). A 20% contingency is included to address any price increases.

Countywide Goals and/or Top Priorities Compliance:

The item aligns with Countywide Goal D, to provide responsive and cost-effective social services (with measurable results) to an increasingly diverse and complex society.

Standing Committee Review:

On April 16, 2024, this item was reviewed by the Health and Welfare Committee and recommended for placement on the Board of Supervisors agenda as a Consent item.

Meeting History

May 28, 2024 3:00 PM Video		Board of Supervisors	Regular Session	 Draft
RESULT:	ADOPTED [UNANIMOUS]			
MOVER:	Karm Bains, District 4			
SECONDER:	Mike Ziegenmeyer, District 3			
AYES:	Nicholas Micheli, Dan Flores, Mike Ziegenmeyer, Karm Bains, Mat Conant			

Discussion

 [Add Comment](#)

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Diana Langley, City Manager

Summary

Subject: Agreement for Purchase and Sale of Real Property Located at 265 Percy Avenue (APN 053-220-030) to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez

Recommendation: A. Adopt a Resolution rescinding Resolution No. 24-043 authorizing the City Manager to execute an Agreement for Purchase and Sale of Real Property located at 265 Percy Avenue (APN 053-220-030), and all other necessary documents, in the amount of \$62,500 to Gursharan Mann, and authorize the Finance Director to place sale proceeds in the General Fund

B. Adopt a Resolution authorizing the City Manager to execute an Agreement for Purchase and Sale of Real Property located at 265 Percy Avenue (APN 053-220-030), and all other necessary documents, in the amount of \$60,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, and authorize the Finance Director to place sale proceeds in the General Fund

Fiscal Impact: Sale Price - \$60,000 plus savings associated with no longer maintaining the property

Purpose:

To facilitate and encourage the development of infill property located in the Town Center area.

Council's Strategic Goal:

This item addresses multiple City Council Strategic Goals, primarily maintaining the financial stability and sustainability of the City and enhancing the business-friendly environment for the City.

Background:

365 Percy Avenue is a 0.38-acre vacant parcel located at the northwest corner of Percy Avenue and Plumas Boulevard. On November 1, 2022, City Council formally declared the property to be surplus and staff initiated the Surplus Land Act (SLA) process. Through the SLA process, no housing sponsors or developers submitted a letter of interest to purchase the property and the California Department of Housing and Community Development (HCD) cleared the property for sale.

Analysis:

In August 2023, an appraisal was prepared by Owen & Associates Valuation, Inc., in which the appraised amount was \$60,000. The City contracted with Coldwell Banker Commercial Valley Brokers (Coldwell Banker) to represent the City and place the property for sale for \$60,000. Coldwell Banker received an offer from Gursharan Mann to purchase the Site "as is" for \$62,500. On May 7, 2024, City Council adopted Resolution 24-043 authorizing the execution of an Agreement for Purchase and Sale of Real Property to Gursharan Mann. When it was time to execute the Agreement, Mr. Mann opted not to proceed with the purchase of the property. Staff recommends rescinding Resolution 24-043.

Coldwell Banker received another offer from Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, for \$60,000. Staff recommends selling the property for \$60,000.

Fiscal Impact:

The proposed purchase price is \$60,000 with net proceeds being less due to sales commission, title, and escrow fees. Upon transfer of the property, the net proceeds will be placed in the General Fund.

Alternatives:

Do not authorize the City Manager to sign the Agreement and provide direction for the disposition of the property.

Recommendation:

A. Adopt a Resolution rescinding Resolution No. 24-043 authorizing the City Manager to execute an Agreement for Purchase and Sale of Real Property located at 265 Percy Avenue (APN 053-220-030), and all other necessary documents, in the amount of \$62,500 to Gursharan Mann, and authorize the Finance Director to place sale proceeds in the General Fund.

B. Adopt a Resolution authorizing the City Manager to execute an Agreement for Purchase and Sale of Real Property located at 265 Percy Avenue (APN 053-220-030), and all other necessary documents, in the amount of \$60,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, and authorize the Finance Director to place sale proceeds in the General Fund.

Attachments:

1. Resolution - Rescind Resolution No. 24-043
2. Resolution -265 Percy Avenue
3. Exhibit A - Purchase and Sale Agreement - 265 Percy Avenue - APN 53-220-030 - Ruelas

Prepared By:

Diana Langley
City Manager

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
RESCINDING RESOLUTION NO. 24-043 AUTHORIZING THE CITY MANAGER TO
EXECUTE AN AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY LOCATED
AT 265 PERCY AVENUE (APN 053-220-030), AND ALL OTHER NECESSARY
DOCUMENTS, IN THE AMOUNT OF \$62,500 TO GURSHURAN MANN, AND AUTHORIZE
THE FINANCE DIRECTOR TO PLACE SALE PROCEEDS IN THE GENERAL FUND**

WHEREAS, on May 7, 2024, the City Council of the City of Yuba City at a regular meeting adopted Resolution No. 24-043; and

WHEREAS, upon adoption of the Resolution, the potential buyer for 265 Percy Avenue, Gurshurun Mann, opted not to proceed with the purchase of the property.

NOW, THEREFORE, the City Council of the City of Yuba City does hereby rescind Resolution No. 24-043.

The forgoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin
City Attorney

ATTACHMENT 2

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PURCHASE
AND SALE OF REAL PROPERTY LOCATED AT 265 PERCY AVENUE (APN 053-220-030),
AND ALL OTHER NECESSARY DOCUMENTS, IN THE AMOUNT OF \$60,000 TO JUAN
PABLO RUELAS, JESUS ADAN RUELAS, AND REFUGIO MARTINEZ, AND AUTHORIZE
THE FINANCE DIRECTOR TO PLACE SALE PROCEEDS IN THE GENERAL FUND**

WHEREAS, on November 1, 2022, the City Council declared 265 Percy Avenue to be surplus property; and

WHEREAS, in accordance with the Surplus Land Act, staff issued a notice of availability and did not receive any interest from any housing sponsors; and

WHEREAS, the Department of Housing and Community Development has determined that staff met all the requirements under the Surplus Land Act and the Successor Housing Agency is permitted to proceed with the sale or lease of the property; and

WHEREAS, an appraisal was prepared by Owen & Associates Valuation, Inc., and the appraised value is \$60,000; and

WHEREAS, the City received an offer from Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, to purchase the property for \$60,000 in "as is" condition; and

WHEREAS, staff recommends that the City Council accept the offer and authorize the City Manager to execute an Agreement for Purchase and Sale; and

NOW, THEREFORE, the City Council of the City of Yuba City does hereby resolve as follows:

1. The City Manager is authorized to execute an Agreement for Purchase and Sale of Real Property located at 265 Percy Avenue (APN 053-220-030), and all other necessary documents, in the amount of \$60,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez.
2. The Finance Director is authorized to place sale proceeds in the General Fund.

The forgoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin
City Attorney

Exhibit A: Purchase and Sale Agreement

Exhibit A

**AGREEMENT FOR PURCHASE AND SALE
OF REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS**

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS ("**Agreement**") is made this 18th day of June, 2024 ("**Agreement Date**") by and among Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez (the "**Buyer**"), City of Yuba City, a public agency ("**Seller**") and PLACER TITLE COMPANY, a corporation ("**Escrow Holder**" and "**Title Company**").

RECITALS:

A. Seller owns that certain residential real property located at 265 Percy Avenue in Yuba City, State of California (APN 53-220-030) legally described as set forth on **Exhibit A** ("**Property**").

B. Buyer is willing to purchase the Property in AS-IS condition pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and incorporating the recitals above, the parties hereto agree as follows:

TERMS AND CONDITIONS:

1. PURCHASE AND SALE OF PROPERTY. Buyer hereby agrees to purchase from Seller, and Seller agrees to sell to Buyer, the Property in AS-IS condition.

2. OPENING OF ESCROW. Within five (5) days after the execution of this Agreement by both Buyer and Seller, the parties shall open an escrow ("**Escrow**") with Placer Title Company (Escrow Holder) by causing an executed copy of this Agreement to be deposited with Ana Campos, escrow officer ("**Escrow Officer**") at Placer Title Company, 1425 Butte House Road, Yuba City, acampos@placertitle.com, (530) 671-5040 ("**Escrow**") together with the Deposit (as defined in Section 3.2(a)) ("**Opening of Escrow**").

3. PURCHASE PRICE.

3.1 Purchase Price. The Purchase Price for the Property is Sixty Thousand Dollars (\$60,00) ("**Purchase Price**").

3.2 Payment of Purchase Price. The Purchase Price shall be paid as follows:

(a) **Deposit.** At Opening of Escrow, Buyer shall deposit the sum of One Thousand Dollars (\$1,000) with Escrow Holder ("**Deposit**").

(b) **Balance of Funds.** At least one (1) business day prior to the Closing, Buyer shall deposit balance of the Purchase Price with Escrow Holder in Good Funds (as defined below).

3.3 Disbursement of Seller's Net Proceeds. At the Closing, the net proceeds (as

determined by the Seller settlement statement) shall be disbursed to Seller.

3.4 Good Funds. All funds deposited in Escrow shall be in “**Good Funds**” which means a wire transfer of funds, cashier's or certified check drawn on or issued by the offices of a financial institution located in the State of California.

4. ADDITIONAL FUNDS AND DOCUMENTS REQUIRED FROM BUYER AND SELLER.

4.1 Seller. Seller agrees that on or before 12:00 noon on the day preceding the Closing Date, Seller will deposit with Escrow Holder such funds and other items and instruments (executed and acknowledged, if appropriate) as may be necessary in order for the Escrow Holder to comply with this Agreement, including without limitation:

- a. Executed and acknowledged grant deed in the form of Exhibit B (“**Grant Deed**”).
- b. A Non-Foreign Affidavit as required by federal law.
- c. Such funds and other items and instruments as may be necessary in order for Escrow Holder and the Title Company to comply with this Agreement.
- d. Executed and acknowledged Deed Restriction in the form of Exhibit C (“**Deed Restriction**”).

4.2 Buyer. Buyer agrees that on or before 12:00 noon on the date preceding the Closing Date, Buyer will deposit with Escrow Holder all additional funds and/or documents (executed and acknowledged, if appropriate) which are necessary to comply with the terms of this Agreement, including without limitation:

- a. A Preliminary Change of Ownership Statement completed in the manner required in Sutter County.
- b. Such funds and other items and instruments as may be necessary in order for Escrow Holder and the Title Company to comply with this Agreement.

4.3 Recordation, Completion and Distribution of Documents. Escrow Holder will cause Grant Deed and Deed Restriction to be recorded when it can issue the Owner's Title Policy in accordance with Section 6, and holds for the account of Buyer and Seller, respectively, the funds and items described above to be delivered to Buyer and Seller, respectively, through Escrow, less costs, expenses and disbursements chargeable to Seller pursuant to the terms hereof.

5. CLOSING DATE; TIME IS OF ESSENCE.

5.1 Closing Date. Escrow shall close within twenty (20) days after Buyer has provided the Buyer's Due Diligence Approval Notice by the Outside Due Diligence Date (pursuant to Section 7), but no later than thirty (30) days after the Opening of Escrow (“**Closing Date**”) unless extended as evidenced by a writing signed by both parties. The terms “**Close of Escrow**” and/or “**Closing**” are used herein to mean the time Grant Deed is filed for recording by the Escrow Holder in the Office of the County Recorder of Sutter County, California.

5.2 Possession. Upon the Close of Escrow, exclusive possession and occupancy of

the Property shall be delivered to Buyer free and clear of all claims of possession and all debris.

5.3 Time is of Essence. Buyer and Seller specifically agree that time is of the essence.

5.4 City Manager's Authority. Seller by its execution of this Agreement hereby agrees that its City Manager or designee (who has been designated by City Manager's written notice delivered to Buyer and Escrow Holder) shall, in City Manager's sole and exclusive discretion, have authority:

(i) to execute documents on behalf of Seller including, but not limited to, issuing approvals, disapprovals and extensions. Any such approval, disapproval or extension executed by the City Manager or their designee shall be binding on Seller.

(ii) make minor modifications to this Agreement in order to fulfill the direction of the City Council, provided that such minor modifications are approved by the City Attorney.

6. TITLE POLICY.

6.1 Approval of Title.

(a) Promptly following execution of this Agreement but in no event later than five (5) days following Opening of Escrow, a preliminary title report shall be issued by Placer Title Company ("**Title Company**"), describing the state of title of the Property, together with copies of all exceptions specified therein and a map plotting all easements specified therein ("**Preliminary Title Report**"). Within five (5) days after Buyer's receipt of the Preliminary Title Report, Buyer shall notify Seller in writing ("**Buyer's Title Notice**") of Buyer's disapproval of any matters contained in the Preliminary Title Report ("**Disapproved Exceptions**").

(b) In the event Buyer delivers Buyer's Title Notice within said period, Seller shall have a period of five (5) days after receipt of Buyer's Title Notice in which to notify Buyer of Seller's election to either (i) agree to attempt to remove the Disapproved Exceptions prior to the Close of Escrow; or (ii) decline to remove any such Disapproved Exceptions ("**Seller's Notice**"). If Seller notifies Buyer of its election to decline to remove the Disapproved Exceptions, or if Seller is unable to remove the Disapproved Exceptions, Buyer may elect either to terminate this Agreement and the Escrow or to accept title to the Property subject to the Disapproved Exception(s). Buyer shall exercise such election by delivery of written notice to Seller and Escrow Holder within five (5) days following the earlier of (i) the date of written advice from Seller that such Disapproved Exception(s) cannot be removed; or (ii) the date Seller declines to remove such Disapproved Exception(s).

(c) Upon the issuance of any amendment or supplement to the Preliminary Title Report which adds additional exceptions, the foregoing right of review and approval shall also apply to said amendment or supplement, provided, however, that Buyer's initial period of review and approval or disapproval of any such additional exceptions shall be limited to ten (10) days following receipt of notice of such additional exceptions.

(d) Nothing to the contrary herein withstanding, Buyer shall be deemed to have automatically objected to all leases, deeds of trust, mortgages, judgment liens, federal and state income tax liens, delinquent general and special real property taxes and assessments and

similar monetary encumbrances affecting the Property, and Seller shall discharge any such non-permitted title matter of record prior to or concurrently with the Close of Escrow.

6.2 Title Policy. At the Close of Escrow, Escrow Holder shall furnish Buyer with an ALTA/CLTA Homeowner's Owner's Policy of title insurance ("**Owner's Title Policy**") insuring title to the Property vested in Buyer in the amount of the Purchase Price, containing only exceptions approved or waived by Buyer in accordance with this Section. The cost of the Owner's Title Policy to Seller shall be paid by Buyer.

7. TRANSFER DISCLOSURE STATEMENT, STATUTORY DISCLOSURES & DUE DILIGENCE.

7.1 Natural Hazard Disclosure Report with Tax Disclosures. Within two (2) days after the Opening of Escrow, Escrow Holder shall order and deliver to Buyer a comprehensive natural hazard disclosure and tax report from Disclosure Source ("**NHD Report**") for Buyer's review and approval. If Buyer disapproves the NHD Report, Buyer shall notify Seller with a copy to Escrow Holder within the Due Diligence Period. If Buyer does not disapprove the NHD Report within the Due Diligence Period, Buyer shall be deemed to have approved it. Buyer shall execute the acknowledgement statement that accompanies the NHD Report and deliver a copy to Seller.

7.2 Material Facts & Insurance Claims. Within two (2) days of the Opening of Escrow, Seller shall disclose to Buyer in writing all known material facts and defects including known insurance claims within the last five (5) years preceding the Agreement Date

7.3 Other Statutory Disclosures. Within two (2) days of Opening of Escrow, Seller shall deliver to Buyer all other applicable statutory disclosures (including, but not limited to, notice or actual knowledge of release of illegal controlled substance, etc.) as required by law for Buyer's review and approval. If Buyer disapproves any such disclosures, Buyer shall notify Seller with a copy to Escrow Holder within the Due Diligence Period. If Buyer does not disapprove a statutory disclosure within the Due Diligence Period, Buyer shall be deemed to have approved it and Buyer shall execute any documents reasonably required by Seller to evidence same and deliver same to Seller.

7.4 Due Diligence. For a period of up to thirty (30) days following the Opening of Escrow ("**Due Diligence Period**"), Buyer shall have the right to review and inspect the Property and conduct such tests as reasonably determined by Buyer. Buyer shall use reasonable efforts to expediate any and all investigations provide same does not involve additional cost to Seller. Seller grants to Buyer, its agents and employees, upon reasonable notice to Seller, a limited license to enter the Property for the purpose of conducting such due diligence as reasonably required by Buyer at Buyer's sole cost and expense. As a condition to Buyer's entry and inspection, Buyer shall keep the Property free and clear of all materialmen's liens, lis pendens or any other liens arising out of the entry and any work performed under this Agreement. Buyer shall notify Seller in writing ("**Buyer's Due Diligence Notice**") on or before the expiration of the Due Diligence Period of Buyer's approval of the condition of the Property as well as the TDS, NHD Report, Lead Paint Disclosure and all other disclosures and notices delivered to Buyer under this Agreement, which approval may be withheld in Buyer's sole discretion. Failure of Seller to provide access to the Property to inspect the Property at a day and time requested by Buyer shall be a material breach of this Agreement and Buyer shall have the right to immediately terminate this Agreement and the escrow.

7.5 Indemnity: Buyer agrees to defend and indemnify Seller for any claims that arise out of Buyer's inspection or testing of the Property.

7.6 Statutory Disclosures. As required by law, Seller makes the following disclosures to Buyer:

- a. **No HOA.** The Property is subject to certain covenants, conditions and restrictions. However, there is no homeowner association and there are no HOA assessments to which the Property is subject.
- b. **Megan's Law.** "Notice: Pursuant to Section 290.46 of the Penal Code information about specified registered sex offenders is made available to the public via an internet website maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on a sex offender's criminal history, this information will include either an address at which the offender resides or the community of residence and ZIP code in which he or she resides. (Neither Seller or Broker are required to check this website)."
- c. **Gas and Hazardous Liquid Transmission Pipelines.** "This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public at the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at www.npms.phmsa.dot.gov. To seek further information about possible transmission lines near the Property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP code and county on the NPMS Internet Web site."

8. CONDITIONS PRECEDENT TO CLOSE OF ESCROW.

8.1 Conditions to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to the satisfaction or written waiver, in whole or in part, by Buyer of each of the following conditions precedent ("**Buyer's Conditions Precedent**"):

- (a) Title Company will issue the Owner's Title Policy as specified in Section 6.2.
- (b) Escrow Holder holds and will deliver to Buyer the instruments accruing to Buyer pursuant to this Agreement.
- (c) Seller is not in default of its obligations under this Agreement.

8.2 Conditions to Seller's Obligations. The obligations of Seller under this Agreement are subject to the satisfaction or written waiver, in whole or in part, by Seller of the following conditions precedent:

- (a) Escrow Holder holds and will deliver to Seller the instruments and funds accruing to Seller pursuant to this Agreement.
- (b) Buyer shall have executed all documents required under this Agreement and delivered same to Seller.

- (c) Buyer is not in default of its obligations under this Agreement.

9. LIMITED REPRESENTATIONS AND WARRANTIES.

9.1 *Limited Representations and Warranties.* Seller hereby makes the following representations and warranties to Buyer to the best of its knowledge and without the duty to investigate, each of which is true in all respects as of the Agreement Date and the Opening of Escrow and shall be true in all respects on the date of Close of Escrow on the Property:

a. Seller has received no notice and/or has no knowledge that any governmental authority or any employee or agent thereof considers the present or proposed operation, use or ownership of the Property to violate or have violated any ordinance, rule, law, regulation or order of any government or agency, body or subdivision thereof, or that any investigation has been commenced or is contemplated respecting such possible violations.

b. There are no pending or threatened lawsuits or claims which would affect the Property.

c. The Property is not subject to a homeowner's association nor any such association assessments.

d. The Property is not in violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to the environmental conditions on, under or about the Property including, but not limited to, soil and ground water conditions.

e. Seller has received no written notice from any third parties, prior owners of the Property, or any federal, state or local governmental agency indicating that any hazardous waste remedial or clean-up work will be required on the Property. There are no environmental, health or safety hazards on, under or about the Property, including but not limited to soil and groundwater conditions.

f. There are no contracts, leases, claims or rights affecting the Property and no agreements entered into by or under Seller that shall survive the Close of Escrow.

g. Until the Closing, Seller shall not do anything which would impair Seller's title to any of the Property.

h. Seller is not, and as of the Close of Escrow will not be, a foreign person within the meaning of Internal Revenue Code Section 1445 or an out-of-state seller under California Revenue and Tax Code Section 18805 and that it will deliver to Buyer through Escrow a non-foreign affidavit on Escrow Holder's standard form pursuant to Internal Revenue Code Section 1445(b)(2) and the Regulations promulgated thereunder and a California Form 590-RE ("Non-foreign Affidavit").

i. Until the Closing, if Seller learns of any fact or condition which would cause any of the warranties and representations in this Section not to be true as of the Closing, Seller shall immediately give written notice of such fact or condition to Buyer.

j. No construction or repair work has been done on the Property within the six (6) months prior to the Opening of Escrow.

9.2 Breach; Indemnification. If a breach of a representation, warranty or covenants occurs before Closing and Buyer is aware that such a breach has occurred, the breach shall be grounds to terminate this Agreement in Buyer's sole discretion. If Buyer does not elect to terminate this Agreement, Buyer shall be deemed to have waived any such breach.

10. ESCROW PROVISIONS.

10.1 Escrow Instructions. Sections 1; 2 through 6 inclusive, 8, 10, 12 and 13 constitute the escrow instructions to Escrow Holder. If required by Escrow Holder, Buyer and Seller agree to execute Escrow Holder's standard escrow instructions, provided that the same are consistent with and do not conflict with the provisions of this Agreement. In the event of any such conflict, the provisions of this Agreement shall prevail. The terms and conditions in sections of this Agreement not specifically referenced above are additional matters for information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions directly from Escrow Holder and will execute such provision upon Escrow Holder's request. To the extent that the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller agree to execute additional instructions, documents and forms provide by Escrow Holder that are reasonably necessary to close Escrow.

10.2 General Escrow Provisions. Escrow Holder shall deliver the Owner's Title Policy to Buyer and instruct the Sutter County Recorder to mail the Grant Deed to Buyer at the address set forth in Section 12 after recordation. All funds received in this Escrow shall be deposited in one or more general escrow accounts of the Escrow Holder with any bank doing business in Sutter County, California, and may be disbursed to any other general escrow account or accounts. All disbursements shall be according to that party's instructions.

10.3 Utilities. Buyer and Seller shall cause all utilities which are in the name of Seller to be transferred to the name of Buyer as of the Close of Escrow or as soon thereafter as practicable. Utilities shall be prorated to the Close of Escrow. In the event final amounts with respect to said prorations are not available as of Close of Escrow, the proration shall be done on an estimated basis and the parties shall prepare a final proration within sixty (60) days following Close of Escrow. Any party who is obligated to pay net amounts based on said final proration shall reimburse the other party said amount within thirty (30) days after completion of the final proration.

10.4 Real Property Taxes. Seller is a public agency and exempt from real property taxes so no prorations will be required at Closing.

10.5 Payment of Costs.

- a. **Cost Allocation.** Buyer shall pay the costs for the Owner's Title Policy, escrow costs and recording fees ("**Buyer's Charges**"), and the NHD report. Seller shall pay documentary transfer taxes and any fees and costs charged by any lender to obtain releases or consents or otherwise put title in the condition described in Section 6 ("**Seller's Charges**"). All other costs of Escrow not otherwise specifically allocated by this Agreement shall be apportioned between the parties in a manner consistent with the custom and usage of Escrow Holder.

- b. **Closing Statement.** At least three (3) business days prior to the Closing Date, Escrow Holder shall furnish Buyer and Seller with a preliminary Escrow closing statement which shall include each party's respective shares of costs. The preliminary closing statement shall be approved in writing by the parties. As soon as reasonably possible following the Close of Escrow, Escrow Holder shall deliver a copy of the final Escrow closing statement to the Parties.

10.6 Termination and Cancellation of Escrow. If Escrow fails to close as provided above, either party may elect to cancel this Escrow upon written notice to the other party and Escrow Holder. Upon cancellation, Escrow Holder is instructed to return all funds and documents then in Escrow to the respective depositor of the same with Escrow Holder. Cancellation of Escrow, as provided herein, shall be without prejudice to whatever legal rights Buyer or Seller may have against each other arising from the Escrow or this Agreement.

10.7 Information Report. Escrow Holder shall file and Buyer and Seller agree to cooperate with Escrow Holder and with each other in completing any report ("**Information Report**") and/or other information required to be delivered to the Internal Revenue Service pursuant to Internal Revenue Code § 6045(e) regarding the real estate sales transaction contemplated by this Agreement, including without limitation, Internal Revenue Service Form 1099-B as such may be hereinafter modified or amended by the Internal Revenue Service, or as may be required pursuant to any regulation now or hereinafter promulgated by the Treasury Department with respect thereto. Buyer and Seller also agree that Buyer and Seller, their respective employees and attorneys, and escrow Holder and its employees, may disclose to the Internal Revenue Service, whether pursuant to such Information Report or otherwise, any information regarding this Agreement or the transactions contemplated herein as such party reasonably deems to be required to be disclosed to the Internal Revenue Service by such party pursuant to Internal Revenue Code Section 6045(e), and further agree that neither Buyer nor Seller shall seek to hold any such party liable for the disclosure to the Internal Revenue Service of any such information.

10.8 No Withholding as Foreign Seller. Seller represents and warrants to Buyer that Seller is not, and as of the Close of Escrow will not be, a foreign person within the meaning of Internal Revenue Code § 1445 or an out-of-state seller under California Revenue and Tax Code § 18805 and that it will deliver to Buyer on or before the Close of Escrow a non-foreign affidavit on Escrow Holder's standard form pursuant to Internal Revenue Code §1445(b)(2) and the Regulations promulgated thereunder and a California Form 590-RE.

10.9 Brokerage Commissions. Neither party is represented by a broker. Buyer and Seller each agree to indemnify and hold the other parties harmless from and against all liabilities, costs, damages and expenses, including, without limitation, attorneys' fees, resulting from any claims or fees or commissions, based upon agreements by it, if any, to pay a broker's commission and/or finder's fee except as specified above.

11. LIQUIDATED DAMAGES.

IF BUYER SHOULD MATERIALLY DEFAULT UNDER THIS AGREEMENT, BUYER AND SELLER AGREE THAT SELLER WILL INCUR DAMAGES BY REASON OF SUCH DEFAULT WHICH DAMAGES SHALL BE IMPRACTICAL AND EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO ASCERTAIN. THEREFORE, BUYER AND SELLER, IN A REASONABLE EFFORT TO ASCERTAIN WHAT SELLER'S DAMAGES WOULD BE IN THE EVENT OF SUCH DEFAULT BY BUYER HAVE AGREED BY

PLACING THEIR INITIALS BELOW THAT THE DEPOSIT SHALL CONSTITUTE A REASONABLE ESTIMATE OF SELLER'S DAMAGES UNDER THE PROVISIONS OF SECTIONS 1671 AND 1677 OF THE CALIFORNIA CODE OF CIVIL PROCEDURE FOR A BREACH PRIOR TO THE CLOSING. IF BUYER FAILS TO PROMPTLY DELIVER THE SUM SPECIFIED ABOVE TO SELLER, SUCH FAILURE SHALL CONSTITUTE A MATERIAL BREACH OF THIS PROVISION AND SELLER MAY ELECT TO SUE BUYER UNDER THIS PROVISION OR TO WAIVE THIS PROVISION AND PROCEED AGAINST BUYER FOR ALL APPLICABLE DAMAGES RESULTING FROM BUYER'S DEFAULT.

Seller's Initials

Buyer's Initials

12. NOTICES. Any notices, demands or communications under this Agreement between the parties shall be in writing, and may be given by (i) personal service, (ii) overnight delivery, or (iii) mailing via United States mail, certified mail, postage prepaid, return receipt requested ("**US Mail**"), addressed to each party as set forth below or such other address as may be furnished in writing by a party, and such notice or communication shall, if properly addressed, be deemed to have been given (a) as of the date so delivered under delivery methods (i) or (ii) above, or (b) three (3) business days after deposit into the U.S. Mail.

To Seller: City of Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993
Attn: Diana Langlely, City Manager

With a Copy to: Aleshire & Wynder, LLP
2440 Tulare Street Suite 410
Fresno, CA 93721
Attn: Shannon Chaffin, City Attorney

To Buyer: Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez
318 Garden Highway
Yuba City, CA 95991

To Escrow Holder: Placer Title Company
1425 Butte House Road
Yuba City, CA 95993
Ana Campos, Senior Escrow Officer

13. GENERAL PROVISIONS.

13.1 Assignment. Neither party shall have the right to assign this Agreement or any interest or right hereunder or under the Escrow without the prior written consent of the other party. Subject to the foregoing, this Agreement shall be binding upon and shall inure to the benefit of Buyer and Seller and their respective heirs, personal representatives, successors and assigns.

13.2 Attorney's Fees. In any action between the parties hereto, seeking enforcement of any of the terms and provisions of this Agreement or the Escrow, or in connection with the Property, the prevailing party in such action shall be entitled, to have and to recover from the

other party its reasonable attorneys' fees and other reasonable expenses in connection with such action or proceeding, in addition to its recoverable court costs.

13.3 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Agreement shall be construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

13.4 No Waiver. No delay or omission by either party in exercising any right or power accruing upon the compliance or failure of performance by the other party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party of a breach of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions hereof.

13.5 Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made by written instrument or endorsement thereon and in each such instance executed on behalf of each party hereto.

13.6 Severability. If any term, provision, condition or covenant of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provisions, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13.7 Merger. This Agreement and other documents incorporated herein by reference contain the entire understanding between the parties relating to the transaction contemplated hereby and all prior to contemporaneous agreements, understandings, representations and statements, oral or written, are merged herein and shall be of no further force or effect.

13.8 Execution in Counterparts. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the original or the same counterpart.

13.9 Exhibits. Exhibits A, B, and C are attached hereto are incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement for Purchase and Sale of Real Property and Escrow Instructions as of the date set forth above.

Note: Section 11 need to be separately initialed by the parties.

BUYER:

Juan Pablo Ruelas

Jesus Adan Ruelas

Refugio Martinez

Accepted and agreed to:

ESCROW HOLDER:

PLACER TITLE COMPANY

By: _____
Ana Campos, Escrow Officer

Dated: _____, 2024

SELLER:

CITY OF YUBA CITY

By: _____
Diana Langley, City Manager
_____, 2024

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____
Shannon Chaffin, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

That certain real property in the City of Yuba City, County of Sutter, State of California legally described as follows:

Lots 5 and 6, as shown on that certain Map entitled "Map of Rowe Tract," filed in the office of the County Recorder of Sutter County, California on July 12, 1948, in Book 8 of Surveys, Page 24.

Also, all that portion of Lot 7, as shown on that certain Map entitled "Map of Rowe Tract ", filed in the office of the County Recorder of Sutter County, California on July 12, 1948 in Book 8 of Surveys Page 24, lying Southerly of the following described line:

Beginning at the Northeast corner of Lot 5 of said Rowe Tract; thence North 89° 32' 25" East, a distance of 67.221 feet to the Easterly line of said Lot 7 and the terminus of said line.

APN: 053-220-030

EXHIBIT B
GRANT DEED

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Juan Pablo Ruelas, Jesus Adan Ruelas,
And Refugio Martinez
318 Garden Highway
Yuba City, CA 95991

APN 053-220-030

THE UNDERSIGNED GRANTOR DECLARES:
Documentary Transfer Tax is: \$____

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, CITY OF YUBA CITY, a public agency ("**Grantor**"), hereby grants to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez as _____ ("**Grantee**"), that certain real property in the City of Yuba City, County of Sutter, State of California, legally described on Exhibit A attached hereto and incorporated herein by reference ("**Property**").

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by its respective officers or agents hereunto as of the date below.

GRANTOR:

CITY OF YUBA CITY, a public agency

Not to be executed until closing

By: _____
Diana Langley,
City Manager

ATTEST:

Ciara Wakefield, Deputy City Clerk

DATED: _____, 2024

EXHIBIT A TO GRANT DEED

LEGAL DESCRIPTION OF PROPERTY

That certain real property in the City of Yuba City, County of Sutter, State of California legally described as follows:

Lots 5 and 6, as shown on that certain Map entitled "Map of Rowe Tract," filed in the office of the County Recorder of Sutter County, California on July 12, 1948, in Book 8 of Surveys, Page 24.

Also, all that portion of Lot 7, as shown on that certain Map entitled "Map of Rowe Tract ", filed in the office of the County Recorder of Sutter County, California on July 12, 1948 in Book 8 of Surveys Page 24, lying Southerly of the following described line:

Beginning at the Northeast corner of Lot 5 of said Rowe Tract; thence North 89° 32' 25" East, a distance of 67.221 feet to the Easterly line of said Lot 7 and the terminus of said line.

APN: 053-220-030-000

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

[illegible]

On _____, 2024 before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public

SEAL:

EXHIBIT C
DEED RESTRICTION

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993
Attn: City Manager

APN 053-220-030

THE UNDERSIGNED GRANTOR DECLARES:
Documentary Transfer Tax is: \$____

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision © of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by its respective officers or agents hereunto as of the date below.

GRANTOR:

CITY OF YUBA CITY, a public agency

Not to be executed until closing

By: _____
Diana Langley
City Manager

ATTEST:

See attached Exhibit "A"

Notary acknowledgment on next page

Ciara Wakefield, Deputy City Clerk

EXHIBIT A TO DEED RESTRICTION
LEGAL DESCRIPTION OF PROPERTY

That certain real property in the City of Yuba City, County of Sutter, State of California legally described as follows:

Lots 5 and 6, as shown on that certain Map entitled "Map of Rowe Tract," filed in the office of the County Recorder of Sutter County, California on July 12, 1948, in Book 8 of Surveys, Page 24.

Also, all that portion of Lot 7, as shown on that certain Map entitled "Map of Rowe Tract ", filed in the office of the County Recorder of Sutter County, California on July 12, 1948 in Book 8 of Surveys Page 24, lying Southerly of the following described line:

Beginning at the Northeast corner of Lot 5 of said Rowe Tract; thence North 89° 32' 25" East, a distance of 67.221 feet to the Easterly line of said Lot 7 and the terminus of said line.

APN: 053-220-030-000

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

[illegible]

On _____, 2024 before me, _____, a notary public,
personally appeared _____ who proved to
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public

SEAL:

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council; Honorable Chairperson and Directors of the Successor Agency to the Redevelopment Agency of the City of Yuba City
From: Administration Department
Presentation By: Diana Langley, City Manager

Summary

Subject: Agreement for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013) to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez

Recommendation: A. Adopt a Resolution rescinding Resolution 24-042 authorizing the City Manager as Executive Director to the Successor Agency to the Redevelopment Agency of the City of Yuba City to execute an Agreement for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013), and all other necessary documents, in the amount of \$67,500 to Gursharan Mann, and authorize the Finance Director to remit the proceeds to the Sutter County Auditor-Controller for distribution to the taxing entities per the Long Range Property Management Plan

B. Adopt a Resolution authorizing the City Manager as Executive Director to the Successor Agency to the Redevelopment Agency of the City of Yuba City to execute an Agreement for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013), and all other necessary documents, in the amount of \$65,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, and authorize the Finance Director to remit the proceeds to the Sutter County Auditor-Controller for distribution to the taxing entities per the Long Range Property Management Plan

Fiscal Impact: Sale Price - \$67,500

Purpose:

To facilitate and encourage the development of infill property located in the Town Center area.

Council's Strategic Goal:

This project addresses multiple City Council Strategic Goals, primarily maintaining the financial stability and sustainability of the City and enhancing the business-friendly environment for the City.

Background:

The northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013) is a 0.41-acre vacant parcel (Site), currently owned by the Successor Agency to the Redevelopment Agency of the City of Yuba City (Successor Agency). Based on a 2011 California Supreme Court decision, all redevelopment agencies in California were dissolved as of February 1, 2012. As a result, all redevelopment agencies were required to dissolve and transfer any assets and liabilities to "Successor Agencies" that would bring to a close the redevelopment agencies' business matters. On January 10, 2012, the City Council elected to become the Successor Agency, and in November 2014, the Site was transferred to the Successor Agency.

In 2015, a Long Range Property Management Plan was prepared by Fraser & Associates. The plan recommended the Site be sold for private development. On August 16, 2022, the City Council, acting as the Successor Agency, declared the Site to be surplus land and directed the City Manager to follow procedures set forth in the Surplus Land Act (SLA) for the sale of the property. Through the SLA process, no housing sponsors or developers submitted a letter of interest to purchase the property and the California Department of Housing and Community Development (HCD) cleared the property for sale.

Analysis:

In August 2023, an appraisal was prepared by Owen & Associates Valuation, Inc., in which the appraised amount was \$65,000. The City contracted with Coldwell Banker Commercial Valley Brokers (Coldwell Banker) to represent the City and place the property for sale for \$65,000. Coldwell Banker received an offer from Gursharan Mann to purchase the Site "as is" for \$67,500. On May 7, 2024, City Council adopted Resolution 24-042 authorizing the execution of an Agreement for Purchase and Sale of Real Property to Gursharan Mann. When it was time to execute the Agreement, Mr. Mann opted not to proceed with the purchase of the property. Staff recommends rescinding Resolution 24-042.

Coldwell Banker received another offer from Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, for \$65,000. Staff recommends selling the property for \$65,000.

Fiscal Impact:

The proposed purchase price is \$65,000 with net proceeds being less due to sales commission, title, and escrow fees. Per the Long Range Property Management Plan, the City will remit the net proceeds to the Sutter County Auditor-Controller for distribution to the taxing agencies, of which the City will receive approximately 16% back.

Alternatives:

Do not authorize the City Manager to sign the Agreement and provide direction for the disposition of the property.

Recommendation:

A. Adopt a Resolution rescinding Resolution 24-042 authorizing the City Manager as Executive Director to the Successor Agency to the Redevelopment Agency of the City of Yuba City to execute an Agreement for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013), and all other necessary documents, in the amount of \$67,500 to Gursharan Mann, and authorize the Finance Director to remit the proceeds to the Sutter County Auditor-Controller for distribution to the taxing entities per the Long Range Property Management Plan

B. Adopt a Resolution authorizing the City Manager as Executive Director to the Successor Agency to

the Redevelopment Agency of the City of Yuba City to execute an Agreement for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013), and all other necessary documents, in the amount of \$65,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, and authorize the Finance Director to remit the proceeds to the Sutter County Auditor-Controller for distribution to the taxing entities per the Long Range Property Management Plan

Attachments:

1. Resolution - Rescind Resolution No. 24-042
2. Resolution - Northwest Corner of Percy Avenue and Plumas Boulevard
3. Exhibit A - APN 53-194-013 Ruelas

Prepared By:

Diana Langley
City Manager

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO.

RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY TO THE CITY OF YUBA CITY RESCINDING RESOLUTION NO. 24-042 AUTHORIZING THE CITY MANAGER AS THE EXECUTIVE DIRECTOR TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY TO EXECUTE AN AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PERCY AVENUE AND PLUMAS BOULEVARD (APN 053-194-013), AND ALL OTHER NECESSARY DOCUMENTS, IN THE AMOUNT OF \$67,500 TO GURSHURAN MANN, AND AUTHORIZE THE FINANCE DIRECTOR TO PLACE SALE PROCEEDS IN THE GENERAL FUND

WHEREAS, on May 7, 2024, the City Council of the City of Yuba City at a regular meeting adopted Resolution No. 24-042; and

WHEREAS, upon adoption of the Resolution, the potential buyer for the northwest corner of Percy Avenue and Plumas Boulevard, Gurshurun Mann, opted not to proceed with the purchase of the property.

NOW, THEREFORE, the City Council of the City of Yuba City does hereby rescind Resolution No. 24-042.

The forgoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Chair of Successor Agency

ATTEST:

Ciara Wakefield, Deputy Agency Secretary

APPROVED AS TO FORM
COUNSEL FOR SUCCESSOR AGENCY

Shannon Chaffin
Agency Counsel

ATTACHMENT 2

RESOLUTION NO.

RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF YUBA CITY AUTHORIZING THE CITY MANAGER AS THE EXECUTIVE DIRECTOR TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF YUBA CITY TO EXECUTE AN AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PERCY AVENUE AND PLUMAS BOULEVARD (APN 053-194-013), AND ALL OTHER NECESSARY DOCUMENTS, IN THE AMOUNT OF \$65,000 TO JUAN PABLO RUELAS, JESUS ADAN RUELAS, AND REFUGIO MARTINEZ, AND AUTHORIZE THE FINANCE DIRECTOR TO REMIT THE PROCEEDS TO THE SUTTER COUNTY AUDITOR-CONTROLLER FOR DISTRIBUTION TO THE TAXING ENTITIES PER THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, in January 2012, the City Council elected to become the Successor Agency to the Redevelopment Agency of the City of Yuba City (Successor Agency); and

WHEREAS, in November 2014, ownership of the Site was transferred by grant deed to the Successor Agency; and

WHEREAS, in 2015, a Long Range Property Management Plan was prepared by Fraser & Associates and recommended the Site be sold for private development; and

WHEREAS, in August 2022, the Successor Agency declared the Site to be surplus and directed the City Manager/Executive Director to follow procedures set forth in the Surplus Land Act for the sale of the property; and

WHEREAS, in accordance with the Surplus Land Act, staff issued a notice of availability and did not receive any interest from any housing sponsors; and

WHEREAS, the Department of Housing and Community Development has determined that staff met all the requirements under the Surplus Land Act and the Successor Housing Agency is permitted to proceed with the sale or lease of the property; and

WHEREAS, an appraisal was prepared by Owen & Associates Valuation, Inc., and the appraised value is \$65,000; and

WHEREAS, the City received an offer from Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez, to purchase the property for \$65,000 in "as is" condition; and

WHEREAS, staff recommends that the Successor Agency accept the offer and authorize the City Manager to execute an Agreement for Purchase and Sale; and

WHEREAS, per the Long Range Property Management Plan, the net proceeds from the sale of the property are to be remitted to the Sutter County Auditor-Controller for distribution to the taxing agencies.

NOW, THEREFORE, the Successor Agency of the Yuba City Redevelopment Agency, California, does hereby resolve as follows:

1. The City Manager as the Executive Director to the Successor Agency to the Redevelopment Agency of the City of Yuba City is authorized to execute an Agreement

for Purchase and Sale of Real Property located at the northwest corner of Percy Avenue and Plumas Boulevard (APN 053-194-013), and all other necessary documents, in the amount of \$65,000 to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez.

2. The Finance Director is authorized to remit the net proceeds to the Sutter County Auditor-Controller.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the Successor Agency to the Yuba City Redevelopment Agency, at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Chair of Successor Agency

ATTEST:

Ciara Wakefield, Deputy Agency Secretary

APPROVED AS TO FORM
COUNSEL FOR SUCCESSOR AGENCY

Shannon Chaffin
Agency Counsel

Exhibit A: Purchase and Sale Agreement

EXHIBIT A

**AGREEMENT FOR PURCHASE AND SALE
OF REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS**

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS ("**Agreement**") is made this 18th day of June, 2024 ("**Agreement Date**") by and among Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez (the "**Buyer**"), City of Yuba City as Successor Agency to the former Redevelopment Agency of the City of Yuba City, a public agency ("**Seller**") and PLACER TITLE COMPANY, a corporation ("**Escrow Holder**" and "**Title Company**").

RECITALS:

A. Seller owns those certain real property located at the northwest corner of Percy Avenue and Plumas Boulevard, Yuba City, State of California (APN 053-194-013) legally described as set forth on **Exhibit A** ("**Property**").

B. Buyer is willing to purchase the Property in AS-IS condition pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and incorporating the recitals above, the parties hereto agree as follows:

TERMS AND CONDITIONS:

1. PURCHASE AND SALE OF PROPERTY. Buyer hereby agrees to purchase from Seller, and Seller agrees to sell to Buyer, the Property in AS-IS condition.

2. OPENING OF ESCROW. Within five (5) days after the execution of this Agreement by both Buyer and Seller, the parties shall open an escrow ("**Escrow**") with Placer Title Company (Escrow Holder) by causing an executed copy of this Agreement to be deposited with Ana Campos, escrow officer ("**Escrow Officer**") at Placer Title Company, 1425 Butte House Road, Yuba City, Acampos@placertitle.com (530) 671-5040 ("**Escrow**") together with the Deposit (as defined in Section 3.2(a)) ("**Opening of Escrow**").

3. PURCHASE PRICE.

3.1 Purchase Price. The Purchase Price for the Property is Sixty-Five Thousand Dollars (\$65,000) ("**Purchase Price**").

3.2 Payment of Purchase Price. The Purchase Price shall be paid as follows:

(a) **Deposit.** At Opening of Escrow, Buyer shall deposit the sum of One Thousand Dollars (\$1,000) with Escrow Holder ("**Deposit**").

(b) **Balance of Funds.** At least one (1) business day prior to the Closing, Buyer shall deposit balance of the Purchase Price with Escrow Holder in Good Funds (as defined below).

3.3 Disbursement of Seller's Net Proceeds. At the Closing, the net proceeds (as

determined by the Seller settlement statement) shall be disbursed to Seller.

3.4 Good Funds. All funds deposited in Escrow shall be in “**Good Funds**” which means a wire transfer of funds, cashier's or certified check drawn on or issued by the offices of a financial institution located in the State of California.

4. ADDITIONAL FUNDS AND DOCUMENTS REQUIRED FROM BUYER AND SELLER.

4.1 Seller. Seller agrees that on or before 12:00 noon on the day preceding the Closing Date, Seller will deposit with Escrow Holder such funds and other items and instruments (executed and acknowledged, if appropriate) as may be necessary in order for the Escrow Holder to comply with this Agreement, including without limitation:

- a. Executed and acknowledged grant deed in the form of Exhibit B (“**Grant Deed**”).
- b. A Non-Foreign Affidavit as required by federal law.
- c. Such funds and other items and instruments as may be necessary in order for Escrow Holder and the Title Company to comply with this Agreement.
- d. Executed and acknowledged Deed Restriction in the form of Exhibit C (“**Deed Restriction**”).

4.2 Buyer. Buyer agrees that on or before 12:00 noon on the date preceding the Closing Date, Buyer will deposit with Escrow Holder all additional funds and/or documents (executed and acknowledged, if appropriate) which are necessary to comply with the terms of this Agreement, including without limitation:

- a. A Preliminary Change of Ownership Statement completed in the manner required in Sutter County.
- b. Such funds and other items and instruments as may be necessary in order for Escrow Holder and the Title Company to comply with this Agreement.

4.3 Recordation, Completion and Distribution of Documents. Escrow Holder will cause Grant Deed to be recorded when it can issue the Owner's Title Policy in accordance with Section 6, and holds for the account of Buyer and Seller, respectively, the funds and items described above to be delivered to Buyer and Seller, respectively, through Escrow, less costs, expenses and disbursements chargeable to Seller pursuant to the terms hereof.

5. CLOSING DATE; TIME IS OF ESSENCE.

5.1 Closing Date. Escrow shall close within twenty (20) days after Buyer has provided the Buyer's Due Diligence Approval Notice by the Outside Due Diligence Date (pursuant to Section 7), but no later than thirty (30) days after the Opening of Escrow (“**Closing Date**”) unless extended as evidenced by a writing signed by both parties. The terms “**Close of Escrow**” and/or “**Closing**” are used herein to mean the time Grant Deed is filed for recording by the Escrow Holder in the Office of the County Recorder of Sutter County, California.

5.2 Possession. Upon the Close of Escrow, exclusive possession and occupancy of the Property shall be delivered to Buyer free and clear of all claims of possession and all debris.

5.3 Time is of Essence. Buyer and Seller specifically agree that time is of the essence.

5.4 Executive Director's Authority. Seller by its execution of this Agreement hereby agrees that its Executive Director or designee (who has been designated by Executive Director's written notice delivered to Buyer and Escrow Holder) shall, in Executive Director's sole and exclusive discretion, have authority:

(i) to execute documents on behalf of Seller including, but not limited to, issuing approvals, disapprovals and extensions. Any such approval, disapproval or extension executed by the Executive Director or their designee shall be binding on Seller.

(ii) make minor modifications to this Agreement in order to fulfill the direction of the Successor Agency Board, provided that such minor modifications are approved by the Agency's legal counsel.

6. TITLE POLICY.

6.1 Approval of Title.

(a) Promptly following execution of this Agreement but in no event later than five (5) days following Opening of Escrow, a preliminary title report shall be issued by Placer Title Company ("**Title Company**"), describing the state of title of the Property, together with copies of all exceptions specified therein and a map plotting all easements specified therein ("**Preliminary Title Report**"). Within five (5) days after Buyer's receipt of the Preliminary Title Report, Buyer shall notify Seller in writing ("**Buyer's Title Notice**") of Buyer's disapproval of any matters contained in the Preliminary Title Report ("**Disapproved Exceptions**").

(b) In the event Buyer delivers Buyer's Title Notice within said period, Seller shall have a period of five (5) days after receipt of Buyer's Title Notice in which to notify Buyer of Seller's election to either (i) agree to attempt to remove the Disapproved Exceptions prior to the Close of Escrow; or (ii) decline to remove any such Disapproved Exceptions ("**Seller's Notice**"). If Seller notifies Buyer of its election to decline to remove the Disapproved Exceptions, or if Seller is unable to remove the Disapproved Exceptions, Buyer may elect either to terminate this Agreement and the Escrow or to accept title to the Property subject to the Disapproved Exception(s). Buyer shall exercise such election by delivery of written notice to Seller and Escrow Holder within five (5) days following the earlier of (i) the date of written advice from Seller that such Disapproved Exception(s) cannot be removed; or (ii) the date Seller declines to remove such Disapproved Exception(s).

(c) Upon the issuance of any amendment or supplement to the Preliminary Title Report which adds additional exceptions, the foregoing right of review and approval shall also apply to said amendment or supplement, provided, however, that Buyer's initial period of review and approval or disapproval of any such additional exceptions shall be limited to ten (10) days following receipt of notice of such additional exceptions.

(d) Nothing to the contrary herein withstanding, Buyer shall be deemed to have automatically objected to all leases, deeds of trust, mortgages, judgment liens, federal and state income tax liens, delinquent general and special real property taxes and assessments and similar monetary encumbrances affecting the Property, and Seller shall discharge any such non-permitted title matter of record prior to or concurrently with the Close of Escrow.

6.2 Title Policy. At the Close of Escrow, Escrow Holder shall furnish Buyer with an ALTA/CLTA Homeowner's Owner's Policy of title insurance ("**Owner's Title Policy**") insuring title to the Property vested in Buyer in the amount of the Purchase Price, containing only exceptions approved or waived by Buyer in accordance with this Section. The cost of the Owner's Title Policy to Seller shall be paid by Buyer.

7. TRANSFER DISCLOSURE STATEMENT, STATUTORY DISCLOSURES & DUE DILIGENCE.

7.1 Natural Hazard Disclosure Report with Tax Disclosures. Within two (2) days after the Opening of Escrow, Escrow Holder shall order and deliver to Buyer a comprehensive natural hazard disclosure and tax report from Disclosure Source ("**NHD Report**") for Buyer's review and approval. If Buyer disapproves the NHD Report, Buyer shall notify Seller with a copy to Escrow Holder within the Due Diligence Period. If Buyer does not disapprove the NHD Report within the Due Diligence Period, Buyer shall be deemed to have approved it. Buyer shall execute the acknowledgement statement that accompanies the NHD Report and deliver a copy to Seller.

7.2 Material Facts & Insurance Claims. Within two (2) days of the Opening of Escrow, Seller shall disclose to Buyer in writing all known material facts and defects including known insurance claims within the last five (5) years preceding the Agreement Date

7.3 Other Statutory Disclosures. Within two (2) days of Opening of Escrow, Seller shall deliver to Buyer all other applicable statutory disclosures (including, but not limited to, notice or actual knowledge of release of illegal controlled substance, etc.) as required by law for Buyer's review and approval. If Buyer disapproves any such disclosures, Buyer shall notify Seller with a copy to Escrow Holder within the Due Diligence Period. If Buyer does not disapprove a statutory disclosure within the Due Diligence Period, Buyer shall be deemed to have approved it and Buyer shall execute any documents reasonably required by Seller to evidence same and deliver same to Seller.

7.4 Due Diligence. For a period of up to thirty (30) days following the Opening of Escrow ("**Due Diligence Period**"), Buyer shall have the right to review and inspect the Property and conduct such tests as reasonably determined by Buyer. Buyer shall make reasonable efforts to expediate any and all investigations provided same does not involve additional cost to Seller. Seller grants to Buyer, its agents and employees, upon reasonable notice to Seller, a limited license to enter the Property for the purpose of conducting such due diligence as reasonably required by Buyer at Buyer's sole cost and expense. As a condition to Buyer's entry and inspection, Buyer shall keep the Property free and clear of all materialmen's liens, lis pendens or any other liens arising out of the entry and any work performed under this Agreement. Buyer shall notify Seller in writing ("**Buyer's Due Diligence Notice**") on or before the expiration of the Due Diligence Period of Buyer's approval of the condition of the Property as well as the TDS, NHD Report, Lead Paint Disclosure and all other disclosures and notices delivered to Buyer under this Agreement, which approval may be withheld in Buyer's sole discretion. Failure of Seller to provide access to the Property to make inspect the Property at a day and time requested by Buyer shall be a material breach of this Agreement and Buyer shall have the right to immediately terminate this Agreement and the escrow.

7.5 Indemnity: Buyer agrees to defend and indemnify Seller for any claims that arise out of Buyer's inspection or testing of the Property.

7.6 Statutory Disclosures. As required by law, Seller makes the following disclosures to Buyer:

- a. **No HOA.** The Property is subject to certain covenants, conditions and restrictions. However, there is no homeowner association and there are no HOA assessments to which the Property is subject.
- b. **Megan's Law.** "Notice: Pursuant to Section 290.46 of the Penal Code information about specified registered sex offenders is made available to the public via an internet website maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on a sex offender's criminal history, this information will include either an address at which the offender resides or the community of residence and ZIP code in which he or she resides. (Neither Seller or Broker are required to check this website)."
- c. **Gas and Hazardous Liquid Transmission Pipelines.** "This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public at the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission lines near the Property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP code and county on the NPMS Internet Web site."

8. CONDITIONS PRECEDENT TO CLOSE OF ESCROW.

8.1 Conditions to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to the satisfaction or written waiver, in whole or in part, by Buyer of each of the following conditions precedent ("**Buyer's Conditions Precedent**"):

- (a) Title Company will issue the Owner's Title Policy as specified in Section 6.2.
- (b) Escrow Holder holds and will deliver to Buyer the instruments accruing to Buyer pursuant to this Agreement.
- (c) Seller is not in default of its obligations under this Agreement.

8.2 Conditions to Seller's Obligations. The obligations of Seller under this Agreement are subject to the satisfaction or written waiver, in whole or in part, by Seller of the following conditions precedent:

- (a) Escrow Holder holds and will deliver to Seller the instruments and funds accruing to Seller pursuant to this Agreement.
- (b) Buyer shall have executed all documents required under this Agreement and delivered same to Seller.
- (c) Buyer is not in default of its obligations under this Agreement.

9. LIMITED REPRESENTATIONS AND WARRANTIES.

9.1 *Limited Representations and Warranties.* Seller hereby makes the following representations and warranties to Buyer to the best of its knowledge and without the duty to investigate, each of which is true in all respects as of the Agreement Date and the Opening of Escrow and shall be true in all respects on the date of Close of Escrow on the Property:

a. Seller has received no notice and/or has no knowledge that any governmental authority or any employee or agent thereof considers the present or proposed operation, use or ownership of the Property to violate or have violated any ordinance, rule, law, regulation or order of any government or agency, body or subdivision thereof, or that any investigation has been commenced or is contemplated respecting such possible violations.

b. There are no pending or threatened lawsuits or claims which would affect the Property.

c. The Property is not subject to a homeowner's association nor any such association assessments.

d. The Property is not in violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to the environmental conditions on, under or about the Property including, but not limited to, soil and ground water conditions.

e. Seller has received no written notice from any third parties, prior owners of the Property, or any federal, state or local governmental agency indicating that any hazardous waste remedial or clean-up work will be required on the Property. There are no environmental, health or safety hazards on, under or about the Property, including but not limited to soil and groundwater conditions.

f. There are no contracts, leases, claims or rights affecting the Property and no agreements entered into by or under Seller that shall survive the Close of Escrow.

g. Until the Closing, Seller shall not do anything which would impair Seller's title to any of the Property.

h. Seller is not, and as of the Close of Escrow will not be, a foreign person within the meaning of Internal Revenue Code Section 1445 or an out-of-state seller under California Revenue and Tax Code Section 18805 and that it will deliver to Buyer through Escrow a non-foreign affidavit on Escrow Holder's standard form pursuant to Internal Revenue Code Section 1445(b)(2) and the Regulations promulgated thereunder and a California Form 590-RE ("Non-foreign Affidavit").

i. Until the Closing, if Seller learns of any fact or condition which would cause any of the warranties and representations in this Section not to be true as of the Closing, Seller shall immediately give written notice of such fact or condition to Buyer.

j. No construction or repair work has been done on the Property within the six (6) months prior to the Opening of Escrow.

9.2 *Breach; Indemnification.* If a breach of a representation, warranty or covenants occurs before Closing and Buyer is aware that such a breach has occurred, the breach shall be

grounds to terminate this Agreement in Buyer's sole discretion. If Buyer does not elect to terminate this Agreement, Buyer shall be deemed to have waived any such breach.

10. ESCROW PROVISIONS.

10.1 Escrow Instructions. Sections 1; 2 through 6 inclusive, 8, 10, 12 and 13 constitute the escrow instructions to Escrow Holder. If required by Escrow Holder, Buyer and Seller agree to execute Escrow Holder's standard escrow instructions, provided that the same are consistent with and do not conflict with the provisions of this Agreement. In the event of any such conflict, the provisions of this Agreement shall prevail. The terms and conditions in sections of this Agreement not specifically referenced above are additional matters for information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions directly from Escrow Holder and will execute such provision upon Escrow Holder's request. To the extent that the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller agree to execute additional instructions, documents and forms provide by Escrow Holder that are reasonably necessary to close Escrow.

10.2 General Escrow Provisions. Escrow Holder shall deliver the Owner's Title Policy to Buyer and instruct the Sutter County Recorder to mail the Grant Deed to Buyer at the address set forth in Section 12 after recordation. All funds received in this Escrow shall be deposited in one or more general escrow accounts of the Escrow Holder with any bank doing business in Sutter County, California, and may be disbursed to any other general escrow account or accounts. All disbursements shall be according to that party's instructions.

10.3 Utilities. Buyer and Seller shall cause all utilities which are in the name of Seller to be transferred to the name of Buyer as of the Close of Escrow or as soon thereafter as practicable. Utilities shall be prorated to the Close of Escrow. In the event final amounts with respect to said prorations are not available as of Close of Escrow, the proration shall be done on an estimated basis and the parties shall prepare a final proration within sixty (60) days following Close of Escrow. Any party who is obligated to pay net amounts based on said final proration shall reimburse the other party said amount within thirty (30) days after completion of the final proration.

10.4 Real Property Taxes. Seller is a public agency and exempt from real property taxes so no prorations will be required at Closing.

10.5 Payment of Costs.

- a. **Cost Allocation.** Buyer shall pay the costs for the Owner's Title Policy, NHD Report, escrow costs and recording fees ("**Buyer's Charges**"). Seller shall pay the cost of the documentary transfer taxes and any fees and costs charged by any lender to obtain releases or consents or otherwise put title in the condition described in Section 6 ("**Seller's Charges**"). All other costs of Escrow not otherwise specifically allocated by this Agreement shall be apportioned between the parties in a manner consistent with the custom and usage of Escrow Holder.
- b. **Closing Statement.** At least three (3) business days prior to the **Closing Statement**. At least three (3) business days prior to the Closing Date, Escrow

Holder shall furnish Buyer and Seller with a preliminary Escrow closing statement which shall include each party's respective shares of costs. The preliminary closing statement shall be approved in writing by the parties. As soon as reasonably possible following the Close of Escrow, Escrow Holder shall deliver a copy of the final Escrow closing statement to the Parties.

10.6 Termination and Cancellation of Escrow. If Escrow fails to close as provided above, either party may elect to cancel this Escrow upon written notice to the other party and Escrow Holder. Upon cancellation, Escrow Holder is instructed to return all funds and documents then in Escrow to the respective depositor of the same with Escrow Holder. Cancellation of Escrow, as provided herein, shall be without prejudice to whatever legal rights Buyer or Seller may have against each other arising from the Escrow or this Agreement.

10.7 Information Report. Escrow Holder shall file and Buyer and Seller agree to cooperate with Escrow Holder and with each other in completing any report ("**Information Report**") and/or other information required to be delivered to the Internal Revenue Service pursuant to Internal Revenue Code § 6045(e) regarding the real estate sales transaction contemplated by this Agreement, including without limitation, Internal Revenue Service Form 1099-B as such may be hereinafter modified or amended by the Internal Revenue Service, or as may be required pursuant to any regulation now or hereinafter promulgated by the Treasury Department with respect thereto. Buyer and Seller also agree that Buyer and Seller, their respective employees and attorneys, and escrow Holder and its employees, may disclose to the Internal Revenue Service, whether pursuant to such Information Report or otherwise, any information regarding this Agreement or the transactions contemplated herein as such party reasonably deems to be required to be disclosed to the Internal Revenue Service by such party pursuant to Internal Revenue Code Section 6045(e), and further agree that neither Buyer nor Seller shall seek to hold any such party liable for the disclosure to the Internal Revenue Service of any such information.

10.8 No Withholding as Foreign Seller. Seller represents and warrants to Buyer that Seller is not, and as of the Close of Escrow will not be, a foreign person within the meaning of Internal Revenue Code § 1445 or an out-of-state seller under California Revenue and Tax Code § 18805 and that it will deliver to Buyer on or before the Close of Escrow a non-foreign affidavit on Escrow Holder's standard form pursuant to Internal Revenue Code §1445(b)(2) and the Regulations promulgated thereunder and a California Form 590-RE.

10.9 Brokerage Commissions. Both parties are represented by a broker. Buyer and Seller each agree to indemnify and hold the other parties harmless from and against all liabilities, costs, damages and expenses, including, without limitation, attorneys' fees, resulting from any claims or fees or commissions, based upon agreements by it, if any, to pay a broker's commission and/or finder's fee except as specified above.

11. LIQUIDATED DAMAGES.

IF BUYER SHOULD MATERIALLY DEFAULT UNDER THIS AGREEMENT, BUYER AND SELLER AGREE THAT SELLER WILL INCUR DAMAGES BY REASON OF SUCH DEFAULT WHICH DAMAGES SHALL BE IMPRACTICAL AND EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO ASCERTAIN. THEREFORE, BUYER AND SELLER, IN A REASONABLE EFFORT TO ASCERTAIN WHAT SELLER'S DAMAGES WOULD BE IN THE EVENT OF SUCH DEFAULT BY BUYER HAVE AGREED BY PLACING THEIR INITIALS BELOW THAT THE DEPOSIT SHALL CONSTITUTE A

REASONABLE ESTIMATE OF SELLER'S DAMAGES UNDER THE PROVISIONS OF SECTIONS 1671 AND 1677 OF THE CALIFORNIA CODE OF CIVIL PROCEDURE FOR A BREACH PRIOR TO THE CLOSING. IF BUYER FAILS TO PROMPTLY DELIVER THE SUM SPECIFIED ABOVE TO SELLER, SUCH FAILURE SHALL CONSTITUTE A MATERIAL BREACH OF THIS PROVISION AND SELLER MAY ELECT TO SUE BUYER UNDER THIS PROVISION OR TO WAIVE THIS PROVISION AND PROCEED AGAINST BUYER FOR ALL APPLICABLE DAMAGES RESULTING FROM BUYER'S DEFAULT.

Seller's Initials

Buyer's Initials

12. NOTICES. Any notices, demands or communications under this Agreement between the parties shall be in writing, and may be given by (i) personal service, (ii) overnight delivery, or (iii) mailing via United States mail, certified mail, postage prepaid, return receipt requested ("**US Mail**"), addressed to each party as set forth below or such other address as may be furnished in writing by a party, and such notice or communication shall, if properly addressed, be deemed to have been given (a) as of the date so delivered under delivery methods (i) or (ii) above, or (b) three (3) business days after deposit into the U.S. Mail.

To Seller: City of Yuba City as Successor Agency
1201 Civic Center Boulevard
Yuba City, CA 95993
Attn: Diana Langlely, Executive Director

With a Copy to: Aleshire & Wynder, LLP
2440 Tulare Street Suite 410
Fresno, CA 93721
Attn: Shannon Chaffin, Agency Counsel

To Buyer: Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez
318 Garden Highway
Yuba City, CA 95991

To Escrow Holder: Placer Title Company
1425 Butte House Road
Yuba City, CA 95993
Ana Campos, Senior Escrow Officer

13. GENERAL PROVISIONS.

13.1 Assignment. Neither party shall have the right to assign this Agreement or any interest or right hereunder or under the Escrow without the prior written consent of the other party. Subject to the foregoing, this Agreement shall be binding upon and shall inure to the benefit of Buyer and Seller and their respective heirs, personal representatives, successors and assigns.

13.2 Attorney's Fees. In any action between the parties hereto, seeking enforcement of any of the terms and provisions of this Agreement or the Escrow, or in connection with the

Property, the prevailing party in such action shall be entitled, to have and to recover from the other party its reasonable attorneys' fees and other reasonable expenses in connection with such action or proceeding, in addition to its recoverable court costs.

13.3 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Agreement shall be construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

13.4 No Waiver. No delay or omission by either party in exercising any right or power accruing upon the compliance or failure of performance by the other party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party of a breach of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions hereof.

13.5 Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made by written instrument or endorsement thereon and in each such instance executed on behalf of each party hereto.

13.6 Severability. If any term, provision, condition or covenant of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provisions, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13.7 Merger. This Agreement and other documents incorporated herein by reference contain the entire understanding between the parties relating to the transaction contemplated hereby and all prior to contemporaneous agreements, understandings, representations and statements, oral or written, are merged herein and shall be of no further force or effect.

13.8 Execution in Counterparts. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the original or the same counterpart.

13.9 Exhibits. Exhibits A, B, and C attached hereto are incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement for Purchase and Sale of Real Property and Escrow Instructions as of the date set forth above.

Note: Section 11 needs to be separately initialed by the parties.

BUYER:

Juan Pablo Ruelas

Jesus Adan Ruelas

Refugio Martinez

Accepted and agreed to:

ESCROW HOLDER:

PLACER TITLE COMPANY

By: _____
Ana Campos, Escrow Officer

Dated: _____, 2024

SELLER:

CITY OF YUBA CITY AS SUCCESSOR
AGENCY

By: _____
Diana Langley, Executive Director
_____, 2024

ATTEST:

Ciara Wakefield, Deputy Agency Secretary

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____
Shannon Chaffin, Agency Counsel

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

That certain real property in the City of Yuba City, County of Sutter, State of California legally described as follows:

All that portion of Lot 430 as shown on that certain map entitled "Ledford's Subdivision No. 5" filed in the Office of the Sutter County Recorder on July 16, 1945 in Book 8 of Surveys, Page 4 and Percy Avenue, more particularly described as follows:

Commencing at the Northeasterly corner of said Lot 430, thence South 72° 40' 00" West, along the Northerly line of said Lot 430 a distance of 49.41 feet to the Point of Beginning; thence from said Point of Beginning, and leaving said Northerly line of said Lot 430, run South 13° 32' 29" West, a distance of 14.77, to the beginning of a curve, concave to the East, with a radius of 251.52 feet; thence along said curve to the left through an included angle of 05° 24' 30", 23.74 feet, to the beginning of a curve, concave to the West, with a radius of 198.88 feet; thence along said curve to the right through an included angle of 14° 12' 11", 49.30 feet, to the beginning of a curve, concave to the West, with a radius of 199.00 feet; thence along said curve to the right through an included angle of 07° 24' 09' 25.71 feet, to the beginning of a curve, concave to the Northwest, with a radius of 47.95 feet; thence along said curve to the right, through an included angle of 46° 59' 44" 39.33 feet, to the beginning of a curve, concave to the Southeast, with a radius of 87.67 feet; thence along said curve to the left through an included angle of 23° 59' 53" 36.72 feet, to the beginning of a curve, concave to the Northwest, with a radius of 106.75 feet; thence along said curve to the right through an included angle of 22° 21' 55", 41.67 feet, to the beginning of a curve, concave to the North, with a radius of 108.00 feet; thence along said curve to the right through an included angle of 06° 41' 23", 12.61 feet, to the beginning of a curve, concave to the Northeast, with a radius of 23.00 feet; thence along said curve to the right through an included angle of 101° 28' 53" 40.73 feet, thence North 03° 16' 36" East, a distance of 71.74 feet; thence North 06° 18' 20 East, a distance of 20.23 feet to the Northerly line of said Lot 430, thence North 72° 40' 00" East, along the Northerly line of said Lot 430 a distance of 173.03 feet to the Point of Beginning.

Except any portion thereof lying within Plumas Avenue and Percy Avenue as they presently exist

APN: 053-194-013

EXHIBIT B
GRANT DEED

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Juan Pablo Ruelas, Jesus Adan Ruelas,
And Refugio Martinez
318 Garden Highway
Yuba City, CA 95991

APN 053-194-013

THE UNDERSIGNED GRANTOR DECLARES:
Documentary Transfer Tax is: \$____

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, CITY OF YUBA CITY AS SUCCESSOR AGENCY to the former Redevelopment Agency of City of Yuba City, a public agency ("**Grantor**"), hereby grants to Juan Pablo Ruelas, Jesus Adan Ruelas, and Refugio Martinez as _____ ("**Grantee**"), that certain real property in the City of Yuba City, County of Sutter, State of California, legally described on Exhibit A attached hereto and incorporated herein by reference ("**Property**").

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by its respective officers or agents hereunto as of the date below.

GRANTOR:

DATED: _____, 2024

CITY OF YUBA CITY AS SUCCESSOR
AGENCY to the former Redevelopment
Agency of the City of Yuba City, a public
agency

Not to be executed until closing

By: _____
Diana Langley,
Executive Director

ATTEST:

Ciara Wakefield, Deputy Agency Secretary

EXHIBIT A TO GRANT DEED

LEGAL DESCRIPTION OF PROPERTY

That certain real property in the City of Yuba City, County of Sutter, State of California legally described as follows:

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Except any portion thereof lying within Plumas Avenue and Percy Avenue as they presently exist

APN: 053-194-013

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2023 before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public

SEAL:

EXHIBIT C
DEED RESTRICTION

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993
Attn: City Manager

APN 053-194-013-000

THE UNDERSIGNED GRANTOR DECLARES:
Documentary Transfer Tax is: \$____

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision © of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by its respective officers or agents hereunto as of the date below.

DATED: _____, 2024

GRANTOR:

CITY OF YUBA CITY AS SUCCESSOR
AGENCY to the former Redevelopment
Agency of the City of Yuba City, a public
agency

Not to be executed until closing

By: _____
Diana Langley
City Manager

ATTEST:

Ciara Wakefield, Deputy Agency Secretary

See attached Exhibit "A"

Notary acknowledgment on next page

EXHIBIT A TO DEED RESTRICTION

LEGAL DESCRIPTION OF PROPERTY

That certain real property in the City of Yuba City, County of Sutter, State of California legally described as follows:

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Except any portion thereof lying within Plumas Avenue and Percy Avenue as they presently exist

APN: 053-194-013

[illegible]

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

Notary Public

SEAL:

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Associate Engineer

Summary

Subject: SB 1 Road Maintenance and Rehabilitation Account Project List 2024-25
Recommendation: Adopt a Resolution adopting a list of projects for Fiscal Year 2024-25 to be funded by Senate Bill 1: Road Repair and Accountability Act of 2017
Fiscal Impact: \$1,817,657 Estimated Revenue for Fiscal Year 2024-25

Purpose:

To maintain and improve roadway conditions throughout the City.

Council Strategic Goal:

Approving the 2024-25 SB1 Project List will ensure that the City receives SB1 funding for maintaining and repairing the City's roadways in line with the City Council's strategic goals to maintain and improve infrastructure.

Background:

On April 28, 2017, Governor Brown signed the Road Repair and Accountability Act of 2017, known as Senate Bill 1 (SB1), increasing per gallon fuel excise taxes, diesel fuel sales taxes, and vehicle registration fees with future inflationary adjustments for the purpose of addressing road maintenance, rehabilitation, and roadway safety needs. The State Controller will deposit portions of the new funding into the Road Maintenance and Rehabilitation Account (RMRA), which will be apportioned by formula to eligible cities and counties throughout the year. Funds were apportioned to cities and counties beginning in January 2018.

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs and, therefore, requires cities and counties to provide basic RMRA project reporting to the California Transportation Commission (CTC). Per the program's requirements, jurisdictions are required to submit a project list to the CTC with locations, schedule, and estimated useful life of the project before they can receive RMRA funds. City Council has approved previous project lists since the inception of the SB1 funding in Fiscal Year 2017-18.

Analysis:

The City is required to submit an annual proposed project list to the CTC in July of each year in order to receive RMRA funds for the next fiscal year; once submitted, the City will continue to receive

apportionments monthly. The League of California Cities estimates that the City of Yuba City will receive approximately \$1,817,657 of RMRA funds in Fiscal Year 2024-25. This is approximately \$115,000 more than FY 2023-24 estimates. The City has received approximately \$1,331,492 to-date for Fiscal Year 2023-24 in monthly apportionments.

The priority list is updated annually to meet the needs of the City in accordance with SB1 funding criteria. Per the CTC's request, the City has limited the project list to include only projects that are planned for the next two fiscal years.

Public Works staff used the City's pavement management program (StreetSaver), traffic volumes, existing conditions, and Council priorities to identify a list of arterial and collector streets for locations to utilize SB1 funding. The proposed project list (Attachment 2) is ranked by priority, but is not all-inclusive of the City's needs; however, the RMRA program does not require that the projects be completed in any specific order, nor be limited to only SB1 funding.

Over the past few years, the City has been allowing the SB1 funds to build, so that major projects, such as the City-County Overlay Project, and the Walton Avenue Improvements Project have sufficient construction funding.

Fiscal Impact:

At this time, the City anticipates receiving an estimated \$1,817,657 in RMRA funds in Fiscal Year 2024-25. This is approximately \$115,000 more than FY 2023-24 estimates. The funds are programmed for repair, rehabilitation, or maintenance of existing roadways within the City. The Fiscal Year 2024-25 funds will be deposited into dedicated CIP Account No. 1255 (Road Maintenance and Rehabilitation Account). Currently CIP Account No. 1255 has a balance of approximately \$3,566,000.

Alternatives:

Direct staff to modify the existing project list by adding or removing projects.

Recommendation:

Adopt a Resolution adopting a list of projects for Fiscal Year 2024-25 to be funded by Senate Bill 1: Road Repair and Accountability Act of 2017.

Attachments:

1. Attachment 1 -Resolution - SB 1 Road Maintenance and Rehabilitation Account Project List 2024-25
2. Attachment 2 - Proposed Project List SB1
3. Attachment 3 - Location Map

Prepared By:

Josh Wolffe
Senior Civil Engineer

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING A LIST OF PROPOSED PROJECTS FOR FISCAL YEAR
2024-25 FUNDED BY SB 1: THE ROAD REPAIR AND
ACCOUNTABILITY ACT OF 2017**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1 by resolution, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated \$1,817,657 in RMRA funding in Fiscal Year 2024-25 from SB 1; and

WHEREAS, this is the sixth year in which the City is receiving SB 1 funding, which will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increased access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities (the project list); and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate over 230 centerline miles of road and add active transportation infrastructure throughout the City this year and hundreds of similar projects into the future; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an "at-risk" condition and this revenue will help us increase the overall quality of our road system; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety and complete streets infrastructure and use of cutting-edge technology, materials, and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, be it Resolved by the City Council of the City of Yuba City as follows:

1. The foregoing recitals are true and correct.
2. The following list of newly proposed projects will be funded in-part or solely with fiscal year 2024-25 Road Maintenance and Rehabilitation Account Revenues:

Project Title	Project Description	Project Location	Estimated Useful Life (Years)	Project Timeline
Harding Road Improvements	Construction Funding: Road rehabilitation and striping improvements.	Franklin Road to Cherry Street (City ROW)	20-30	2024
Vernon Avenue Improvements	Construction Funding: Road rehabilitation and striping improvements.	Littlejohn Road Intersection (City ROW)	20-30	2024
South Walton Avenue Overlay	Construction Funding: Road rehabilitation and striping improvements.	1980 S Walton Avenue to Southerly City Limit	20-30	2024
Bogue Road Improvements – SR99 East	Construction Funding: Road rehabilitation and striping improvements.	SR-99 to Railroad Avenue	20-30	2025

3. The following previously proposed and adopted projects may utilize fiscal year 2024-25 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

Project Title	Project Description	Project Location	Estimated Useful Life (Years)	Originally Listed	Project Timeline
Bogue Road Improvements	Construction Funding: Road rehabilitation and striping improvements.	Sanborn Road to Walton Avenue (City ROW)	20-30	2023	May 2025-November 2025
Butte House Road Improvements	Construction Funding: Road rehabilitation and striping improvements.	Tharp Road to Gray Avenue	20-30	2023	May 2025-November 2025
Stabler Lane Improvements	Construction Funding: Road rehabilitation and striping improvements.	Pease Road to Tres Picos Avenue	20-30	2023	May 2025-November 2025
Walton Avenue Improvements	Construction Funding: Roadway rehabilitation, signal upgrades, pedestrian, and cyclist improvements.	Sam's Club to Hazel Avenue	20-30	2020	April 2025 – November 2025

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, City Clerk Administrator

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

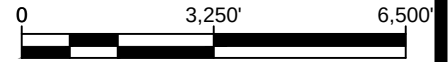
ATTACHMENT 2

City of Yuba City
SB1 Proposed Project List FY 2024-25

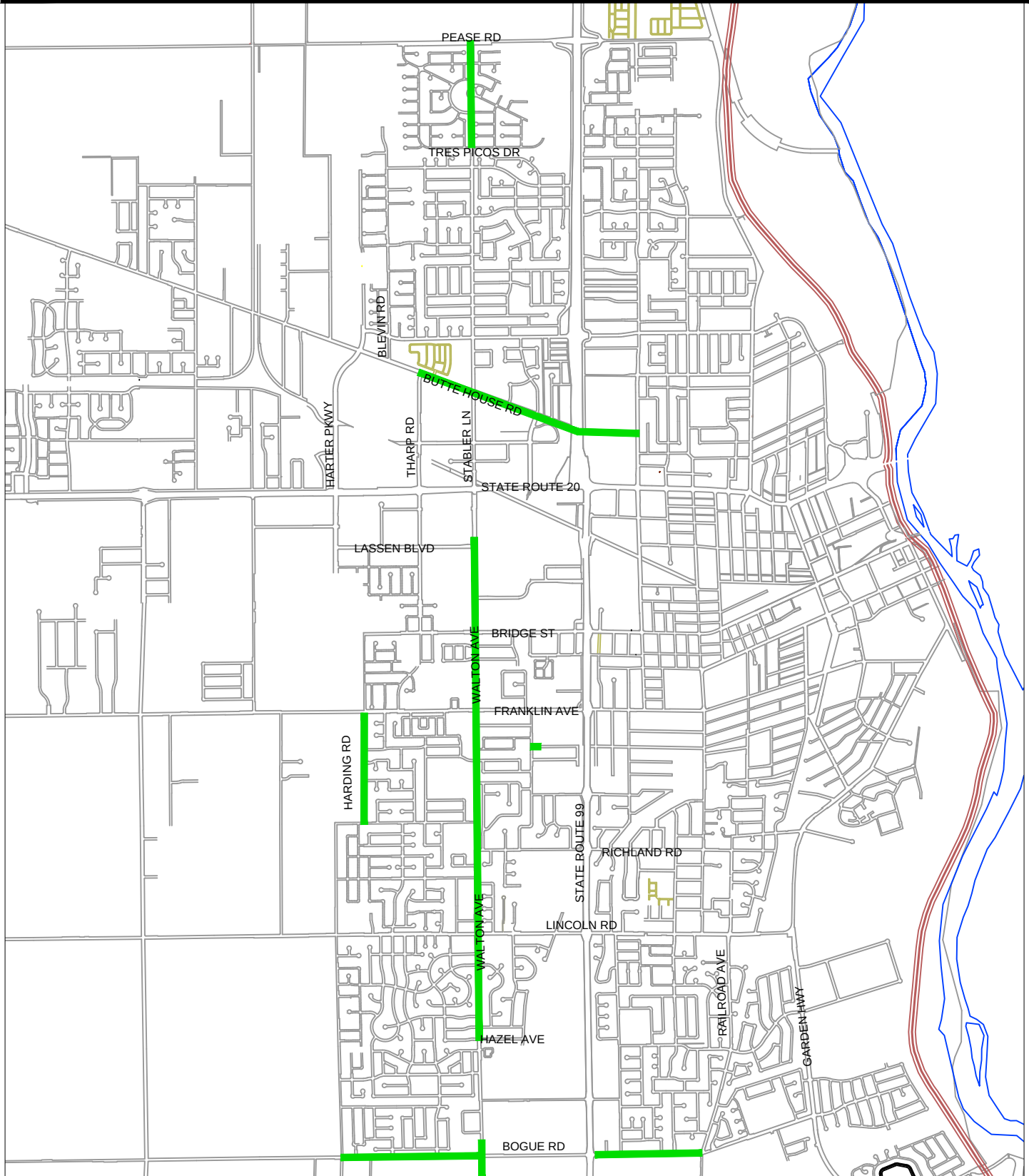
Project Title	Project Description	Project Location	Estimated Useful Life (Years)	Anticipated Year of Construction
Bogue Road Improvements	Construction Funding: Road rehabilitation and striping improvements.	Sanborn Road to Walton Avenue (City ROW)	20-30	2024
Harding Road Improvements	Construction Funding: Road rehabilitation and striping improvements.	Franklin Road to Cherry Street (City ROW)	20-30	2024
Vernon Avenue Improvements	Construction Funding: Road rehabilitation and striping improvements.	Littlejohn Road Intersection (City ROW)	20-30	2024
South Walton Avenue Overlay	Construction Funding: Road rehabilitation and striping improvements.	1980 S Walton Avenue to Southerly City Limit	20-30	2024
Bogue Road Improvements – SR99 East	Construction Funding: Road rehabilitation and striping improvements.	SR-99 to Railroad Avenue	20-30	2025
Butte House Road Improvements	Construction Funding: Road rehabilitation and striping improvements.	Tharp Road to Gray Avenue	20-30	2025
Stabler Lane Improvements	Construction Funding: Road rehabilitation and striping improvements.	Pease Road to Tres Picos Avenue	20-30	2025
Walton Avenue Improvements	Construction Funding: Roadway rehabilitation, signal upgrades, pedestrian, and cyclist improvements.	Sam's Club to Hazel Avenue	20-30	2025

ATTACHMENT 3

CITY OF YUBA CITY
LOCATION MAP - PROPOSED PROJECT LIST
SB1 ROAD MAINTENANCE AND REHABILITATION



SCALE: 1" = 3,250'



CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Fiscal Year 24/25 Chemical Award

Recommendation: Adopt a Resolution:

A. Awarding bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 24/25 formal bid for the period of July 1, 2024 through June 30, 2025; and

B. Authorizing the City Manager to negotiate and amend the awarded contracts as needed during the fiscal year, including to adjust unit prices, with the finding that it is in the best interest of the City

Fiscal Impact: \$391,000 – Water Treatment Plant
 \$190,000 – Acct. No. 7120-63702 (Chlorine)
 \$150,000 – Acct. No. 7120-63703 (Alum)
 \$45,000 – Acct. No. 7120-63708 (Fluoride)
 \$6,000 – Acct. No. 7120-63714 (Citric Acid)

\$660,000 – Wastewater Treatment Facility
 \$500,000 – Acct. No. 8120-63702 (Chlorine)
 \$160,000 – Acct. No. 8120-63731 (Sodium Bisulfite)

\$49,000 – Gauche Aquatic Park Acct. No. 5130-63701 (Chemicals)

Balances are based on projected need. The actual costs will vary based upon usage.

Purpose:

To cost-effectively provide the essential chemicals for the water and wastewater treatment processes and operation of the Gauche Aquatic Park (GAP).

Council's Strategic Goals:

This item supports Council's Strategic Goals of *Fiscal Responsibility* and *Infrastructure* by ensuring the safe operation of water, wastewater, and recreation services through responsible procurement of materials and supplies.

Background:

The treatment processes at the City's Water Treatment Plant (WTP) and Wastewater Treatment Facility (WWTF) and the maintenance of the GAP facility require a number of chemicals purchased in bulk. In order to provide the most cost savings and purchasing efficiencies, the City has primarily utilized two avenues for obtaining annual contracts for the chemical supply and delivery. These options are a City-run formal bid and the Bay Area Chemical Consortium (BACC) annual bid.

In 2016, the City joined the BACC for the purchase of bulk chemicals. The BACC is a group of over sixty (60) municipalities and water agencies which consolidate all chemical purchases into one shared formal bid to leverage economy of scale for better pricing and facilitation with these large chemical companies.

Analysis:

The City uses six (6) of the chemicals bid by the BACC, as listed below. The recommended awardees and base unit prices for Fiscal Year 24/25 per the annual BACC bid are as follows:

Aluminum Sulfate Chemtrade Chemicals US LLC Parsippany, NJ	\$.8403 /gallon
Citric Acid Brenntag Pacific, Inc. Santa Fe Springs, CA	\$11.15 /gallon
Hydrofluosilicic Acid Pencco, Inc. San Felipe, TX	\$2.94 /gallon
Liquid Chlorine Thatcher Company of California, Inc. Salt Lake City, UT	\$2,749.00 /ton
Sodium Bisulfite (40%) Thatcher Company of California, Inc. Salt Lake City, UT	\$2.74 /gallon
Sodium Hypochlorite (12.5%) Pioneer Americas LLC (Olin Corporation) Cleveland, TN	\$3.25 /gallon

Individual contracts will also include any required taxes, delivery, and other fees as indicated in their BACC bid specifications.

On June 6, 2023, City Council awarded two (2) chemical contracts from Formal Bid 23-02 and one (1) sole-source chemical contract to fulfill the remaining bulk chemical needs. Fiscal Year 24/25 will be the first of the three (3) yearly extensions approved by Council as part of those contract terms.

Fiscal Impact:

Funding for these bulk chemical purchases is annually budgeted in the Water, Wastewater, and GAP

operating budgets. The Fiscal Year 24/25 proposed budget amounts for these chemicals are as follows:

<u>Facility</u>	<u>Account Title</u>	<u>Estimated Amount</u>
WTP	CHLORINE	\$190,000
WTP	ALUMINUM SULFATE	\$150,000
WTP	FLUORIDE	\$45,000
WTP	CITRIC ACID	\$6,000
WWTF	CHLORINE	\$500,000
WWTF	SODIUM BISULFITE	\$160,000
GAP	SODIUM HYPOCHLORITE	\$49,000

The total chemical expenditures for the fiscal year are estimated at \$1,100,000; however, chemical needs are variable during the treatment process due to water quality, weather, and other mitigating factors and subsequent usage can only be estimated.

Alternatives:

Direct staff to conduct a formal bid for the subject chemicals, rather than utilizing the BACC bid results. This is unlikely to result in any cost savings, as negotiating in bulk via the BACC helps to secure lower rates from vendors.

Recommendation:

Adopt a Resolution:

A. Awarding bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 24/25 formal bid for the period of July 1, 2024 through June 30, 2025, and

B. Authorizing the City Manager to negotiate and amend the awarded contracts as needed during the fiscal year, including to adjust unit prices, with the finding that it is in the best interest of the City.

Attachments:

1. FY 24-25 Chemical Award - Resolution

Prepared By:
Scarlett O. Harris
Administrative Analyst II

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AWARDING FISCAL
YEAR 24/25 BULK CHEMICAL PURCHASE CONTRACTS TO BAY AREA CHEMICAL
CONSORTIUM LOW BIDDERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE
SAID CONTRACTS**

WHEREAS, the City of Yuba City joined the Bay Area Chemical Consortium (BACC) in order to acquire bids for six (6) of the City of Yuba City's Fiscal Year 24/25 chemical procurement needs; and

WHEREAS, in response to the BACC's advertisement, the City received the bids for BACC Fiscal Year 24/25 in the total base bid amounts listed herein; and

WHEREAS, the City Public Works Department has reviewed the bids, examined the low bidders and their bid responses, and found them to be both the lowest qualified responsive and responsible bidders, as listed below:

Aluminum Sulfate Chemtrade Chemicals US LLC Parsippany, NJ	\$\$.8403 /gallon
--	-------------------

Citric Acid Brenntag Pacific, Inc. Santa Fe Springs, CA	\$11.15 /gallon
---	-----------------

Hydrofluosilicic Acid Pencco, Inc. San Felipe, TX	\$2.94 /gallon
---	----------------

Liquid Chlorine Thatcher Company of California, Inc. Salt Lake City, UT	\$2,749.00 /ton
---	-----------------

Sodium Bisulfite (40%) Thatcher Company of California, Inc. Salt Lake City, UT	\$2.74 /gallon
--	----------------

Sodium Hypochlorite (12.5%) Pioneer Americas LLC (Olin Corporation) Cleveland, TN	\$3.25 /gallon
---	----------------

, and has recommended them for award of these contracts; and

WHEREAS, the City desires to award the bids to the above low bidders and enter into a agreements with said vendors to provide bulk chemicals to the City's Water Treatment Plant, Wastewater Treatment Facility, and Gauche Aquatic Park throughout Fiscal Year 24/25.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

1. The City Council of the City of Yuba City does hereby accept the bids received by the Bay Area Chemical Consortium as listed herein, identifies the lowest responsive and responsible bidders as noted above, and awards bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 24/25 formal bid for the period of July 1, 2024 through June 30, 2025 as follows:

Aluminum Sulfate	
Chemtrade Chemicals US LLC	\$.8403 /gallon
Parsippany, NJ	

Citric Acid	
Brenntag Pacific, Inc.	\$11.15 /gallon
Santa Fe Springs, CA	

Hydrofluosilicic Acid	
Pencoco, Inc.	\$2.94 /gallon
San Felipe, TX	

Liquid Chlorine	
Thatcher Company of California, Inc.	\$2,749.00 /ton
Salt Lake City, UT	

Sodium Bisulfite (40%)	
Thatcher Company of California, Inc.	\$2.74 /gallon
Salt Lake City, UT	

Sodium Hypochlorite (12.5%)	
Pioneer Americas LLC (Olin Corporation)	\$3.25 /gallon
Cleveland, TN	

The City Manager is authorized to enter into agreements on behalf of the City of Yuba City for the same, subject to review as to legal form by the City Attorney.

2. The City Manager is authorized to negotiate and amend these agreements as needed during the fiscal year, including to adjust unit prices.
3. The City Council finds that the award of each of these bids is in the best interest of the City.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNCIL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk Administrator

Summary

Subject: Approve Tenant Commissioner Appointment to the Regional Housing Authority
Recommendation: Approve the re-appointment of Suzanne Gallaty as the Tenant Commissioner to the Regional Authority of Sutter and Nevada Counties Board of Commissioners
Fiscal Impact: None

Purpose:

Approval of Regional Housing Authority Tenant Commissioner Appointment.

Background:

Per the Agreement with the Regional Housing Authority of Sutter and Nevada Counties, each Governing Body shall jointly appoint a Tennant Commissioner, per Section 34246.5 of the California Health & Safety Code. At their meeting on May 15, 2024, the Regional Housing authority approved the recommendation to reappoint Suzanne Gallaty as the Tenant Commissioner on the Board of Commissioners for a two-year term.

Analysis:

A request for approval of the recommended appointment to the Board of Directors has been received from the Regional Housing Authority for the Tenant Commissioner. This recommendation is compliant with the Agreement creating the Regional Housing Authority of Sutter and Nevada Counties. Each Governing Body also appoints two Commissioners: the City of Yuba City citizen representative, Anthony Kurlan, was appointed by the City Council on September 15, 2020 and the City Council representative is Councilmember Boomgaarden.

Fiscal Impact:

None.

Alternatives:

Do not approve and request that the Regional Housing Authority recruit for an alternative Tenant Commissioner.

Recommendation:

Approve the re-appointment of Suzanne Gallaty as the Tenant Commissioner to the Regional Authority of Sutter and Nevada Counties Board of Commissioners.

Attachments:

1. RHA - Tenant Commissioner Recommendation 06.03.24

Prepared By:

Ciara Wakefield
City Clerk Administrator

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

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www.RegionalHA.org

ADMINISTRATION

JUN 06 2024

RECEIVED

June 3, 2024

City Council
City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

RE: Tenant Commissioner Appointment

As per the Bylaws "The Board shall be composed of two Commissioners appointed by the Governing Body of the City of Yuba City; two Commissioners appointed by the Governing Body of the City of Live Oak; two Commissioners appointed by the Governing Body of the City of Colusa; two Commissioners appointed by the Sutter County Board of Supervisors; two Commissioners appointed by the Nevada County Board of Supervisors; two Commissioners appointed by the Yuba County Board of Supervisors; two Commissioners appointed by the Colusa County Board of Supervisors; and except as otherwise provided in section 34246.5 of the California Health & Safety Code, one Tenant Commissioner of the Housing Authority as appointed jointly by the Governing Bodies of the Cities of Live Oak, Colusa and Yuba City and the Board of Supervisors of the Counties of Sutter, Yuba, Colusa and Nevada upon the recommendation of the Housing Authority Board of Commissioners. The Member Governing Bodies shall notify the Secretary of the Housing Authority, in writing, of all appointments."

At the May 15, 2024 meeting of the Regional Housing Authority (RHA) Board of Commissioners it was approved to recommend Suzanne Gallaty to be re-appointed to the Tenant Commissioner position.

The Regional Housing Authority requests the City of Yuba City City Council appoint Suzanne Gallaty as Tenant Commissioner pursuant to the Bylaws and the Agreement Creating the Regional Housing Authority.

Sincerely,



Gustavo Becerra
Executive Director



CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Associate Engineer

Summary

Subject: Yuba City Landscape District No. 1 and Yuba City Lighting and Landscape District No. 2 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports Yuba City Landscape Maintenance District No.1 and Yuba City Lighting and Landscape Maintenance District No.2
- Resolution of Intention to Order Improvements, Yuba City Landscape Maintenance District No.1 and Yuba City Lighting and Landscape Maintenance District No.2

B. Set a Public Hearing for July 2, 2024 at 6:00PM to establish assessments for Fiscal Year (FY) 2024-25

Fiscal Impact: Receipt of assessments and expenditure of funds for lighting and landscape maintenance districts throughout the City.

Purpose:

To continue to provide lighting and landscape maintenance throughout the City pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Landscape Maintenance District No. 1 (LLMD 1) and Yuba City Lighting and Landscape Maintenance District No. 2 (LLMD 2) addresses the City Council's Strategic Goal of maintaining infrastructure, as levying LLMD No. 1 and LLMD No. 2 will ensure that street lighting, landscaping, and other items included in the Districts are maintained and in operation.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in LLMD 1 and LLMD 2 (Districts). The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed.

LLMD 1 includes the Stabler Lane area (Zone of Benefit A) and Garden Highway Area (Zones of Benefit B, B_1, and B_2). Zones of Benefit A and B do not have provisions for a cost of living adjustment (COLA) and have historically been charged the maximum levy allowed in order to cover their annual expenses. Zones B_1 and B_2 are recently formed zones of benefit and do have provisions for a COLA which is based on the Consumer Price Index from January to January. LLMD 2 (Town Square Area) also has provisions for COLA.

Analysis:

The Engineer's Annual Reports have been prepared and are on file in the City Clerk's office. They describe each District, the improvements therein, the method of assessment and the proposed assessment for each parcel. The Resolution of Intention to order improvements is required by state law to continue the Districts. The proposed action in these reports set at public hearing for the Council meeting to be held on July 2, 2024 to establish assessments for the coming year.

District No. 1, Zones of Benefit B_1 and B_2, and District No. 2 will see increases in their annual levy. The levies were raised in response to inflation. District No. 1 Zones of Benefit A and B will continue to be levied at the maximum amount, and will not be increased further due to their lack of COLAs.

Fiscal Impact:

The proposed assessments for FY 2024-25 are shown in Attachment 3.

The projected revenue, expenditures, and cash balance, which include capital reserve for the Districts, are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/2025*
1A	\$22,007.36	\$23,338.96	(\$5,371.78)
1B**	\$66,330.46	\$77,848.38	(\$14,026.09)
2	\$99,056.84	\$44,626.16	\$206,015.90

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

**Dollar amounts for Zones of Benefit B, B_1 and B_2 are included within the "1B" row of the table.

District 1 was formed in 1990 with no COLA, therefore the District's funding is annually based on 1990 dollars. This means that in District 1, Zone of Benefit A, each parcel pays \$56.72 annually; and in Zone of Benefit B, each parcel pays \$29.50 annually. Staff has reduced maintenance in District 1 to minimal levels in attempts to keep the District's balance positive. With increases in maintenance, water, and electrical costs, it has become increasingly difficult to provide minimally acceptable maintenance. If the Zones of Benefits' rates were inflated to 2024 dollars, the annual amounts per parcel would be \$137.26 and \$71.39, respectively. The current average annual per-parcel rate among all other residential LLMDs in the City is approximately \$182.

Moving forward, staff will need to continue with reducing services in these Zones of Benefit due to lack of funding. In order to correct the funding issues, and re-establish great aesthetics through higher levels of maintenance, staff may conduct a Proposition 218 hearing to modify the District for inclusion of COLAs.

Alternatives:

1. Council may cancel the district and find alternative funding sources to maintain the landscaping

and related items in this area.

2. Council may direct City staff to follow legal procedures in order to modify District No. 1, increasing assessment amounts to a level appropriate for maintenance, and including a Cost of Living Adjustment.

Recommendation:

A. Adopt the following Resolutions to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports Yuba City Landscape Maintenance District No.1 and Yuba City Lighting and Landscape Maintenance District No.2
- Resolution of Intention to Order Improvements, Yuba City Landscape Maintenance District No.1 and Yuba City Lighting and Landscape Maintenance District No.2

B. Set a Public Hearing for July 2, 2024 at 6:00PM to establish assessments for Fiscal Year (FY) 2024-25

Attachments:

1. Attachment 1 - Resolution LLMD 1-2 Approve Engineer's Report
2. Attachment 2 - Resolution LLMD 1-2 Set Public Hearing Date
3. Exhibit A - District Maps LLMD 1-2
4. Attachment 3 - Proposed Assessments
5. Attachment 4 - Engineer's Reports

Prepared By:

Josh Wolffe
Senior Civil Engineer

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORT FOR THE YUBA CITY
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (STABLER LANE/GARDEN
HIGHWAY AREA) AND YUBA CITY LIGHTING AND LANDSCAPE
MAINTENANCE DISTRICT NO. 2 (TOWN CENTER)**

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District No. 1, and Lighting and Landscape Maintenance District No. 2 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, on May 21, 2024, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2024-25 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed written reports with the City Clerk entitled "City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2024/2025 Engineer's Annual Levy Report" and "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A (Town Center), 2024/2025 Engineer's Annual Levy Report," (the "Engineer's Reports") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said Engineer's Reports and each and every part thereof, and finds that each and every part of said reports are sufficient, and that no portion of the reports require or should be modified in any respect.

WHEREAS, the City Council desires to formally approve the Engineer's Report, as filed, pursuant to Section 22623 of the Act.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council finds that the Engineer's estimates prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said Engineer's Report be, and each of them are hereby, preliminarily approved and confirmed.
3. The City Council finds that the diagram showing the District referred to and described in said Engineer's Report, the boundaries of the subdivisions of the land within said District, is the same as existed at the time of passage of said Resolution and is hereby preliminarily approved and confirmed.
4. The City Council finds that the proposed assessments upon the subdivisions of land in said Districts are in proportion to the estimated benefit to be received by said subdivisions, respectively, from the work and incidental expenses as

contained and detailed in the Engineer's Report, which is hereby preliminarily approved and confirmed.

- 5. The City Council hereby approves the "City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2024/2025 Engineer's Annual Levy Report" and "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A (Town Center), 2024/25 Engineer's Annual Levy Report." Said reports shall serve as the Engineer's Reports for the purposes of subsequent proceedings for Landscape Maintenance District No. 1 and Lighting and Landscape maintenance District No. 2.
- 6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS
WITHIN YUBA CITY LANDSCAPE MAINTENANCE DISTRICT NO. 1
(STABLER LANE/GARDEN HIGHWAY AREA) AND YUBA CITY LIGHTING
AND LANDSCAPE MAINTENANCE DISTRICT NO. 2 PURSUANT TO THE
LANDSCAPING AND LIGHTING ACT OF 1973, PART 2 OF DIVISION 15 OF
THE CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A
TIME AND PLACE FOR HEARING OBJECTIONS THERETO**

WHEREAS, the City of Yuba City is a municipal corporation duly created and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") requires the review of annual assessment of existing Districts; and

WHEREAS, the City Council of the City of Yuba City previously formed Yuba City Landscape Maintenance District No. 1 and Yuba City Lighting and Landscape Maintenance District No. 2 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, assessments levied within the District provide revenue for the purposes of the servicing, operation, maintenance, repair, and replacement of the street lights, designated turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping) surrounding the developments; and

WHEREAS, on May 21, 2024, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file reports with regard to the Districts for the 2024-2025 Fiscal Year; and

WHEREAS, in accordance with Article 4 of Chapter 1 of the Act, the Engineer prepared and filed such reports (the "Engineer's Reports" with the City Clerk, and the City Clerk has presented the Engineer's Reports to the City Council; and

WHEREAS, on June 18, 2024, the City Council adopted a Resolution approving the Engineer's Reports as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the Districts for Fiscal Year 2024-25, and to call a public hearing thereto.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within an existing assessment district designated Yuba City Landscape Maintenance District No. 1 and Yuba City Lighting and Landscape Maintenance District No. 2, ("Districts"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the District are generally located and depicted in "Exhibit A" attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of the street lights, designated turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping) surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the Districts for Fiscal Year 2024-25 are proposed to be modified as follows: Assessments for District No.1 Zones of benefit B_1 and B_2, and District No. 2, Zone of Benefit A for Fiscal Year 2024-25 are proposed to increase from the previous year as described in the Engineer's Report, but are still within or less than the amount approved for said District at the time of the Districts' respective formations. The assessments for District No. 1 Zones of Benefit A and B are proposed to stay the same as the previous Fiscal Year.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer's Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that is titled "City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2024/2025 Engineer's Annual Levy Report" and "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A (Town Center), 2024/2025 Engineer's Annual Levy Report," and by previous resolution the City Council approved the Engineer's Reports as filed. Reference is made to the Engineer's Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.
7. Notice is hereby given that the City Council designates July 2, 2024 at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy

of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 2, 2024

8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing in accordance with law.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

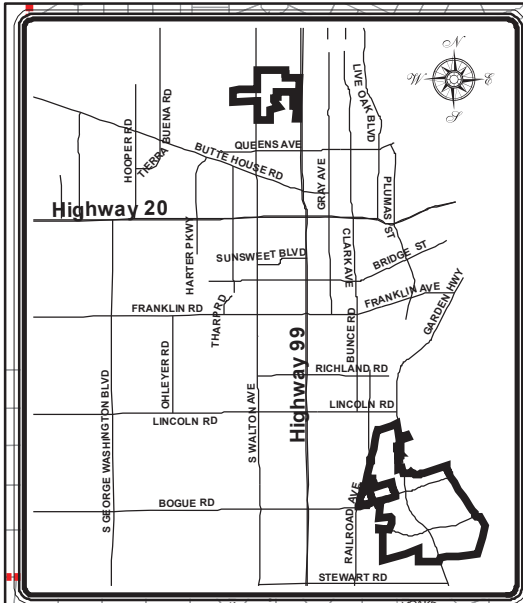
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

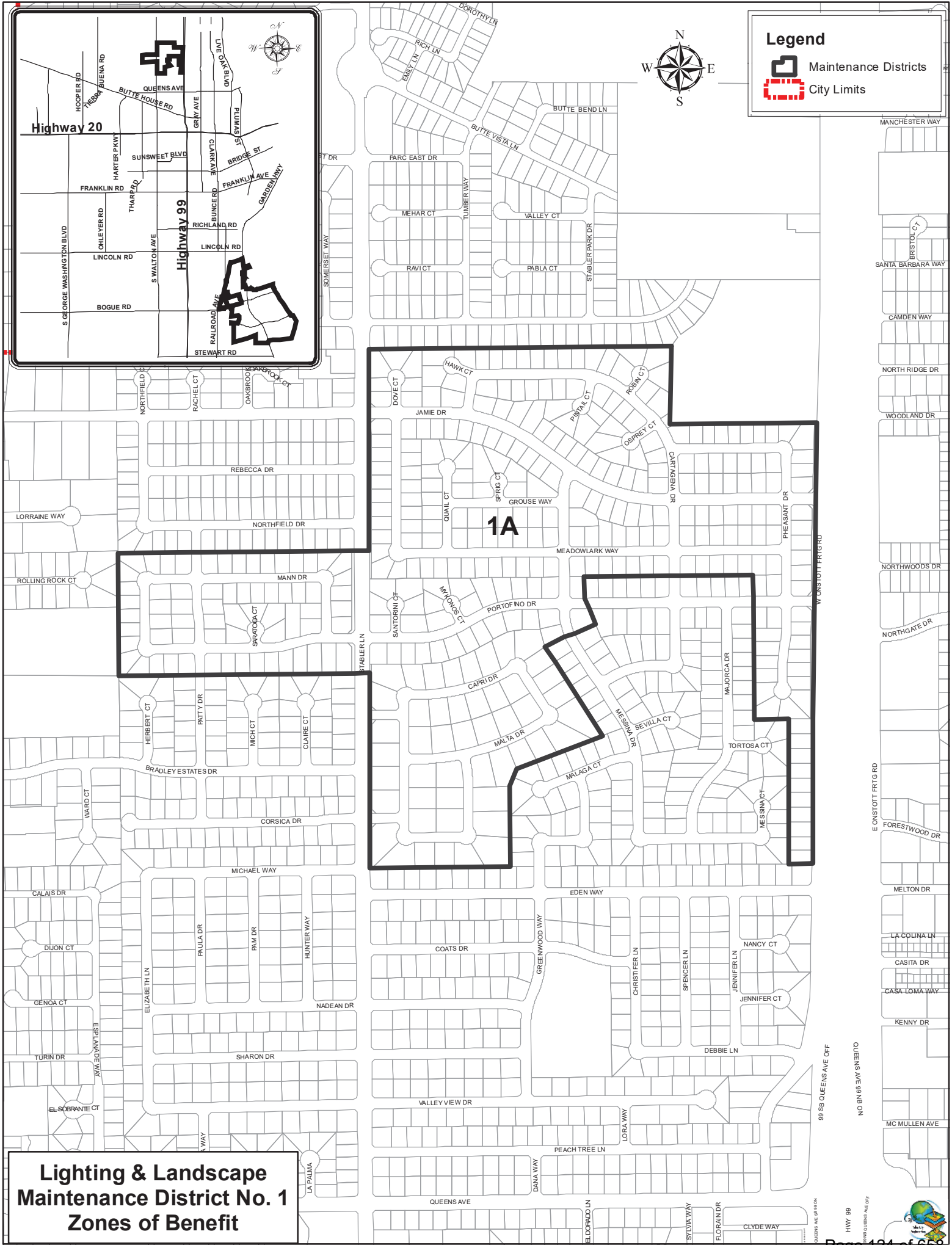
Exhibit A – District Maps

EXHIBIT A



Legend

- Maintenance Districts
- City Limits



**Lighting & Landscape
Maintenance District No. 1
Zones of Benefit**

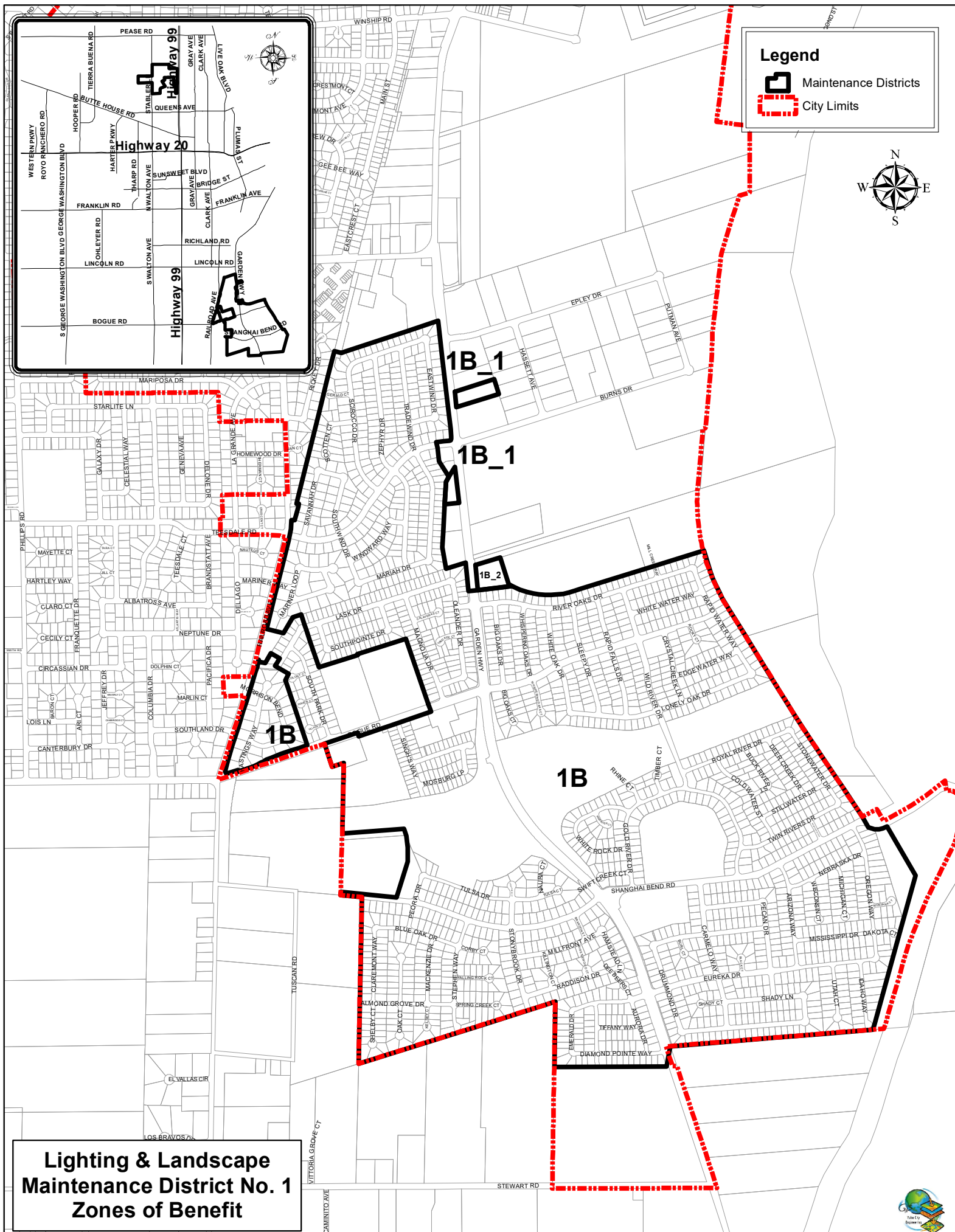
99 SB QUEENS AVE OFF

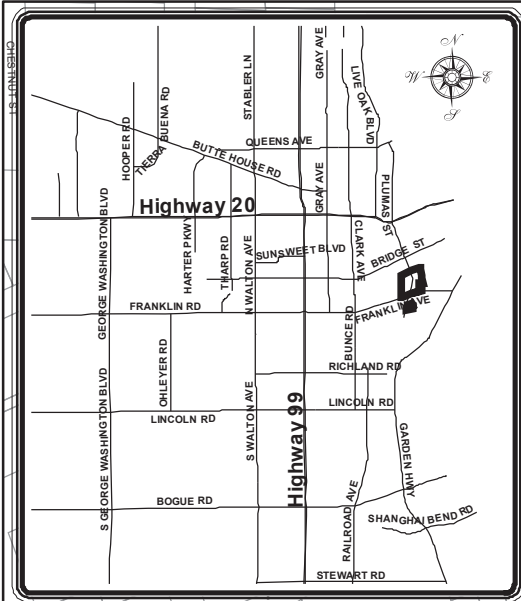
QUEENS AVE 99 NB ON

HWY 99

99 SB QUEENS AVE OFF







Legend



Maintenance Districts

City Limits

2A

2A

2A

**Lighting & Landscape
Maintenance District No. 2
Zones of Benefit**



ATTACHMENT 3

DISTRICT 1 AND 2 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2024-25 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
1	A	\$56.72	\$0.00	\$56.72
	B	\$29.50	\$0.00	\$29.50
	B_1	\$40.12	\$1.20	\$40.13
	B_2	\$367.28	\$11.02	\$367.28
2	A	\$710.34	\$92.20	\$710.34

ATTACHMENT 4



City of Yuba City

Landscape Maintenance District No. 1

**Zone of Benefit A
Zone of Benefit B
Zone of Benefit B_1
Zone of Benefit B_2**

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024
Intent Meeting: June 18, 2024
Public Hearing: July 2, 2024

27368 Via Industria
Suite 200
Temecula, CA 92590
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F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Landscape Maintenance District No. 1

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 18th day of June, 2024.

Willdan Financial Services
Assessment Engineer

By:  _____

Tony Thrasher
Principal Consultant
District Administration Services

By:  _____

Tyrone Peter
PE # C 81888



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I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rates and method of apportionment described in this Report define the assessments to be applied to each parcel within the District for Fiscal Year 2024/2025.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid APN for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report for Zones A and B, were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for these Zones prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2024 and ending June 30, 2025 (Fiscal Year 2024/2025) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2024/2025 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of four benefit areas: Zone of Benefit A (North Stabler Lane Area), Zone of Benefit B (South Yuba City Area), Zone of Benefit B-1 (Clark Pest Control and 1441 Garden Highway) and Zone of Benefit B-2 (Dollar General).

The Zone of Benefit A ("Zone A") benefits parcels consisting of 79 residential lots in the Greenwood Acres Unit 1 and Unit 4 subdivisions, 66 residential lots in Oak Tree Estates, 172 residential lots in the Pheasant Pointe Subdivision and 71 residential lots in the Greenwood Estates Unit 7 subdivision.

The Zone of Benefit B ("Zone B") benefits parcels consisting of 319 residential lots in the Southwind and Southland Village Subdivisions, 101 lots in the River Bend Subdivision, 31 present and future residential lots in River Pointe Subdivision, 757 present and future equivalent dwelling units in the River Run Subdivisions, 618 present residential lots in the River Oaks subdivisions, 420 present and future residential lots in the Walnut Glen Subdivisions, 75 lots in Diamond Point Subdivision and 64 present and future residential lots in the Southpointe Subdivision. The River Run Subdivision has 194 equivalent dwelling units of R-3 and 276 equivalent units of Commercial based on 20 equivalent dwelling units per acre.

The Zone of Benefit B-1 ("Zone B-1") benefits four commercial parcels located at 1288 Garden Highway and 1441 Garden Highway.

The Zone of Benefit B-2 ("Zone B-2") benefits two commercial parcels located at 1500 and 1510 Garden Highway.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements provide for the ongoing maintenance and servicing of landscaping improvement areas adjacent to Zone A, Zone B, Zone B-1 and Zone B-2 as shown on the Assessment Diagrams on file with the City Clerk. Maintenance improvements may include but are not limited to: turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping)

surrounding the developments. Servicing improvements may include, but are not limited to: electricity, water for irrigation of any landscaping, and the operation of fountains.

The annual cost and expenses of providing the landscape maintenance and servicing in Zone A, Zone B, Zone B-1 and Zone B-2 are estimated separately and are apportioned equally to all lots, developed or undeveloped, within each Zone.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District

receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The

contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be the same. Therefore, the estimated annual cost of the improvements for Zone A, Zone B, Zone B-1 and B-2 are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each Zone.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County), dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways, utility rights-of-ways, common areas, landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and therefore are not assessed.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994, the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions.

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 1 Engineer’s Report, Fiscal Year 2015-16. pgs 13-16.*

These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The District does not have an approved formula for increasing the assessment rates on an annual basis for Zone A or Zone B. Therefore, there has been no change to the assessment rates for FY 2024/2025 from the prior year for Zone A and Zone B. However, the District does have an approved formula for increasing the assessment rates on an annual basis for Zone B-1 and Zone B-2.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2024/2025

The following provides the proposed budget and associated maximum assessment for Zone A and Zone B, and the increased maximum assessment for Zone B-1 and Zone B-2 commencing in fiscal year 2024/2025. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A and Zone B shall remain unchanged from the prior year at \$56.72 and \$29.50 per EBU, respectively. The maximum assessment rate for Zone B-1 will be \$40.13 per EBU for Fiscal Year 2024/2025 and the maximum assessment rate for Zone B-2 will be \$367.28 per EBU for Fiscal Year 2024/2025.

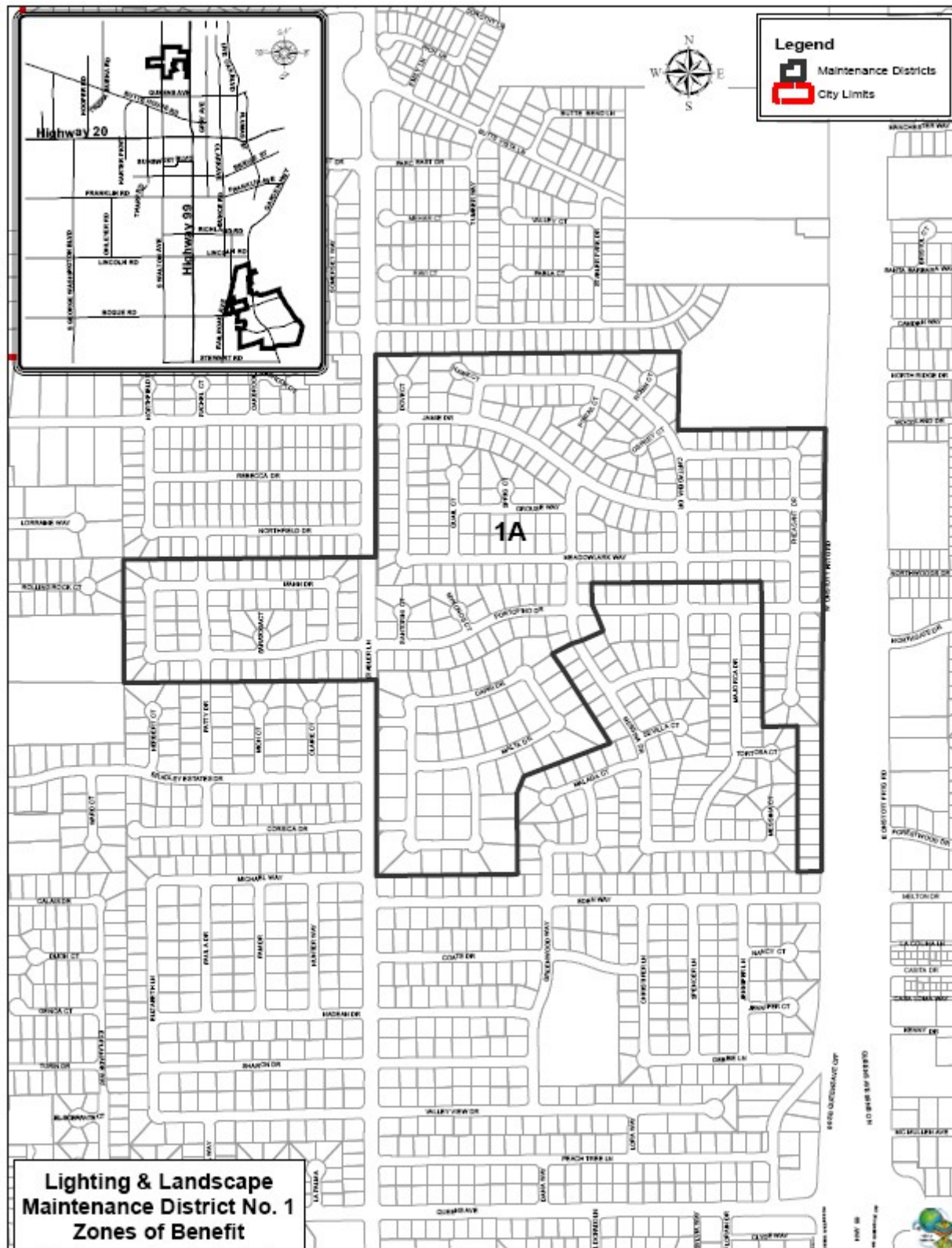
BUDGET ITEM	Zone 1A	Zone 1B	Zone 1B1	Zone 1B2	Zone B Total	Total
DIRECT COSTS						
Heat/Power Utility	\$106.50	\$385.63	\$0.94	\$2.15	\$388.73	\$495.23
Street Lights Power Utility	0.00	0.00	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	766.80	9,020.36	22.00	50.35	9,092.71	9,859.51
Spec O&M Landscape	15,767.22	34,230.44	83.50	191.06	34,505.00	50,272.22
Water Utility	3,960.47	26,110.34	63.69	145.74	26,319.77	30,280.24
Materials & Supplies	1,445.21	931.86	2.27	5.20	939.33	2,384.54
LMD Lights	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00
Direct Costs Subtotal	\$22,046.19	\$70,678.63	\$172.41	\$394.50	\$71,245.54	\$93,291.73
ADMINISTRATION COSTS						
City Administration Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Willdan Financial Services Administration Fees	1,176.37	5,959.83	14.54	\$33.27	6,007.64	7,184.01
County Administration Fee	116.40	590.46	1.44	\$3.30	595.20	711.60
Miscellaneous Administration Expenses	0.00	0.00	0.00	\$0.00	0.00	0.00
Administrative Costs Subtotal	\$1,292.77	\$6,550.30	\$15.98	\$36.56	\$6,602.84	\$7,895.61
CAPITAL IMPROVEMENT EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEVY BREAKDOWN						
Total Direct and Admin. Costs	\$23,338.96	\$77,228.93	\$188.39	\$431.06	\$77,848.38	\$101,187.34
Operating Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$23,338.96	\$77,228.93	\$188.39	\$431.06	\$77,848.38	\$101,187.34
LEVY ADJUSTMENTS						
Operating Reserve Contribution	(\$1,331.60)	(11,426.19)	(27.87)	(63.78)	(\$11,517.84)	(\$12,849.44)
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment	0.00	(0.04)	(0.04)	0.00	(0.08)	(0.08)
Levy Adjustments Subtotal	(\$1,331.60)	(\$11,426.23)	(\$27.91)	(\$63.78)	(\$11,517.92)	(\$12,849.52)
BALANCE TO LEVY	\$22,007.36	\$65,802.70	\$160.48	\$367.28	\$66,330.46	\$88,337.82
OPERATING RESERVE						
Estimated Balance at June 30, 2024	(\$4,040.18)	(\$6,456.46)	(\$15.75)	(\$36.04)	(\$6,508.25)	(\$10,548.43)
FY2024/2025 Collection/(Contribution)	(1,331.60)	(11,426.19)	(27.87)	(63.78)	(11,517.84)	(12,849.44)
Transfer from Capital Improvement Reserve	0.00	(9,920.43)	(24.20)	(55.37)	(10,000.00)	(10,000.00)
Estimated Balance at June 30, 2025	(\$5,371.78)	(\$27,803.08)	(\$67.82)	(\$155.18)	(\$28,026.09)	(\$33,397.87)
CAPITAL IMPROVEMENT RESERVE						
Estimated Balance at June 30, 2024	\$0.00	\$3,968.17	\$9.68	\$22.15	\$4,000.00	\$4,000.00
FY2024/2025 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00
Transfer to Operating Reserve	0.00	9,920.43	24.20	55.37	10,000.00	10,000.00
Estimated Balance at June 30, 2025	\$0.00	\$13,888.60	\$33.88	\$77.52	\$14,000.00	\$14,000.00
DISTRICT STATISTICS						
Total Parcels	388	1,980	4	2	1,986	2,374
Total Parcels Levied	388	1,980	4	2	1,986	2,374
Total EBU	388.00	2,230.60	4.00	1.00	2,235.60	2,623.60
Levy per EBU (2024/2025)	\$56.72	\$29.50	\$40.12	\$367.28		
Maximum Levy per EBU - 2023/2024	\$56.72	\$29.50	\$38.94	\$356.27		
CPI Increase per EBU (3.09%)	N/A	N/A	\$1.19	\$11.01		
Maximum Levy per EBU - 2024/2025	\$56.72	\$29.50	\$40.13	\$367.28		
Maximum Levy Amount - 2024/2025	\$22,007.36	\$65,802.70	\$160.52	\$367.28	\$66,330.50	\$88,337.86

Appendix A - DISTRICT BOUNDARY MAPS

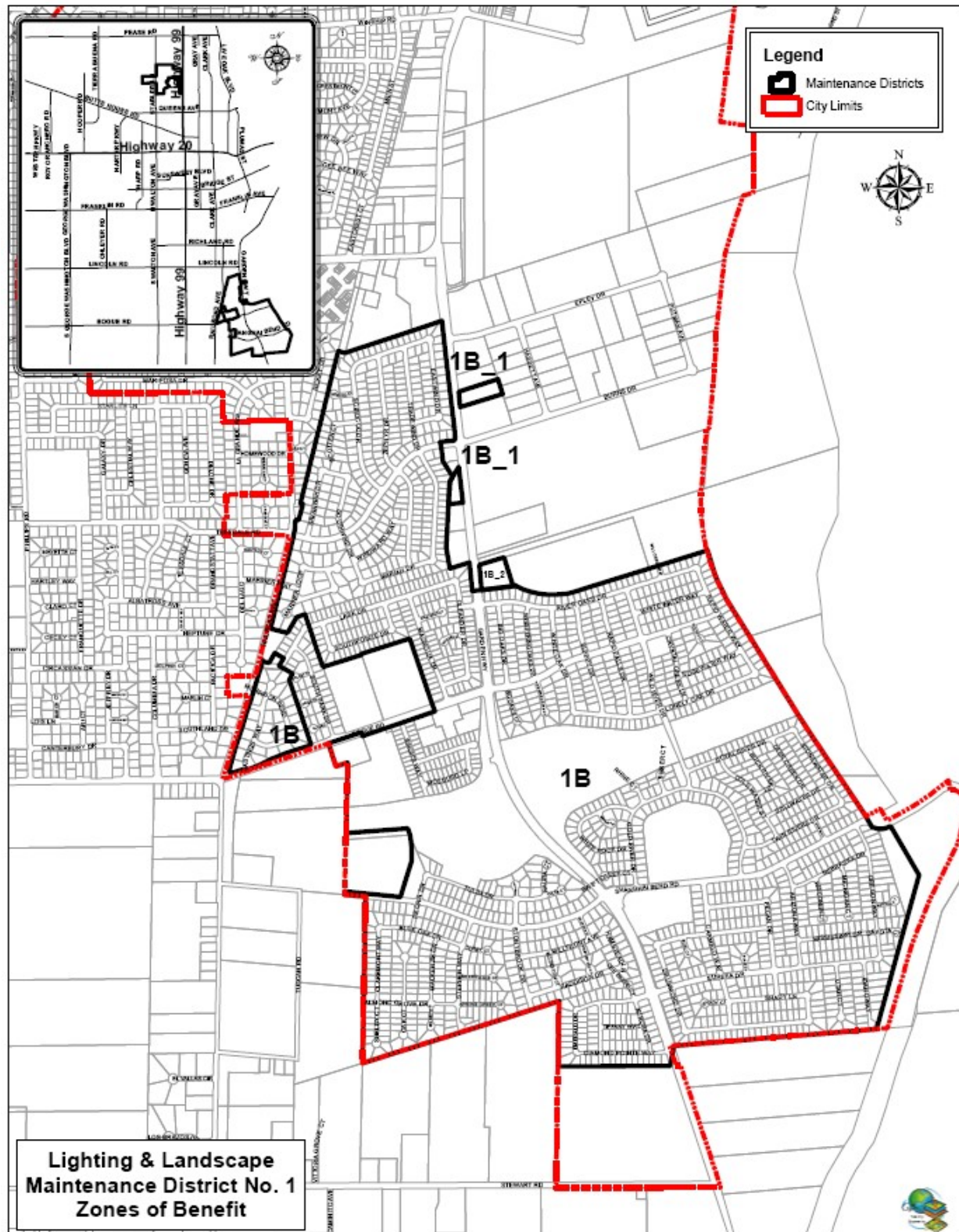
The original assessment diagrams including the diagrams for the zones of benefit for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following is a reproduction of the County Assessor's Parcel Map associated with each subdivision and Zone.

Yuba City Landscape Maintenance District No. 1 Zone of Benefit A



Yuba City Landscape Maintenance District No. 1 Zone of Benefit B



Appendix B - 2024/2025 ASSESSMENT ROLL

The parcel identification for each lot or parcel within the District shall be the assessor's parcel number (APN) as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following page. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County), dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways, utility rights-of-ways, common areas, landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore are not assessed.



City of Yuba City

Lighting and Landscape Maintenance District No. 2 Zone of Benefit A (Town Center and Yuba City KFC)

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024

Intent Meeting: June 18, 2024

Public Hearing: July 2, 2024

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 2 Zone of Benefit A (Town Center)

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

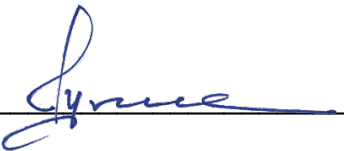
The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 18th day of June, 2024.

Willdan Financial Services
Assessment Engineer

By:  _____

Tony Thrasher
Principal Consultant
District Administration Services

By:  _____

Tyrone Peter
PE # C 81888

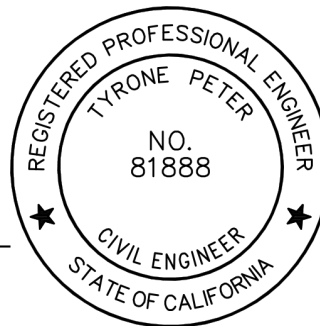


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I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid APN for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the 1972 Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2024 and ending June 30, 2025 (Fiscal Year 2024/2025) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for fiscal year 2024/2025 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

Yuba City Lighting and Landscape Maintenance District No. 2 is comprised of one benefit area, known as Zone of Benefit A (Town Center and Yuba City KFC).

The Zone of Benefit A ("Zone A") consists of 14 commercial lots: 13 lots in the Town Center area and the Yuba City Kentucky Fried Chicken (KFC). The Town Center Area is located along the frontage of Plumas Street (including median), C Street, Percy Avenue, B Street and Franklin Avenue. The Yuba City KFC is located south of Bridge Street, west of Shasta Street, east of Plumas Street and north of A Street.

A. DESCRIPTION OF THE IMPROVEMENTS

The District improvements provide for the ongoing maintenance and servicing of landscaping material, irrigation systems, and street lighting in the Town Center Area along the frontage of Plumas Street (including median), C Street, Percy Avenue, B Street and Franklin Avenue.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual

maintenance, operation, and servicing of any improvement, including, but not limited to:

- a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well

as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The

contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

C. ASSESSMENT METHODOLOGY

The level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements are apportioned equally to all parcels within the zone, developed or undeveloped.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and therefore are not assessed.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions. These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 2 Engineer’s Report, Fiscal Year 2015/2016. pgs 13-16.*

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2024/2025

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2024/2025. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$710.34 per EBU for Fiscal Year 2024/2025.

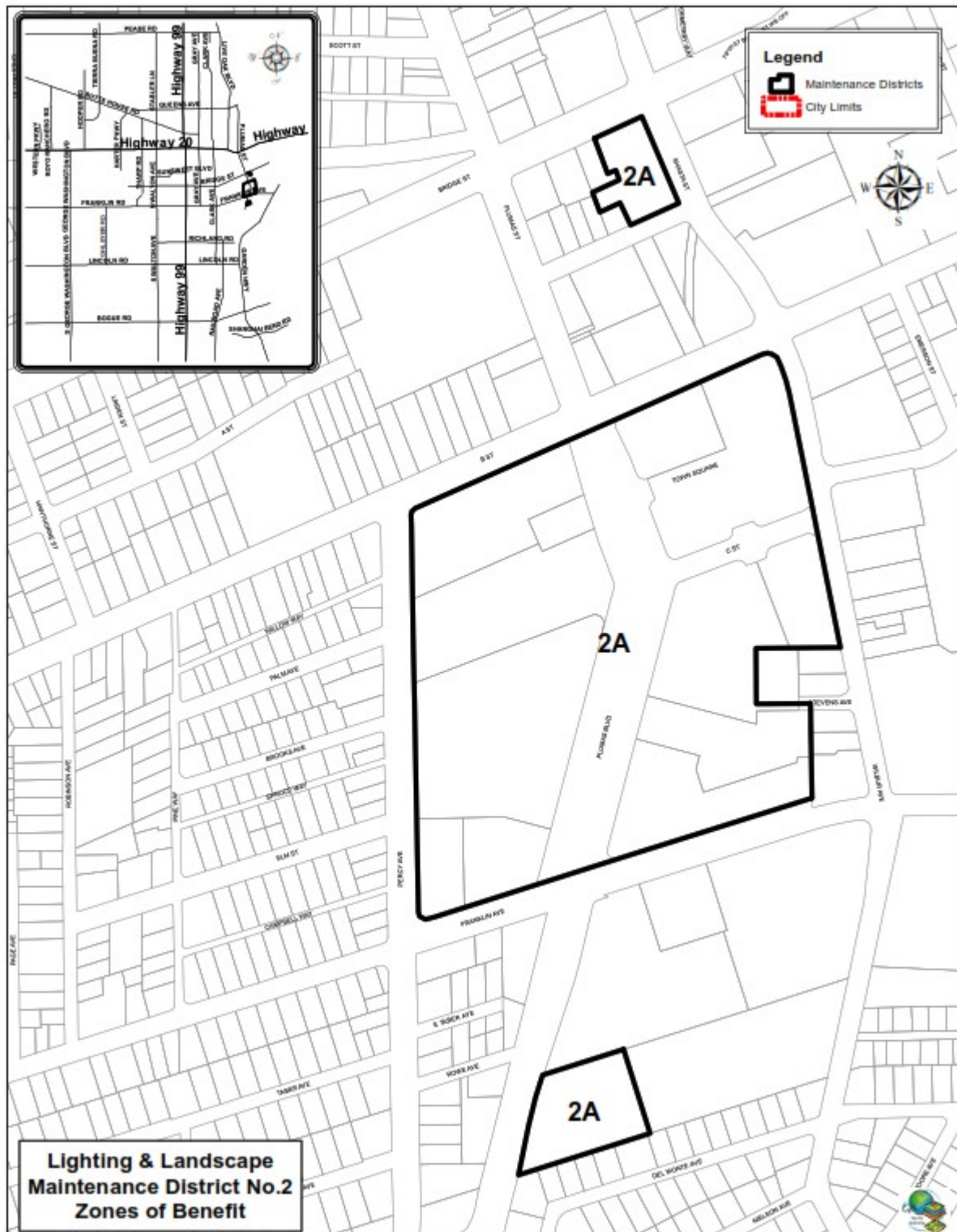
BUDGET ITEM	Zone 2A
DIRECT COSTS	
Heat/Power Utility	\$8,283.57
Street Lights Power Utility	0.00
Professional Services	0.00
Spec O&M Weed Abatement	0.00
Spec O&M Landscape	28,840.00
Water Utility	526.02
Materials & Supplies	707.40
LMD Lights	0.00
Landscape Labor	2,889.00
Direct Costs Subtotal	\$41,246.00
ADMINISTRATION COSTS	
City Administration Costs	\$1,781.00
Willdan Financial Services Administration Fees	1,594.96
County Administration Fee	4.20
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$3,380.16
CAPITAL IMPROVEMENT EXPENSES	\$0.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$44,626.16
Operating Reserve Collection	7,403.01
Capital Reserve Collection	50,000.00
Levy Breakdown Subtotal	\$102,029.17
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$0.00
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	(2,972.26)
Rounding Adjustment	(0.07)
Levy Adjustments Subtotal	(\$2,972.33)
BALANCE TO LEVY	\$99,056.84
OPERATING RESERVE	
Estimated Balance at June 30, 2024	\$148,612.89
FY2024/2025 Collection/(Contribution)	7,403.01
Transfer to Capital Improvement Reserve	(100,000.00)
Estimated Balance at June 30, 2025	\$56,015.90
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2024	\$0.00
FY2024/2025 Collection/(Contribution)	50,000.00
Transfer from Operating Reserve	100,000.00
Estimated Balance at June 30, 2025	\$150,000.00
DISTRICT STATISTICS	
Total Parcels	14
Total Parcels Levied	14
Total EBU	139.45
Levy per EBU (2024/2025)	\$710.34
Maximum Levy per EBU - 2023/2024	\$689.05
CPI Increase per EBU (3.09%)	\$21.29
Maximum Levy per EBU - 2024/2025	\$710.34
Maximum Levy Amount - 2024/2025	\$99,056.91

Appendix A - DISTRICT BOUNDARY MAPS

The original District assessment diagrams including the diagram for Zone of Benefit A were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

Yuba City Landscape Maintenance District No. 2



Appendix B - 2024/2025 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following page. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Associate Engineer

Summary

Subject: Yuba City Lighting and Landscape District Nos. 3-4 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to Continue the Maintenance Districts, pursuant to the Landscaping and Lighting act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 3 and 4
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance District Nos. 3 and 4

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

Fiscal Impact: Receipt of assessments and expenditure of funds for lighting and landscape maintenance districts throughout the City.

Purpose:

To continue to provide lighting and landscape maintenance throughout the City pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Lighting and Landscape Maintenance District Nos. 3 and 4 (LLMD 3 and 4) addresses the City Council's Strategic Goal of maintaining infrastructure, as levying LLMD 3 and 4 will ensure that street lighting, landscaping and associated items, block walls, detention ponds, and street-end barricades are maintained and in operation.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in LLMD 3 and 4 (Districts). The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed. LLMD 3 and 4 (13 subdivisions located throughout Yuba City) have provisions for a Cost of Living Adjustment COLA which is based on the Consumer Price Index from January to January.

Analysis:

The Engineer's Annual Reports have been prepared and are on file in the City Clerk's office. They describe each district, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution of Intention to order improvements is required by state law to continue the Districts. The proposed action in these reports sets a public hearing for the Council meeting to be held on July 2, 2024 to establish assessments for the coming year. Both Districts will receive increases in their annual levies. The levies were raised in response to inflation.

Fiscal Impact:

The proposed assessments for FY 2024-25 are shown in Attachment 3.

The projected revenue, expenditures, and cash balance, which include capital reserve for the Districts are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/25*
3	\$17,774.24	\$11,048.41	\$6,145.80
4	\$199,999.56	\$152,880.98	\$205,619.61

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2024-25.

Recommendation:

A. Adopt the following Resolutions to Continue the Maintenance Districts, pursuant to the Landscaping and Lighting act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 3 and 4
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance District Nos. 3 and 4

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

Attachments:

1. Attachment 1 - Resolution LLMDs 3-4 Approve Engineer's Report
2. Attachment 2 - Resolution LLMDs 3-4 Set Public Hearing Date
3. Exhibit A - District Maps 3-4
4. Attachment 3 - Proposed Assessments - LLMDs 3-4
5. Attachment 4 - Engineer's Reports 3-4

Prepared By:

Josh Wolffe
Senior Civil Engineer

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORTS FOR THE YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NOS. 3 & 4 (13 SUBDIVISIONS THROUGHOUT
YUBA CITY)**

WHEREAS, the City Council of the City of Yuba City previously formed Lighting and Landscape Maintenance District Nos. 3 & 4 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, on May 21, 2024, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2024-25 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed written reports with the City Clerk entitled "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2024/2025 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2024/2025 Engineer's Annual Levy Report," (the "Engineer's Reports") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said Engineer's Reports and each and every part thereof, and finds that each and every part of said reports is sufficient, and that no portion of the reports require or should be modified in any respect.

WHEREAS, the City Council desires to formally approve the Engineer's Reports, as filed, pursuant to Section 22623 of the Act.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council finds that the Engineer's estimates prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said Engineer's Reports be, and each of them are hereby, preliminarily approved and confirmed.
3. The City Council finds that the diagram showing the Districts referred to and described in said Engineer's Reports, the boundaries of the subdivisions of the land within said Districts, is the same as existed at the time of passage of said Resolution and is hereby preliminarily approved and confirmed.
4. The City Council finds that the proposed assessment upon the subdivisions of land in said Districts is in proportion to the estimated benefit to be received by said subdivisions, respectively, from the work and incidental expenses as contained

and detailed in the Engineer's Report, which is hereby preliminarily approved and confirmed.

5. The City Council hereby approves the "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2024/2025 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2024/2025 Engineer's Annual Levy Report." Said reports shall serve as the Engineer's Reports for the purposes of subsequent proceedings for Lighting and Landscape Maintenance District Nos. 3 and 4.
6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

ATTEST:

Shon Harris, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NOS. 3, & 4 (13
SUBDIVISIONS THROUGHOUT YUBA CITY) PURSUANT TO THE LANDSCAPING AND
LIGHTING ACT OF 1973, PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND
HIGHWAYS CODE, AND APPOINTING A TIME AND PLACE FOR HEARING OBJECTIONS
THERE TO**

WHEREAS, the City of Yuba City is a municipal corporation duly created and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") requires the review of annual assessment of existing Districts; and

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District Nos. 3 and 4 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, assessments levied within the Districts provide revenue for the purposes of the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments; and

WHEREAS, on May 21, 2024, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file reports with regard to the Districts for the 2024-25 Fiscal Year; and

WHEREAS, in accordance with Article 4 of Chapter 1 of the Act, the Engineer prepared and filed such reports (the "Engineer's Reports" with the City Clerk, and the City Clerk has presented the Engineer's Reports to the City Council; and

WHEREAS, on June 18, 2024, the City Council adopted a Resolution approving the Engineer's Reports as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the Districts for Fiscal Year 2024-25, and to call a public hearing thereto.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within existing assessment districts designated Landscape Maintenance District Nos. 3 and 4 ("Districts"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the Districts are generally located and depicted in "Exhibit A" attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the Districts for Fiscal Year 2024-25 are to be modified as follows: assessments for District Nos. 3 and 4 for Fiscal Year 2024-25 are proposed to increase from the previous year as described in the Engineer's Report, but are still within or less than the amount approved for said Districts at the time of the Districts' respective formations.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer's Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2024/2025 Engineer's Annual Levy Report," "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2024/2025 Engineer's Annual Levy Report," and by previous resolution the City Council approved the Engineer's Reports as filed. Reference is made to the Engineer's Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.
7. Notice is hereby given that the City Council designates July 2, 2024, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council

shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 2, 2024.

8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing in accordance with law.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

ATTEST:

Ciara Wakefield, Deputy City Clerk

Shon Harris, Mayor

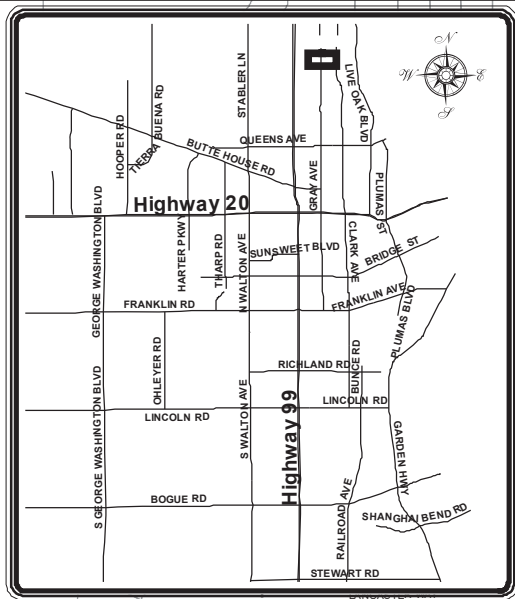
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

Exhibit A – District Maps

EXHIBIT A

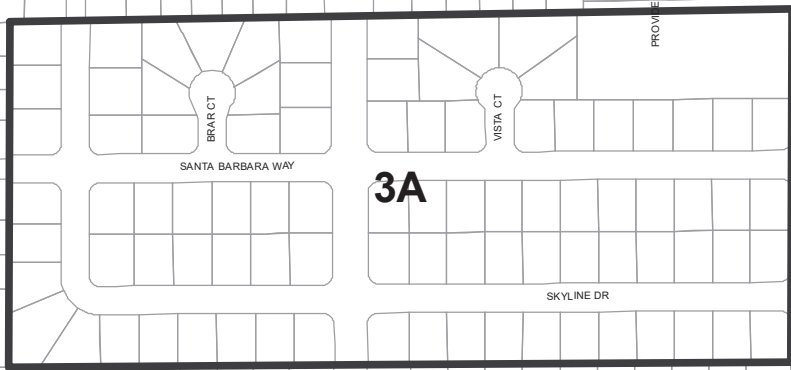


Legend

- Maintenance Districts
- City Limits



HWY 99



**Lighting & Landscape
Maintenance District No. 3
Zones of Benefit**

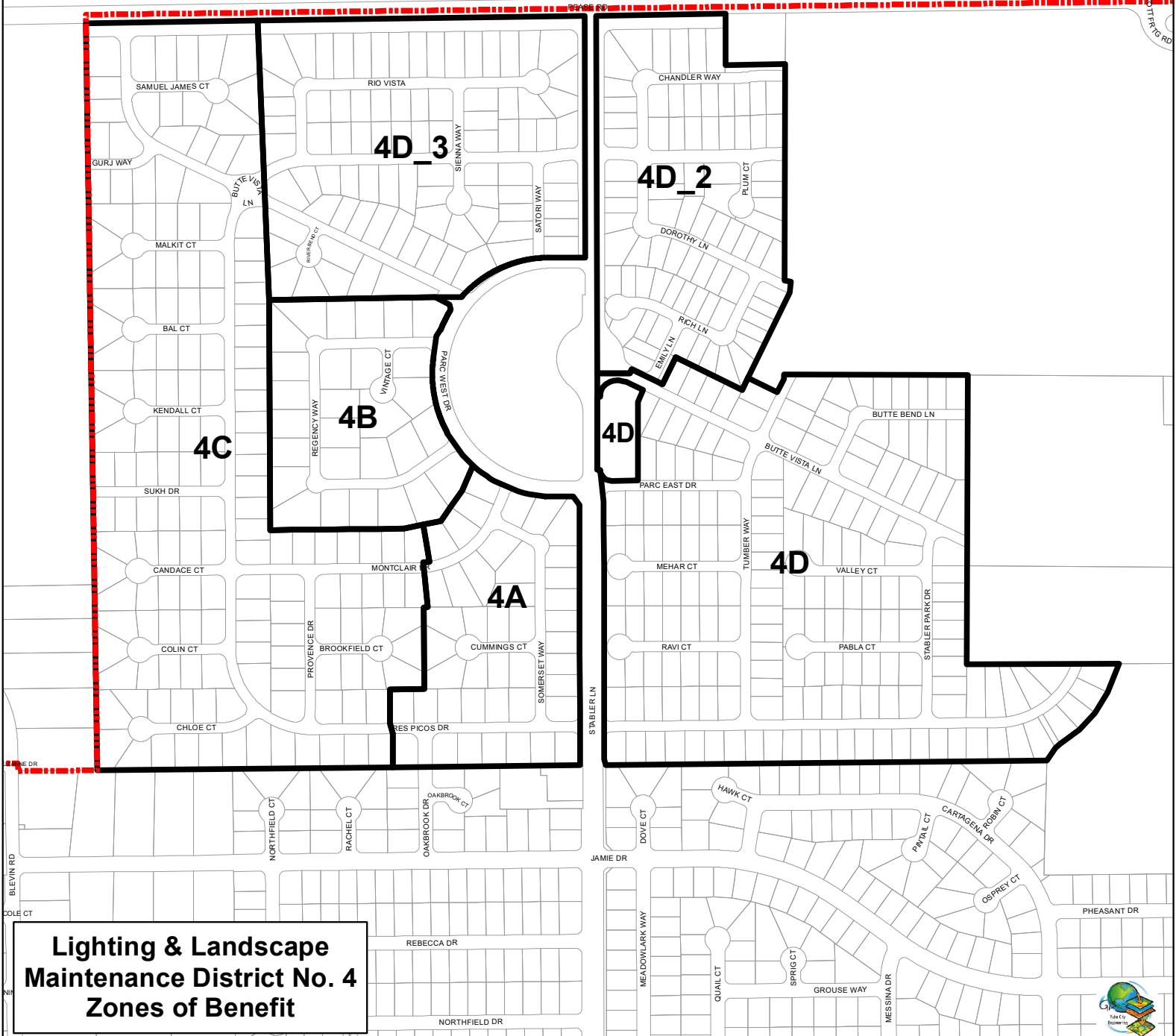




Legend

 Maintenance Districts

 City Limits



**Lighting & Landscape
Maintenance District No. 4
Zones of Benefit**



ATTACHMENT 3

DISTRICT 3-4 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2023-24 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
3	A	\$201.98	\$6.06	\$201.99
4	A	\$346.02	\$43.26	\$528.88
	B	\$346.02	\$43.26	\$716.25
	C	\$346.02	\$43.26	\$434.60
	D	\$346.02	\$43.26	\$389.37

ATTACHMENT 4



City of Yuba City

Lighting and Landscape Maintenance District No. 3 Zone of Benefit A (Palisades Subdivision)

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024
Intent Meeting: June 18, 2024
Public Hearing: July 2, 2024

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 3 Zone of Benefit A (Palisades Subdivision)

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

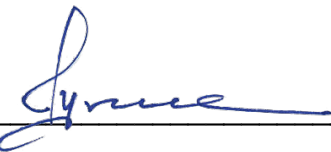
The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 18th day of June, 2024.

Willdan Financial Services
Assessment Engineer

By:  _____

Tony Thrasher
Principal Consultant
District Administration Services

By:  _____

Tyrone Peter
PE # C 81888

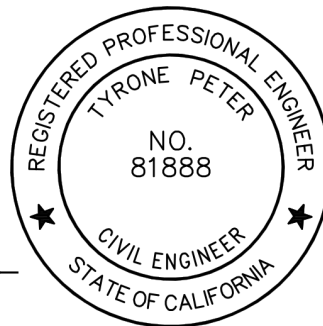


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I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2024/2025.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2024 and ending June 30, 2025 (Fiscal Year 2024/2025) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for fiscal year 2024/2025 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District Zone of Benefit A ("Zone A") is comprised of 88 residential lots in the Palisades Subdivision.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements provide for the ongoing maintenance and servicing of a detention pond, street trees and a pond landscape strip, and twelve street lights, which benefit parcels in Phases 1 and 2.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.

- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable, and the District must separate the general benefits from the special benefits.

A. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.

- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding

properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

B. ASSESSMENT METHODOLOGY

The cost of annual operation and maintenance of the pond and the street trees and pond landscape strip has been apportioned equally to all 88 lots, developed or undeveloped, within the District. The cost of annual maintenance of the twelve street lights will be spread equally over all 88 lots in Phases 1 and 2.

C. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing.

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 3 Engineer's Report, Fiscal Year 2015-16. pgs 13-16.*

In Fiscal Year 1993/1994 the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions. These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District

assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2024/2025

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2024/2025. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$201.99 per EBU for Fiscal Year 2024/2025.

BUDGET ITEM	Zone 3A
DIRECT COSTS	
Heat/Power Utility	\$59.64
Street Lights Power Utility	66.03
Professional Services	0.00
Spec O&M Weed Abatement	2,647.75
Spec O&M Landscape	5,150.00
Water Utility	545.28
Materials & Supplies	503.75
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$8,972.44
ADMINISTRATION COSTS	
City Administration Costs	\$1,166.00
Willdan Financial Services Administration Fees	883.57
County Administration Fee	26.40
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$2,075.97
CAPITAL IMPROVEMENT EXPENSES	\$0.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$11,048.41
Operating Reserve Collection	6,726.71
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$17,775.12
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$0.00
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	0.00
Rounding Adjustment	(0.88)
Levy Adjustments Subtotal	(\$0.88)
BALANCE TO LEVY	\$17,774.24
OPERATING RESERVE	
Estimated Balance at June 30, 2024	(\$18,580.90)
FY2024/2025 Collection/(Contribution)	6,726.71
Transfer from Capital Improvement Reserve	18,000.00
Estimated Balance at June 30, 2025	\$6,145.80
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2024	\$18,000.00
FY2024/2025 Collection/(Contribution)	0.00
Transfer to Operating Reserve	(18,000.00)
Estimated Balance at June 30, 2025	\$0.00
DISTRICT STATISTICS	
Total Parcels	88
Total Parcels Levied	88
Total EBU	88.00
Levy per EBU (2024/2025)	\$201.98
Maximum Levy per EBU - 2023/2024	\$195.94
CPI Increase per EBU (3.09%)	\$6.06
Maximum Levy per EBU - 2024/2025	\$201.99
Maximum Levy Amount - 2024/2025	\$17,775.12

Appendix A - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

Yuba City Landscape Maintenance District No. 3



Appendix B - 2024/2025 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.



City of Yuba City

Lighting and Landscape Maintenance District No. 4 Zones of Benefit A, B, C & D (Butte Vista Neighborhood)

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024
Intent Meeting: June 18, 2024
Public Hearing: July 2, 2024

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 4

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

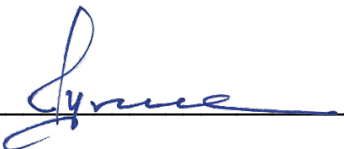
The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 18th day of June, 2024.

Willdan Financial Services
Assessment Engineer

By:  _____

Tony Thrasher
Principal Consultant
District Administration Services

By:  _____

Tyrone Peter
PE # C 81888

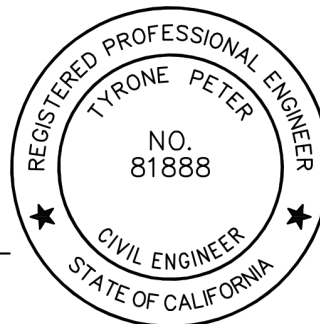


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I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2024/2025.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2024 and ending June 30, 2025 (Fiscal Year 2024/2025) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2024/2025 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District was formed to ensure the ongoing maintenance and servicing of local street lighting and landscaping improvements providing special benefit to the Butte Vista Neighborhood in the subdivisions in zones of benefit as shown on the Assessment Diagrams on file with the City Clerk. District Zone of Benefit A ("Zone A") is comprised of 43 residential lots on a total of 14 acres in the Regency Park Estates Unit No. 1 area. District Zone of Benefit B ("Zone B") is comprised of 28 residential lots on a total of 12 acres in the Regency Park Estates, Unit No. 2 area. District Zone of Benefit C ("Zone C") is comprised of 160 residential lots on a total of 46.86 acres in the Regency Park Estates, Unit No. 3 and Butte Vista West Estates Units 1, 2 & 3. District Zone of Benefit D ("Zone D") is comprised of 347 residential lots in the Butte Vista Estates-Units No. 1 & 2 and Stabler Park Estates-Units 1 & 2, Tres Picos Estates and Tres Picos West Estates.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements include the annual maintenance and servicing of both neighborhood street lighting and landscaping facilities as well as local street lighting and landscaping facilities within the Benefit Zones A, B, C & D.

Neighborhood Lighting and Landscaping

Neighborhood street lighting facilities are all 100-watt street lights and include thirteen (13) lights on the south half of Pease Road, fourteen (14) lights on both sides of Stabler Lane, and eight (8) lights on Onstott Frontage Road. Neighborhood landscaping facilities include a detention pond, landscape medians on Pease Road, Stabler Lane and Buttes Vista, the landscape areas between the perimeter walls and the curb and gutter along Stabler Lane, Pease road and Onstott Frontage Road. The maintenance and servicing of these facilities comprise the Neighborhood Lighting and Landscaping improvements. Each new subdivision added to the district will be based on this design standard.

Each zone of benefit will share in the annual costs of the Neighborhood Lighting and Landscaping improvements based on the proportion that each zones subdivision area, as shown on each final map, is to the total 240 acres of the Butte Vista Neighborhood Plan.

Local (Zone) Lighting and Landscaping

Zone A provides the maintenance and servicing of 70-watt street lights, interior street trees, and a 410' by 16' landscape strip on Parc West Drive. Zone B provides the maintenance and servicing of 70-watt street lights, interior street trees, and a 480' by 16' landscape strip on Parc West Drive. Zone C provides the maintenance and servicing of 70-watt street lights, and interior street trees. Zone D provides the maintenance and servicing of 70-watt street lights, and interior street trees.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.

- b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

A. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record

between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

B. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and therefore are not assessed.

⁽¹⁾ SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 4 Engineer's Report, Fiscal Year 2015-16. pgs 13-16.

C. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2024/2025

The following provides the proposed budget and associated increased maximum assessment commencing in fiscal year 2024/2025. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$528.88 per EBU, Zone B will be \$716.25 per EBU, Zone C will be \$434.60 per EBU, and Zone D will be \$389.37 per EBU for fiscal year 2024/2025.

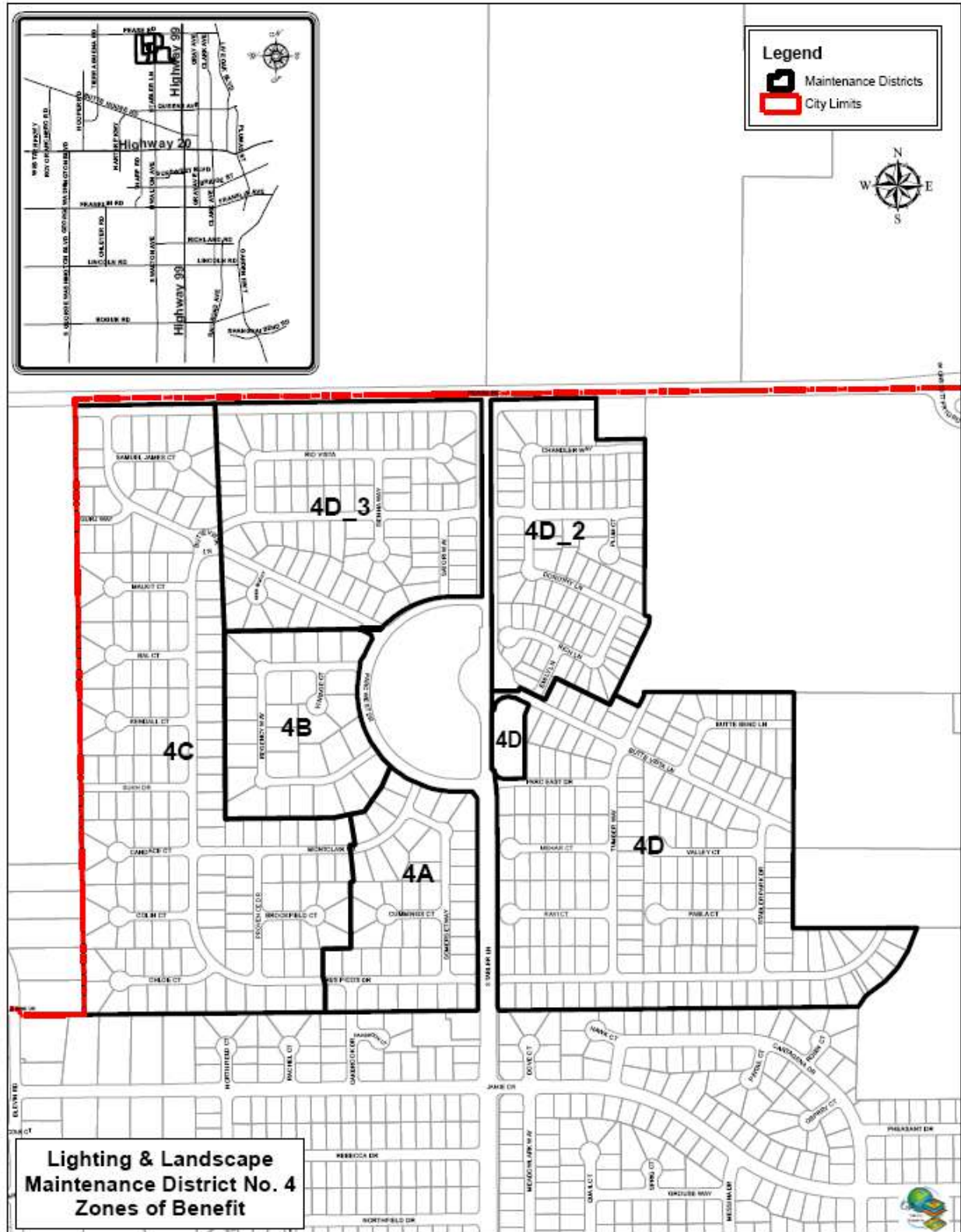
BUDGET ITEM	Zone 4A	Zone 4B	Zone 4C	Zone 4D	Total
DIRECT COSTS					
Heat/Power Utility	\$36.37	\$23.68	\$135.32	\$293.47	\$488.84
Street Lights Power Utility	613.08	399.22	2,281.24	4,947.43	8,240.97
Professional Services	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	506.69	329.93	1,885.34	4,088.83	6,810.79
Spec O&M Landscape	5,363.84	3,492.73	19,958.48	43,284.95	72,100.00
Water Utility	1,551.17	1,010.06	5,771.78	12,517.56	20,850.57
Materials & Supplies	89.53	58.30	333.13	722.49	1,203.45
LMD Lights	1,029.40	670.30	3,830.31	8,306.99	13,837.00
Landscape Labor	950.54	618.96	3,536.89	7,670.62	12,777.00
Direct Costs Subtotal	\$10,140.61	\$6,603.19	\$37,732.49	\$81,832.34	\$136,308.62
ADMINISTRATION COSTS					
City Administration Costs	\$566.89	\$369.13	\$2,109.34	\$4,574.64	\$7,620.00
Willdan Financial Services Administration Fees	653.11	425.28	2,430.16	5,270.42	8,778.97
County Administration Fee	12.90	8.40	48.00	104.10	173.40
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$1,232.89	\$802.81	\$4,587.51	\$9,949.15	\$16,572.37
CAPITAL IMPROVEMENT EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEVY BREAKDOWN					
Total Direct and Admin. Costs	\$11,373.50	\$7,406.00	\$42,320.00	\$91,781.49	\$152,880.98
Operating Reserve Collection	3,736.60	2,433.14	13,903.64	30,153.51	50,226.88
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$15,110.10	\$9,839.14	\$56,223.63	\$121,935.00	\$203,107.86
LEVY ADJUSTMENTS					
Operating Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(231.21)	(150.55)	(860.31)	(1,865.79)	(3,107.85)
Rounding Adjustment	(0.03)	(0.02)	(0.12)	(0.27)	(0.44)
Levy Adjustments Subtotal	(\$231.24)	(\$150.57)	(\$860.43)	(\$1,866.06)	(\$3,108.29)
BALANCE TO LEVY	\$14,878.86	\$9,688.56	\$55,363.20	\$120,068.94	\$199,999.56
OPERATING RESERVE					
Estimated Balance at June 30, 2024	\$6,724.72	\$4,378.89	\$25,022.21	\$54,266.91	\$90,392.73
FY2024/2025 Collection/(Contribution)	3,736.60	2,433.14	13,903.64	30,153.51	50,226.88
Transfer to Capital Improvement Reserve	(\$4,835.64)	(\$3,148.79)	(\$17,993.08)	(\$39,022.49)	(65,000.00)
Estimated Balance at June 30, 2025	\$5,625.68	\$3,663.23	\$20,932.76	\$45,397.93	\$75,619.61
CAPITAL IMPROVEMENT RESERVE					
Estimated Balance at June 30, 2024	\$4,835.64	\$3,148.79	\$17,993.08	\$39,022.49	\$65,000.00
FY2024/2025 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00
Transfer from Operating Reserve	\$4,835.64	\$3,148.79	\$17,993.08	\$39,022.49	65,000.00
Estimated Balance at June 30, 2025	\$9,671.28	\$6,297.58	\$35,986.16	\$78,044.98	\$130,000.00
DISTRICT STATISTICS					
Total Parcels	43	28	160	347	578
Total Parcels Levied	43	28	160	347	578
Total EBU	43.00	28.00	160.00	347.00	578.00
Levy per EBU (2024/2025)	\$346.02	\$346.02	\$346.02	\$346.02	
Maximum Levy per EBU - 2023/2024	\$513.03	\$694.78	\$421.57	\$377.71	
CPI Increase per EBU (3.09%)	\$15.86	\$21.47	\$13.03	\$11.67	
Maximum Levy per EBU - 2024/2025	\$528.88	\$716.25	\$434.60	\$389.37	
Maximum Levy Amount - 2024/2025	\$22,741.84	\$20,055.00	\$69,536.00	\$135,111.39	\$247,444.23

Appendix A - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.

Yuba City Landscape Maintenance District No. 4



Appendix B - 2024/2025 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Associate Engineer

Summary

Subject: Yuba City Lighting and Landscape District Nos. 5-6 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance Districts Nos. 5 and 6

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

Fiscal Impact: Receipt of assessments and expenditure of funds for lighting and landscape maintenance districts throughout the City.

Purpose:

To continue to provide lighting and landscape maintenance throughout the City pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6 (LLMD 5 and 6) addresses the City Council's Strategic Goal of maintaining infrastructure, as levying LLMD 5 and 6 will ensure that street lighting, landscaping and associated items, block walls, detention ponds, and street-end barricades are maintained and in operation.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in LLMD 5 and LLMD 6 (Districts). The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed. LLMD 5 (64 subdivisions located throughout Yuba City) and 6 (Commercial District) have provisions for a Cost of Living Adjustment COLA which is based on the Consumer Price Index from January to January.

Analysis:

The Engineer's Annual Reports have been prepared and are on file in the City Clerk's office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution of Intention to order improvements is required by state law to continue the Districts. The proposed action in these reports set a public hearing for the Council meeting to be held on July 2, 2024, to establish assessments for the coming year.

District 5 Zones of Benefit A, B, E, G, H, K, and L and District 6 Zones of Benefit A_1 - A_3, B_1-B_4, B_6 - B_15, and C_1 will see increases in their annual levies while District 5 Zones of Benefit C_1 - C_10 will see decreases in their annual levies. District 5 Zones of Benefit D, F, I, and J and District 6 Zone of Benefit B_5 will see no changes in their annual levies. The levies were raised in response to inflation while certain Zones of benefits were decreased or maintained due to sufficient reserves and revenues which exceeded expenditures.

Fiscal Impact:

The proposed assessments for FY 2024-25 are shown in Attachment 3.

The projected revenue, expenditures, and cash balance, which include capital reserve for the Districts are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/25*
5	\$637,974.02	\$586,951.51	\$297,146.05
6	\$40,439.18	\$18,609.71	\$199,814.40

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2024-25.

Recommendation:

A. Adopt the following Resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6
- Resolution of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance Districts Nos. 5 and 6

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

Attachments:

1. Attachment 1 - Resolution LLMDs 5-6 Approve Engineer's Report
2. Attachment 2 - Resolution LLMDs 5-6 Set Public Hearing Date
3. Exhibit A - District Maps 5-6
4. Attachment 3 - Proposed Assessments - 5-6 Intent
5. Attachment 4 - Engineers Reports 5-6

Prepared By:
Josh Wolffe
Senior Civil Engineer

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORTS FOR THE YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NOS. 5 (64 SUBDIVISIONS THROUGHOUT YUBA
CITY) AND 6 (COMMERCIAL DISTRICT)**

WHEREAS, the City Council of the City of Yuba City previously formed Lighting and Landscape Maintenance District Nos. 5 & 6 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, on May 21, 2024, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2024-25 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed written reports with the City Clerk entitled "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2024/2025 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2024/2025 Engineer's Annual Levy Report", (the "Engineer's Reports") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said Engineer's Reports and each and every part thereof, and finds that each and every part of said reports is sufficient, and that no portion of the reports require or should be modified in any respect.

WHEREAS, the City Council desires to formally approve the Engineer's Reports, as filed, pursuant to Section 22623 of the Act.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council finds that the Engineer's estimates prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said Engineer's Reports be, and each of them are hereby, preliminarily approved and confirmed.
3. The City Council finds that the diagram showing the Districts referred to and described in said Engineer's Reports, the boundaries of the subdivisions of the land within said Districts, is the same as existed at the time of passage of said Resolution and is hereby preliminarily approved and confirmed.
4. The City Council finds that the proposed assessment upon the subdivisions of land in said Districts is in proportion to the estimated benefit to be received by said subdivisions, respectively, from the work and incidental expenses as contained

and detailed in the Engineer's Report, which is hereby preliminarily approved and confirmed.

5. The City Council hereby approves the "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2024/2025 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2024/2025 Engineer's Annual Levy Report." Said reports shall serve as the Engineer's Reports for the purposes of subsequent proceedings for Lighting and Landscape Maintenance District Nos. 5 and 6.
6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

ATTEST:

Ciara Wakefield, Deputy City Clerk

Shon Harris, Mayor

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NOS. 5 (64
SUBDIVISIONS THROUGHOUT YUBA CITY) AND 6 (COMMERCIAL DISTRICT) PURSUANT
TO THE LANDSCAPING AND LIGHTING ACT OF 1973, PART 2 OF DIVISION 15 OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A TIME AND PLACE
FOR HEARING OBJECTIONS THERETO**

WHEREAS, the City of Yuba City is a municipal corporation duly created and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") requires the review of annual assessment of existing Districts; and

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District Nos. 5 & 6 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, assessments levied within the Districts provide revenue for the purposes of the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments; and

WHEREAS, on May 21, 2024, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the District for the 2024-25 Fiscal Year; and

WHEREAS, in accordance with Article 4 of Chapter 1 of the Act, the Engineer prepared and filed such report (the "Engineer's Report" with the City Clerk, and the City Clerk has presented the Engineer's Report to the City Council; and

WHEREAS, on July 2, 2024, the City Council adopted a Resolution approving the Engineer's Report as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the District for Fiscal Year 2024-25, and to call a public hearing thereto.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within existing assessment districts designated Landscape Maintenance District Nos. 5 & 6 ("Districts"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the Districts are generally located and depicted in "Exhibit A" attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the Districts for Fiscal Year 2024-25 are to be modified as follows: assessments for District 5 Zones of Benefit A, B, E, G, H, K, and L and District 6 Zones of Benefit A_1 - A_3, B_1-B_4, B_6 - B_15, and C_1 will see increases in their annual levies while District 5 Zones of Benefit C_1 - C_10 will see decreases in their annual levies. District 5 Zones of Benefit D, F, I, and J and District 6 Zone of Benefit B_5 will see no changes in their annual levies. Proposed increases are still within or less than the amount approved for said Districts at the time of the Districts' respective formations.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer's Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2024/2025 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2024/2025 Engineer's Annual Levy Report" and by previous resolution the City Council approved the Engineer's Reports as filed. Reference is made to the Engineer's Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates July 2, 2024, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 2, 2024
8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing in accordance with law.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

ATTEST:

Shon Harris, Mayor

Ciara Wakefield, Deputy City Clerk

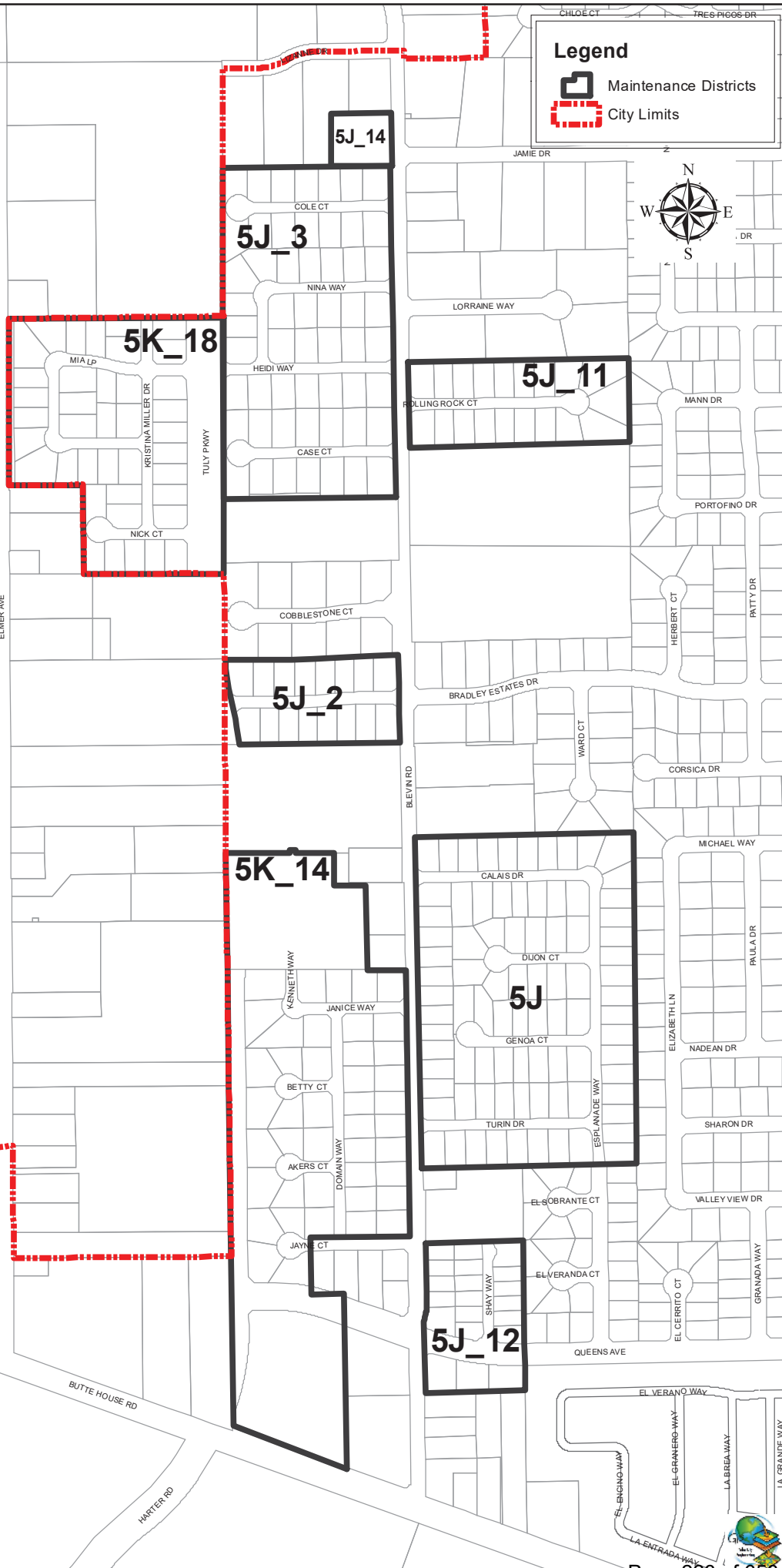
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

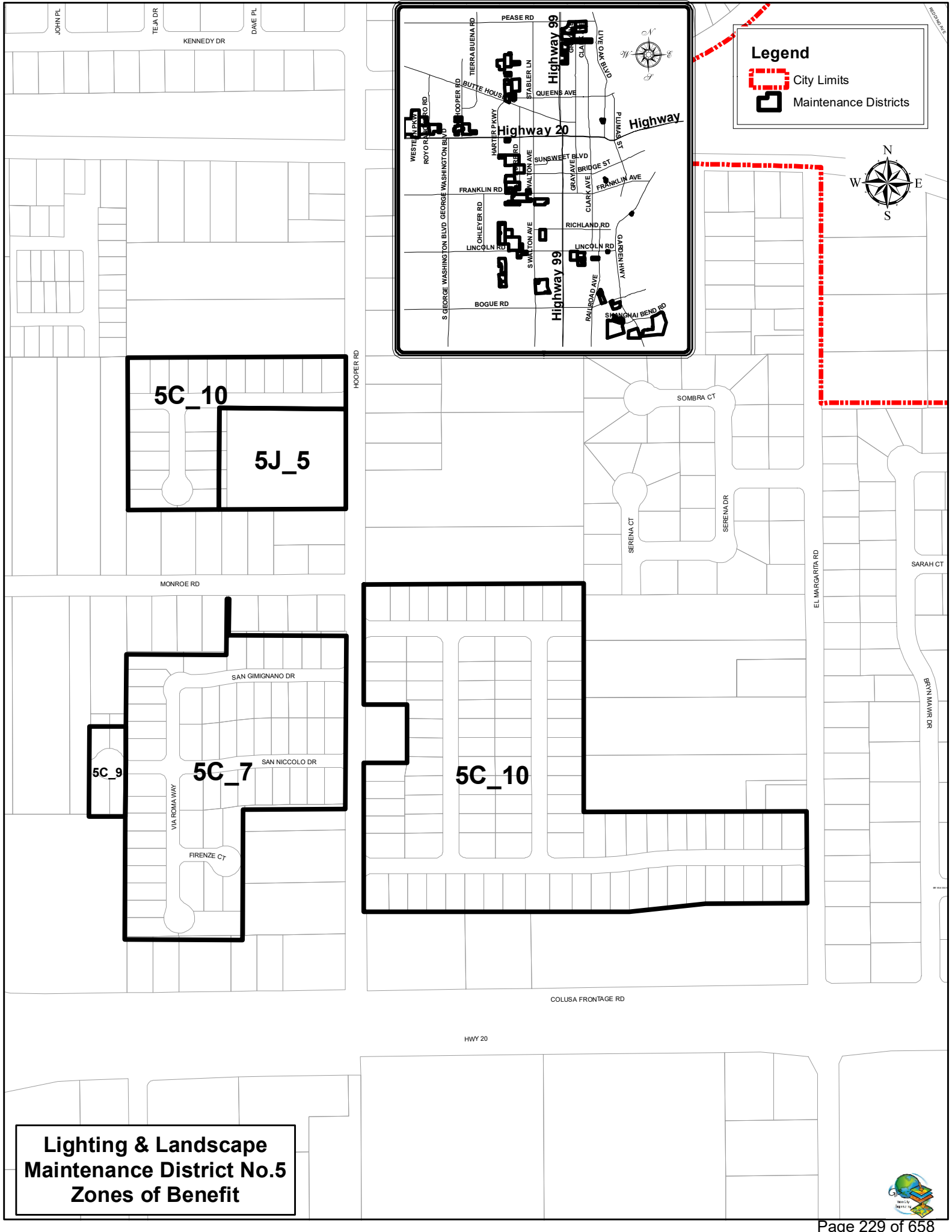
Attachment(s):

Exhibit A – District Maps

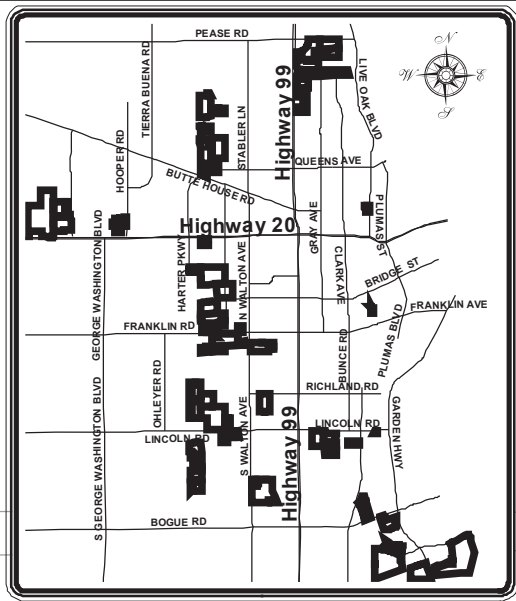
EXHIBIT A



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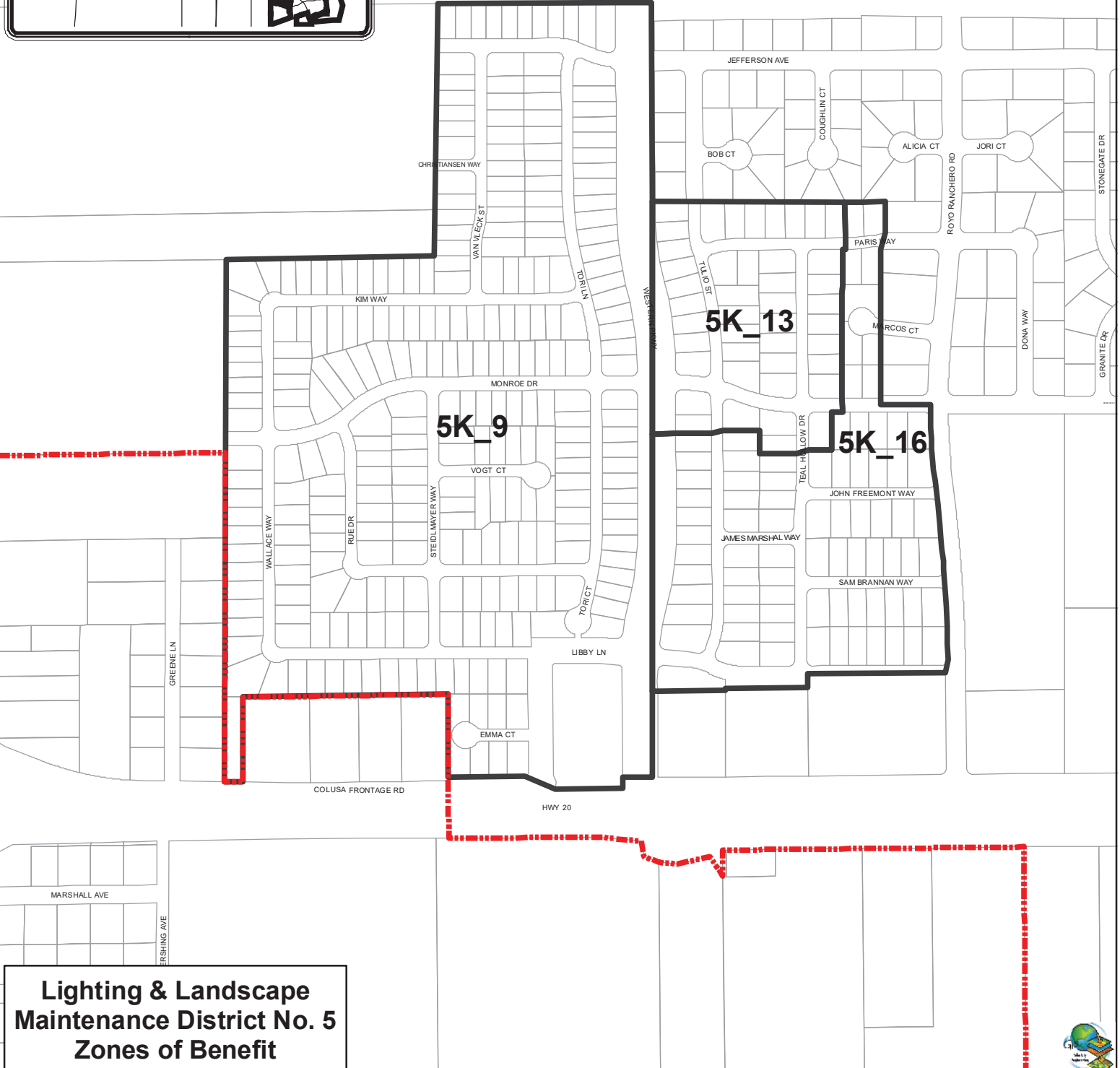


**Lighting & Landscape
Maintenance District No.5
Zones of Benefit**

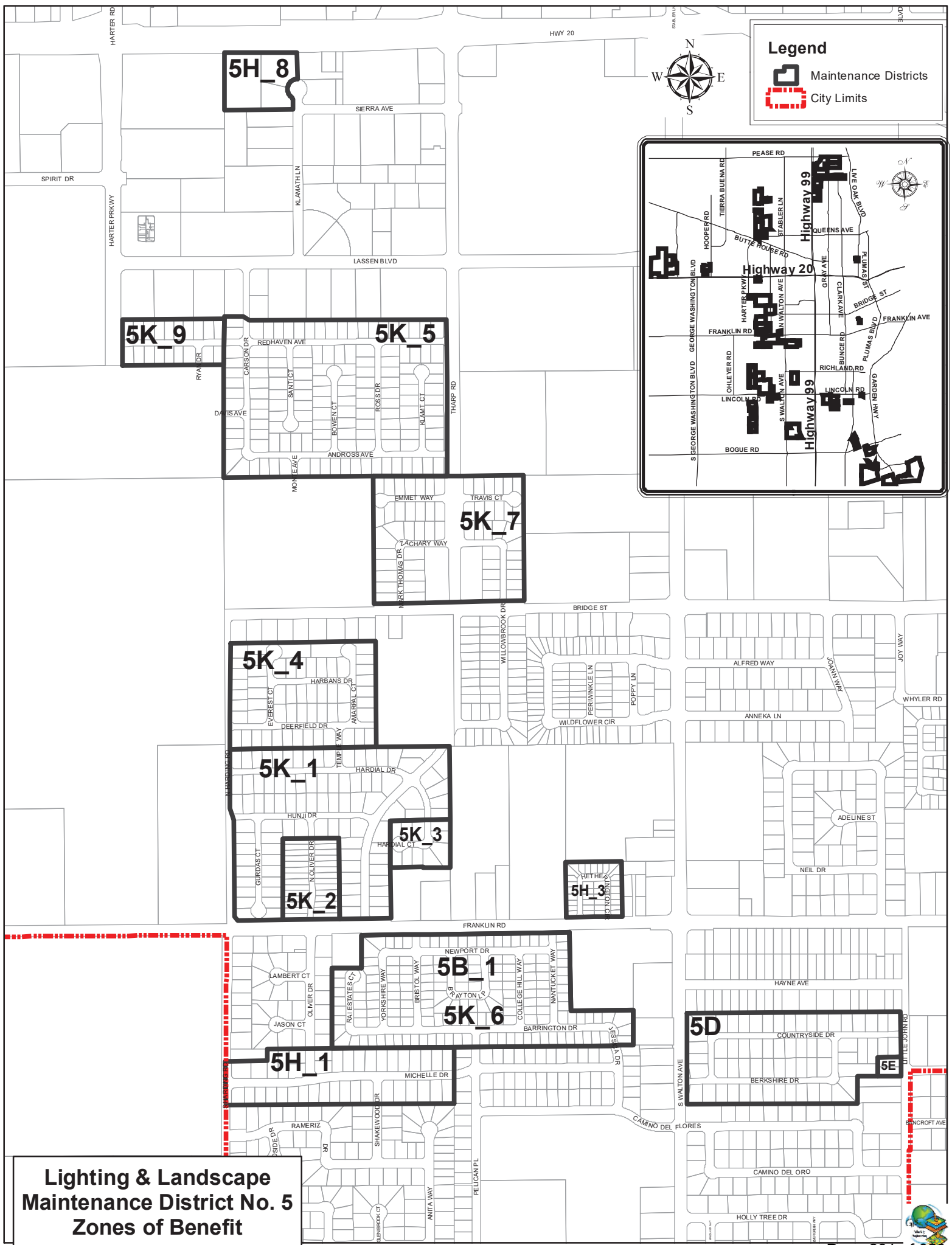


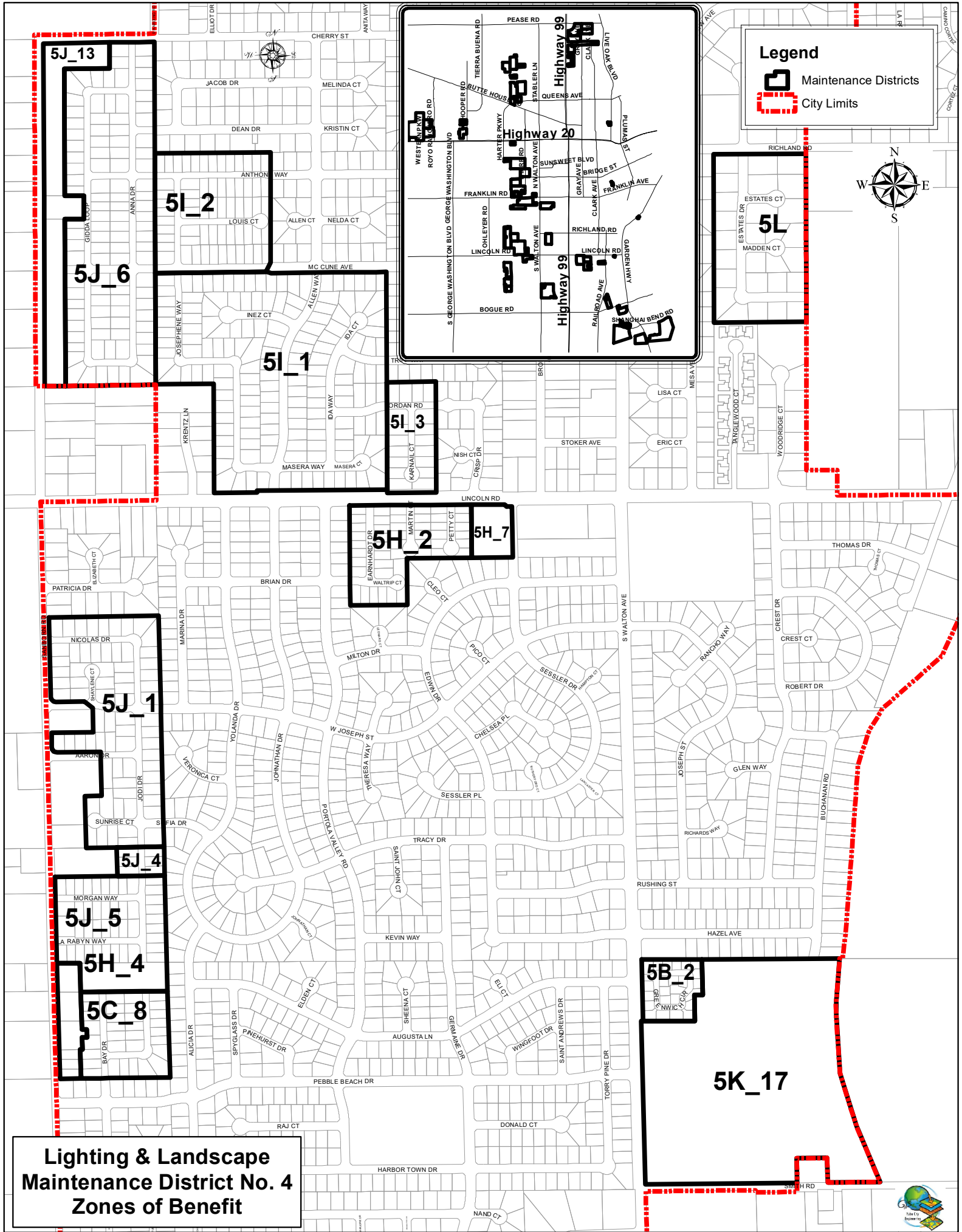
Legend
 Maintenance Districts
 City Limits

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**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**



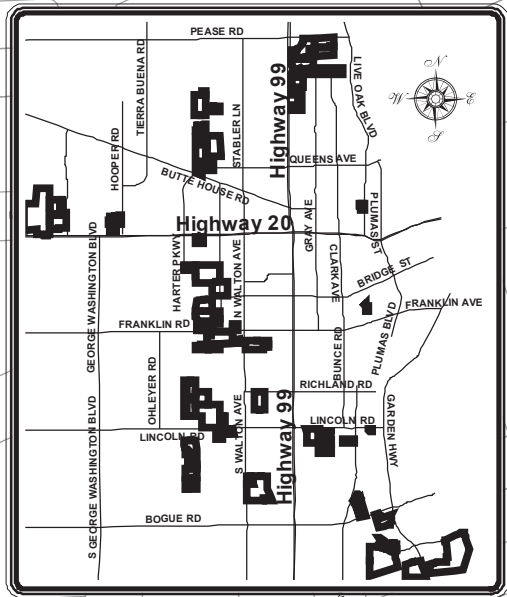


Legend

- Maintenance Districts
- City Limits



**Lighting & Landscape
Maintenance District No. 4
Zones of Benefit**

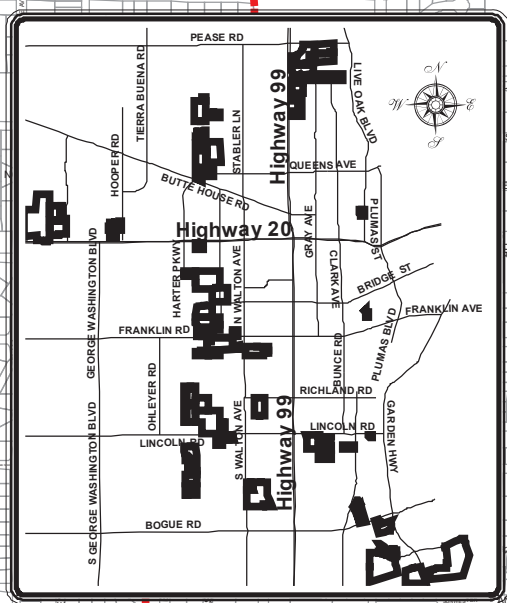


Legend

-  Maintenance Districts
-  City Limits

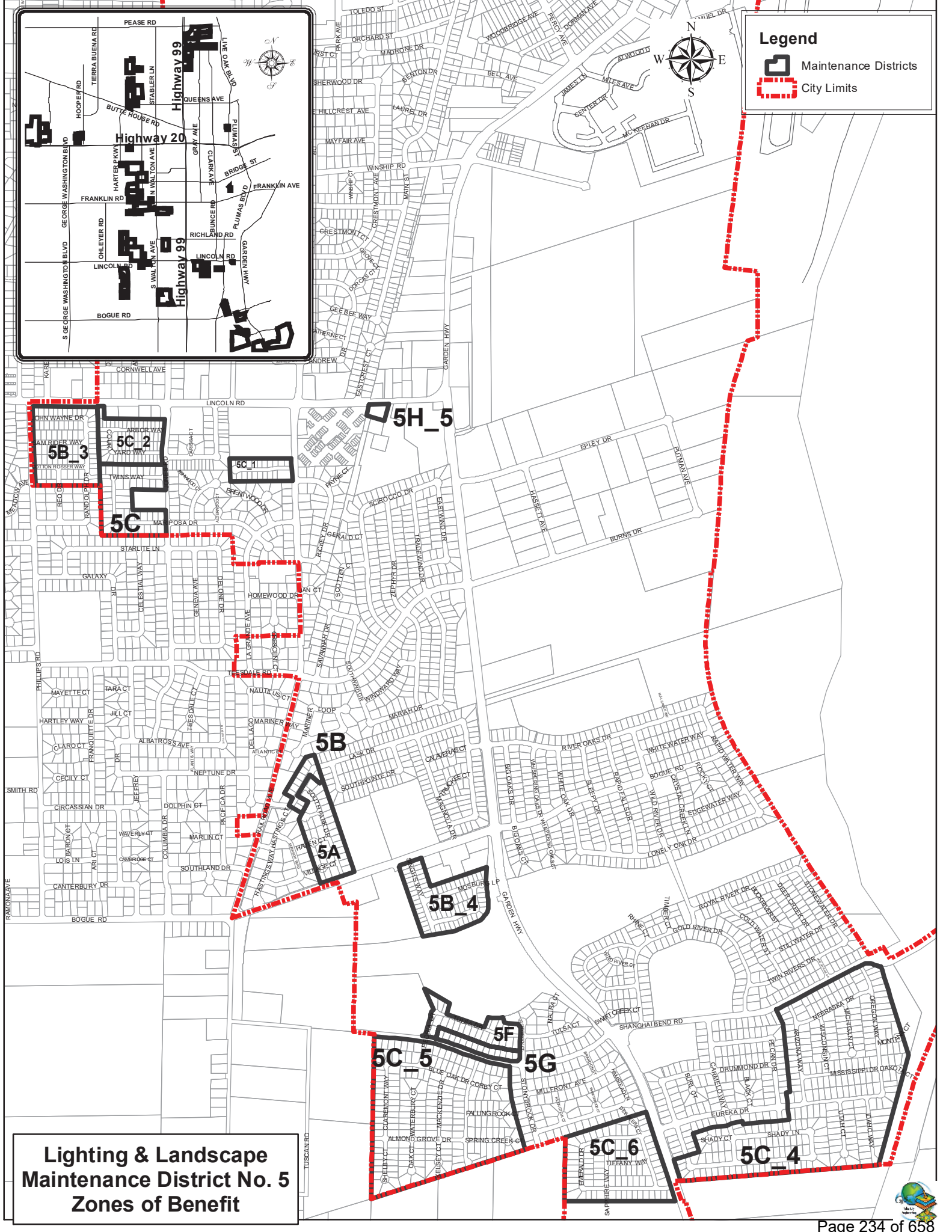


**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**

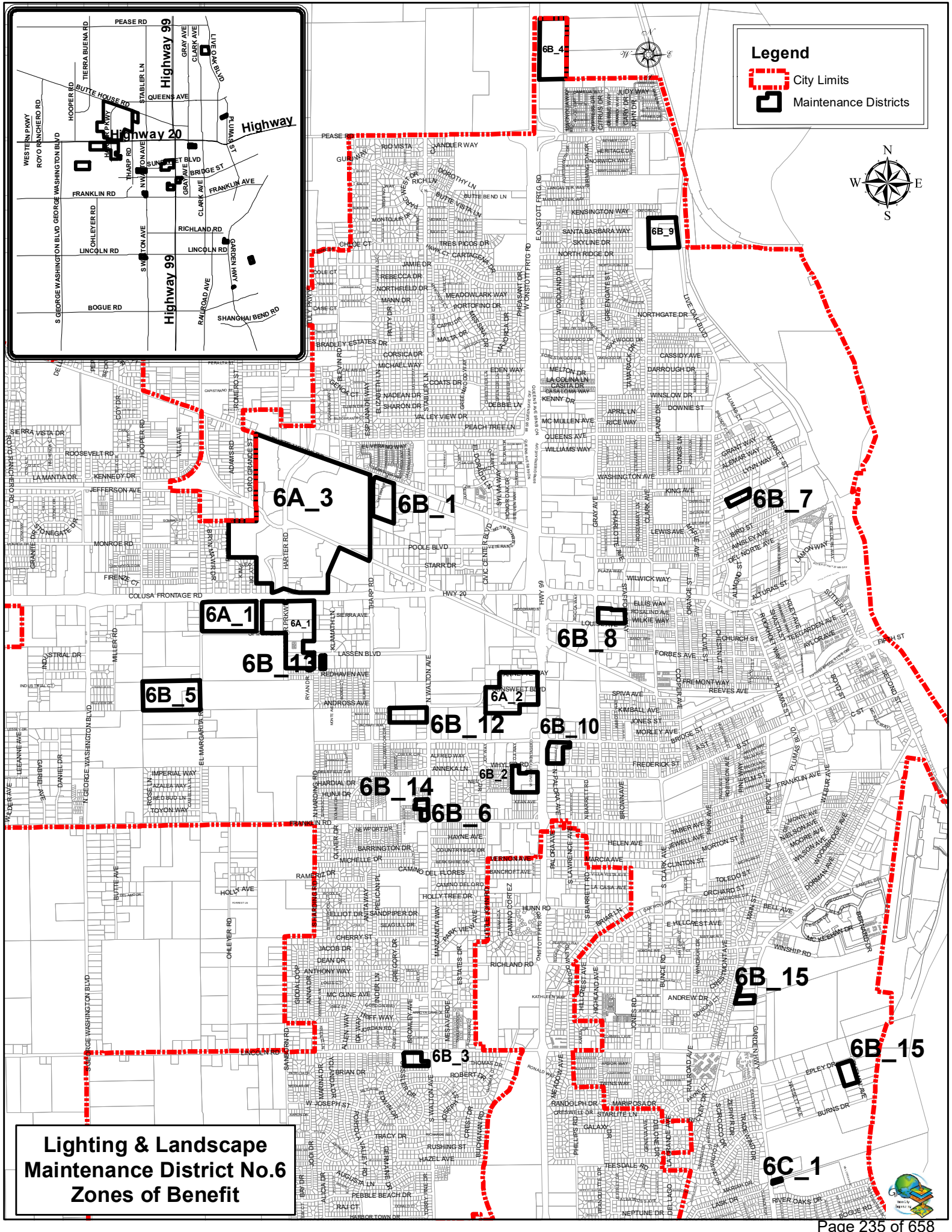


Legend

- Maintenance Districts
- City Limits



**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**



**Lighting & Landscape
Maintenance District No.6
Zones of Benefit**

ATTACHMENT 3

DISTRICT 5-6 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2024-25 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
5	A	\$257.70	\$42.96	\$257.71
	B	\$86.50	\$10.45	\$86.51
	C_1-9	\$162.16	(\$19.00)	\$186.77
	C_10	\$101.31	(\$16.04)	\$120.98
	D	\$145.16	\$0.00	\$256.47
	E	\$103.00	\$0.26	\$105.92
	F	\$117.38	\$0.00	\$208.39
	G	\$65.16	\$1.98	\$65.16
	H_1-8	\$41.86	\$1.26	\$41.87
	H_9	\$92.38	\$2.78	\$92.39
	I	\$77.10	\$0.00	\$87.79
	J	\$146.20	\$0.00	\$235.22
	K 1-17	\$274.78	\$45.06	\$332.80
	K_18	\$363.02	\$122.22	\$439.10
	L	\$155.12	\$4.66	\$155.12
6	A_1	\$358.72	\$10.82	\$358.73
	A_2	\$358.72	\$10.83	\$358.73
	A_3	\$358.72	\$10.84	\$358.73
	B_1	\$576.80	\$45.74	\$576.81
	B_2	\$530.00	\$42.06	\$530.00
	B_3	\$364.60	\$28.92	\$364.60
	B_4	\$1,924.24	\$152.60	\$1,924.25
	B_5	\$0.00	\$0.00	\$549.79
	B_6	\$106.00	\$8.40	\$106.01
	B_7	\$106.00	\$8.40	\$106.01
	B_8	\$242.38	\$19.22	\$242.39
	B_9	\$479.88	\$38.06	\$479.88
	B_10	\$158.66	\$12.58	\$158.67
	B_12	\$182.86	\$14.50	\$182.87
	B_13	\$166.06	\$13.16	\$166.07
	B_14	\$187.62	\$14.88	\$187.63
	B_15	\$62.54	\$4.96	\$62.54
	C_1	\$587.62	\$57.12	\$587.63

ATTACHMENT 4



City of Yuba City

Lighting and Landscape Maintenance District No. 5 Zones of Benefit A - L

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024

Intent Meeting: June 18, 2024

Public Hearing: July 2, 2024

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 5

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 18th day of June, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

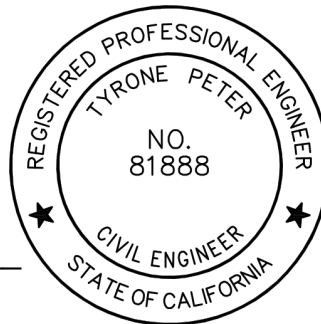


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I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2024/2025.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2024 and ending June 30, 2025 (Fiscal Year 2024/2025) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2024/2025 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of twelve distinct zones within the City, as shown on the Assessment Diagrams on file with the City Clerk, each receiving different levels of benefit from the District improvements. The primary distinction between zones of benefit in the same subdivision is whether or not the zone lots or parcels are in close enough proximity to receive special benefit from street trees.

The Zone of Benefit A ("Zone A") is comprised of 32 assessable lots located in South Park Village. The Zone of Benefit B ("Zone B") is comprised of 350 assessable lots located in South Park Village, Rai Estates, Sutter Cottages, Phillips Estates, Garden Gate Estates and Fletcher Place. The Zone of Benefit C ("Zone C") is comprised of 672 assessable lots located in Wheeler Estates, Graystone Manor, Hillcrest Courtyard, Onstott Estates, Walnut Glen Units 1 & 2, Almond Grove Units 1, 2 & 3, Diamond Pointe, Bay Drive Estates 2, Siena and Siena Estates West, Hooper Ranch Estates Phase 2 and Henson Ranch, Phase 1. The Zone of Benefit D ("Zone D") is comprised of 62 assessable lots located in Walton Station. The Zone of Benefit E ("Zone E") is comprised of 2 assessable lots located in Walton Station. The Zone of Benefit F ("Zone F") is comprised of 23 assessable lots located in Park Vista. The Zone of Benefit G ("Zone G") is comprised of 14 assessable lots located in Park Vista. The Zone of Benefit H ("Zone H") is comprised of 151 assessable lots located in Phalla Estates, Daytona Estates, Hetherington Place, Hampton Court, Sanborn Parcel Map, New Haven Apartments and Faith Court Subdivision. The Zone of Benefit I ("Zone I") is comprised of 237 assessable lots located in Masera Ranch Subdivision No. 2, and Shankar Village. The Zone of Benefit J ("Zone J") is comprised of 448 assessable lots located in Sutter Butte Estates, Units 1 & 2, North/South Butte Village, Signature Estates, Summerhill Estates, East Sanborn Estates, Inglerock Estates, Westbrook, Rollingrock Estates, Westside Estates, Karnegis Estates 2 and Hooper Ranch Estates 1. The Zone of Benefit K ("Zone K") is comprised of 1,348 assessable lots located in Hunji Village 1 & 2, Franklin Road Estates, Canterbury Estates 2, 3 & 4, Teal Hollow 1, Domain Estates, Temple Village, Del Monte Ranch, Bridge Street, Canterbury and North Canterbury Estates, Walnut Park, River Valley, North Canterbury Estates 2, Valencia Estates, Dunn Ranch

Estates, Unit 1 and Domain Estates, Unit 3. The Zone of Benefit L (“Zone L”) is comprised of 27 assessable lots located in Richland Ranch.

B. DESCRIPTION OF THE IMPROVEMENTS

The Lighting and Landscaping design standard, for all new subdivisions in the district, for each zone of benefit is as follows:

Zone A & B improvements include the ongoing maintenance and servicing of eight (8) 70-watt street lights, and the wall and landscape strip along Bogue Road. In addition, the Zone A parcels have front footage on streets with street trees and therefore provide for the maintenance of 63 interior street trees.

Zone C improvements include the ongoing maintenance and servicing of five (5) 70-watt street lights, two (2) 100-watt street lights, three (3) 35-watt street lights and 78 street trees. Also funded by Zone C is the maintenance and servicing to landscaping strips, planters, and irrigation systems, street end barricades and associated chain link fencing, detention ponds and associated slide gates, and any related appurtenances for the foregoing items.

Zone D and E improvements include the ongoing maintenance and servicing of fifteen (15) 70-watt street lights, two (2) 100-watt street lights, and the wall and landscape strip along Walton Avenue. In addition, the Zone D parcels have front footage on streets with street trees and therefore provide for the maintenance of 102 interior street trees.

Zone F and G improvements include the ongoing maintenance and servicing of eight (8) 70-watt street lights, and one (1) 100-watt street light. In addition, the Zone F parcels have front footage on streets with street trees and therefore provide for the maintenance of 36 interior street trees.

Zone H improvements include the ongoing maintenance and servicing of seven (7) 70-watt street lights.

Zone I improvements include the ongoing maintenance and servicing of thirty-seven (37) 70-watt street lights, one (1) 100-watt street light, twelve (12) trees and the wall and landscape strip along Lincoln Road.

Zone J improvements include the ongoing maintenance and servicing of twenty (20) 70-watt street lights, two (2) 100-watt street lights and 172 street trees.

Zone K improvements include the ongoing maintenance and servicing of forty-seven (47) 70-watt street lights, four (4) 100-watt street lights, 334 street trees, the wall and landscape strip along Franklin and Harding Road and Tuly Parkway, and the landscape strips and planters along Elmer Road. Also funded by Zone K is the maintenance and replacement of barricades and associated chain link fencing.

Zone L improvements include the ongoing maintenance and servicing of nine (9) 100-watt street lights, the landscape entrance to Richland Ranch, and the wall and landscape strip for Richland Ranch.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

- f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
- g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more

than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extension of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

D. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 5 Engineer’s Report, Fiscal Year 2015/2016. pgs 22-25.*

States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.

- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2024/2025

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2024/2025. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

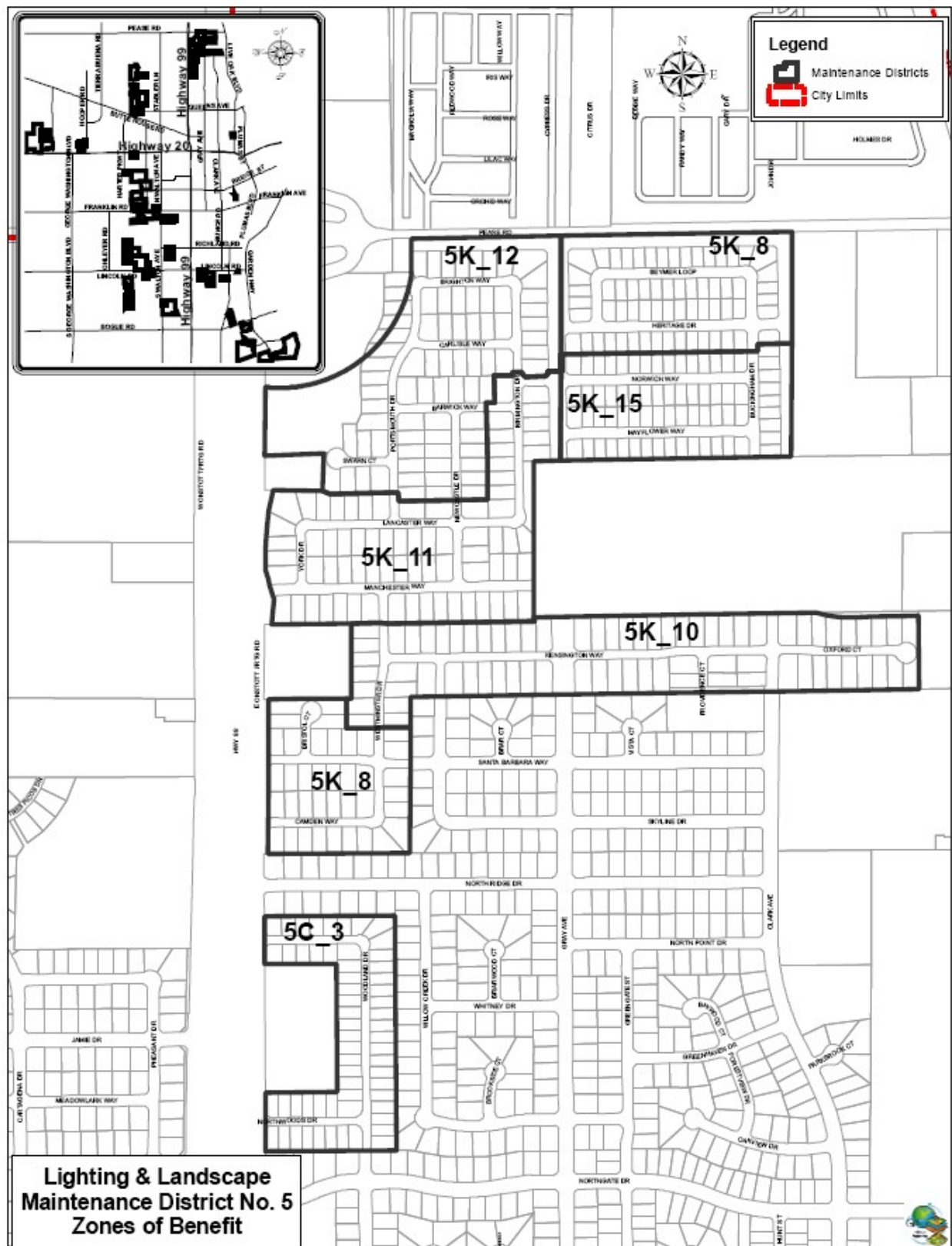
BUDGET ITEM	Zone 5A	Zone 5B	Zone 5C_1-9	Zone 5C_10	Zone 5D	Zone 5E	Zone 5F	Zone 5G	Zone 5H_1-8	Zone 5H_9	Zone 5I	Zone 5J	Total Zone 5C-5J	Zone 5K_1-17	Zone 5K_18	Zone 5L	Total
DIRECT COSTS																	
Heat/Power Utility	\$171.58	\$154.43	\$87.61	\$15.79	\$158.03	\$5.10	\$0.00	\$0.00	\$0.00	\$0.00	\$34.61	\$0.00	\$301.14	\$564.94	\$22.67	\$0.00	\$1,214.75
Street Lights Power Utility	0.00	3,812.56	21,256.93	3,832.14	982.14	31.68	194.64	118.47	1,871.58	25.12	4,784.27	7,445.53	40,542.51	15,146.80	607.74	0.00	60,109.62
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,948.53	479.42	0.00	12,427.94
Spec O&M Landscape	2,530.24	14,849.16	22,875.98	4,124.02	3,779.17	121.91	0.00	0.00	0.00	0.00	13,905.00	19,776.00	64,582.08	153,587.54	6,162.46	2,100.38	243,811.86
Water Utility	4,473.00	1,907.42	727.75	131.20	513.80	16.57	0.00	0.00	0.00	0.00	2,113.07	879.69	4,382.07	59,401.35	2,383.39	1,021.60	73,568.82
Materials & Supplies	0.00	45.80	194.90	35.14	1,094.65	35.31	721.61	439.24	0.00	0.00	1,341.90	3,195.00	7,057.76	8,187.55	328.51	0.00	15,619.61
LMD Lights	720.00	3,239.00	10,977.93	1,979.07	960.00	80.00	480.00	320.00	2,368.21	31.79	2,639.00	9,838.00	29,674.00	27,298.68	1,095.32	560.00	62,587.00
Landscape Labor	0.00	2,384.00	15,174.40	2,735.60	996.00	0.00	519.00	0.00	0.00	0.00	2,707.00	10,322.00	32,454.00	36,487.98	1,464.02	0.00	72,790.00
Direct Costs Subtotal	\$7,894.82	\$26,392.36	\$71,295.50	\$12,852.96	\$8,483.80	\$290.57	\$1,915.25	\$877.71	\$4,239.79	\$56.91	\$27,524.85	\$51,456.22	\$178,993.56	\$312,623.36	\$12,543.53	\$3,681.98	\$542,129.60
ADMINISTRATION COSTS																	
City Administration Costs	\$424.00	\$4,638.00	\$7,286.42	\$1,313.58	\$822.00	\$27.00	\$305.00	\$184.00	\$1,647.88	\$22.12	\$3,141.00	\$5,579.00	\$20,328.00	\$12,142.79	\$487.21	\$358.00	\$38,378.00
Willdan Financial Services Administration Fees	57.74	633.03	1,063.62	37.69	112.75	3.64	25.61	15.59	224.62	3.01	428.48	757.05	2,672.06	1,944.79	78.03	48.46	5,434.11
County Administration Fee	9.60	105.00	194.70	6.90	18.60	0.60	6.90	4.20	44.70	0.60	71.10	134.40	482.70	388.80	15.60	8.10	1,009.80
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$491.34	\$5,376.03	\$8,544.74	\$1,358.17	\$953.35	\$31.24	\$337.51	\$203.79	\$1,917.20	\$25.73	\$3,640.58	\$6,470.45	\$23,482.76	\$14,476.38	\$580.84	\$414.56	\$44,821.91
LEVY BREAKDOWN																	
Total Direct and Admin. Costs	\$8,386.15	\$31,768.39	\$79,840.24	\$14,211.13	\$9,437.15	\$321.81	\$2,252.76	\$1,081.50	\$6,156.99	\$82.64	\$31,165.43	\$57,926.67	\$202,476.32	\$327,099.74	\$13,124.37	\$4,096.54	\$586,951.51
Operating Reserve Collection	367.84	0.00	26,829.63	0.00	0.00	0.00	507.24	0.00	570.81	106.45	0.00	8,663.33	36,677.46	29,261.95	\$5,762.00	91.70	72,160.95
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$8,753.99	\$31,768.39	\$106,669.87	\$14,211.13	\$9,437.15	\$321.81	\$2,760.00	\$1,081.50	\$6,727.79	\$189.10	\$31,165.43	\$66,590.00	\$239,153.78	\$356,361.69	\$18,886.37	\$4,188.24	\$659,112.46
LEVY ADJUSTMENTS																	
Operating Reserve Contribution	\$0.00	(\$1,311.27)	\$0.00	(\$2,100.00)	(\$276.15)	(\$110.81)	\$0.00	(\$133.26)	\$0.00	\$0.00	(\$12,277.43)	\$0.00	(\$14,897.65)	0.00	\$0.00	\$0.00	(\$16,208.92)
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(506.99)	(178.12)	(1,424.24)	(256.76)	(161.00)	(5.00)	(60.00)	(36.00)	(321.68)	(4.32)	(614.00)	(1,090.00)	(3,973.00)	(238.38)	(9.56)	0.00	(4,906.06)
Rounding Adjustment	(0.60)	(4.00)	(3.78)	(1.34)	(0.08)	0.00	(0.26)	0.00	(1.49)	(0.02)	(1.30)	(2.40)	(10.67)	(8.42)	0.23	0.00	(23.46)
Levy Adjustments Subtotal	(\$507.59)	(\$1,493.39)	(\$1,428.02)	(\$2,358.10)	(\$437.23)	(\$115.81)	(\$60.26)	(\$169.26)	(\$323.17)	(\$4.34)	(\$12,892.73)	(\$1,092.40)	(\$18,881.32)	(\$246.80)	(\$9.33)	\$0.00	(\$21,138.44)
BALANCE TO LEVY	\$8,246.40	\$30,275.00	\$105,241.84	\$11,853.04	\$8,999.92	\$206.00	\$2,699.74	\$912.24	\$6,404.62	\$184.76	\$18,272.70	\$65,497.60	\$220,272.46	\$356,114.88	\$18,877.04	\$4,188.24	\$637,974.02
OPERATING RESERVE																	
Estimated Balance at June 30, 2024	\$9,349.50	\$8,906.16	\$78,568.04	\$2,784.38	\$7,505.73	\$242.12	\$2,784.38	\$1,694.84	\$18,037.96	\$242.12	\$28,691.26	\$54,234.95	\$194,785.79	\$12,397.43		(\$3,244.86)	\$222,194.02
FY2024/2025 Collection/(Contribution)	367.84	(1,311.27)	26,829.63	(2,100.00)	(276.15)	(110.81)	507.24	(133.26)	570.81	106.45	(12,277.43)	8,663.33	21,779.81	35,023.95	91.70		55,952.03
Transfer from Capital Improvement Reserve	(3,000.00)	(3,000.00)	(20,167.81)	(714.73)	(1,926.66)	(62.15)	(714.73)	(435.05)	(4,630.21)	(62.15)	(7,364.82)	(13,921.69)	(50,000.00)	0.00	3,000.00		(53,000.00)
Estimated Balance at June 30, 2025	\$6,717.34	\$4,594.90	\$85,229.86	(\$30.35)	\$5,302.92	\$69.16	\$2,576.90	\$1,126.53	\$13,978.56	\$286.42	\$9,049.01	\$48,976.59	\$166,565.60	\$47,421.38		(\$153.16)	\$225,146.05
CAPITAL IMPROVEMENT RESERVE																	
Estimated Balance at June 30, 2024	\$16,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$3,000.00	\$19,000.00
FY2024/2025 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
Transfer to Operating Reserve	3,000.00	3,000.00	20,167.81	714.73	1,926.66	62.15	714.73	435.05	4,630.21	62.15	7,364.82	13,921.69	50,000.00	0.00		(3,000.00)	53,000.00
Estimated Balance at June 30, 2025	\$19,000.00	\$3,000.00	\$20,167.81	\$714.73	\$1,926.66	\$62.15	\$714.73	\$435.05	\$4,630.21	\$62.15	\$7,364.82	\$13,921.69	\$50,000.00	\$0.00		\$0.00	\$72,000.00
DISTRICT STATISTICS																	
Total Parcels	32	350	649	23	62	2	23	14	149	2	237	448	1,609	1,296	52	27	3,366
Total Parcels Levied	32	350	649	23	62	2	23	14	149	2	237	448	1,609	1,296	52	27	3,366
Total EBU	32.00	350.00	649.00	117.00	62.00	2.00	23.00	14.00	153.00	2.00	237.00	448.00	1,707.00	1,296.00	52.00	27.00	3,464.00
Levy per EBU (2024/2025)	\$257.70	\$86.50	\$162.16	\$101.31	\$145.16	\$103.00	\$117.38	\$65.16	\$41.86	\$92.38	\$77.10	\$146.20		\$274.78	\$363.02	\$155.12	
Maximum Levy per EBU - 2023/2024	\$249.99	\$83.92	\$181.18	\$117.36	\$248.79	\$102.75	\$202.15	\$63.21	\$40.62	\$89.63	\$85.16	\$228.17		\$322.83	\$425.94	\$150.47	
CPI Increase per EBU (3.09%)	\$7.72	\$2.59	\$5.59	\$3.62	\$7.68	\$3.17	\$6.24	\$1.95	\$1.25	\$2.76	\$2.63	\$7.05		\$9.97	\$13.16	\$4.65	
Maximum Levy per EBU - 2024/2025	\$257.71	\$86.51	\$186.77	\$120.98	\$256.47	\$105.92	\$208.39	\$65.16	\$41.87	\$92.39	\$87.79	\$235.22		\$332.80	\$439.10	\$155.12	
Maximum Levy Amount - 2024/2025	\$8,246.72	\$30,278.50	\$121,213.73	\$14,154.66	\$15,901.14	\$211.84	\$4,792.97	\$912.24	\$6,406.11	\$184.78	\$20,806.23	\$105,378.56	\$289,962.26	\$431,308.80	\$22,833.20	\$4,188.24	\$786,817.72

Appendix A - DISTRICT BOUNDARY MAPS

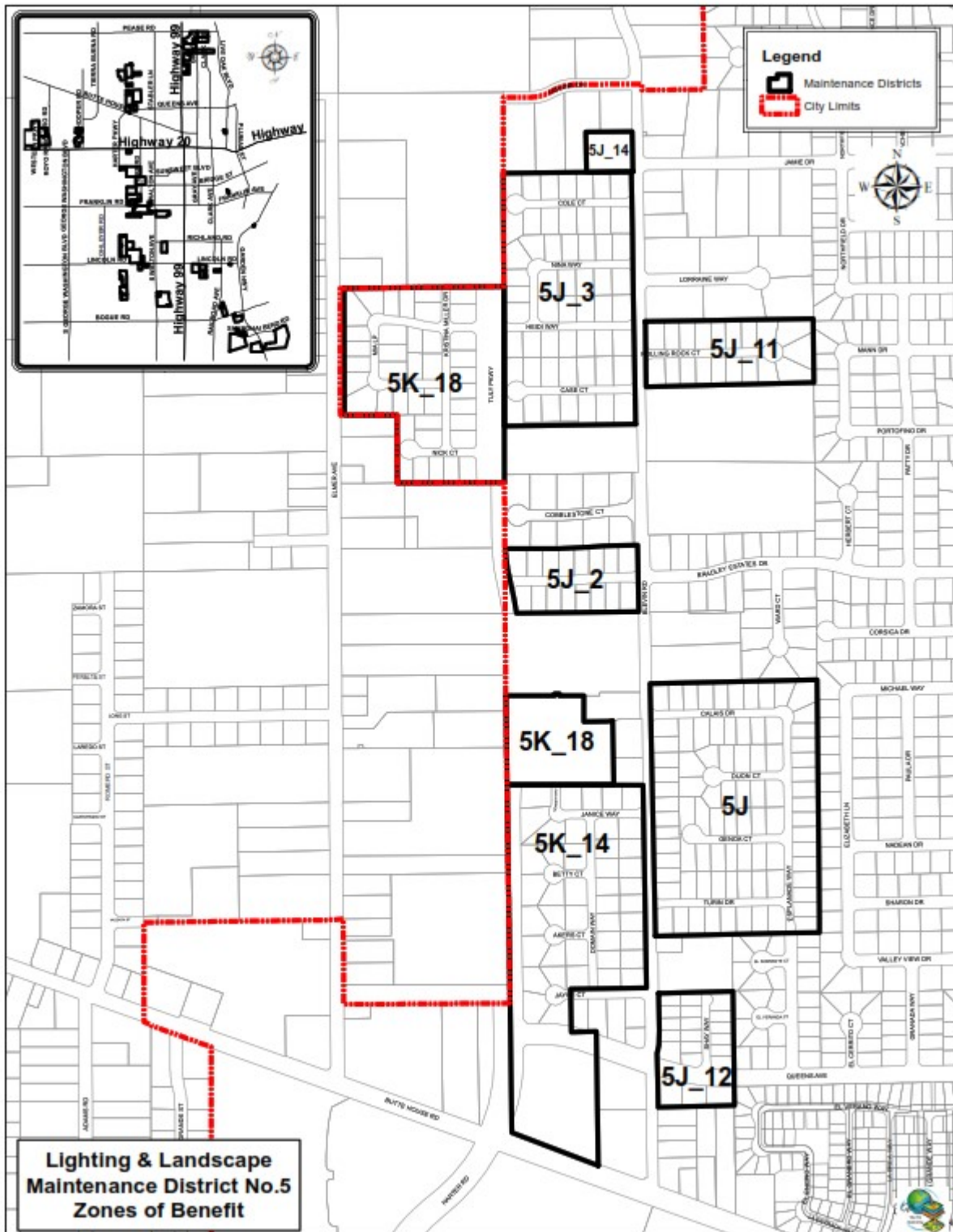
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.

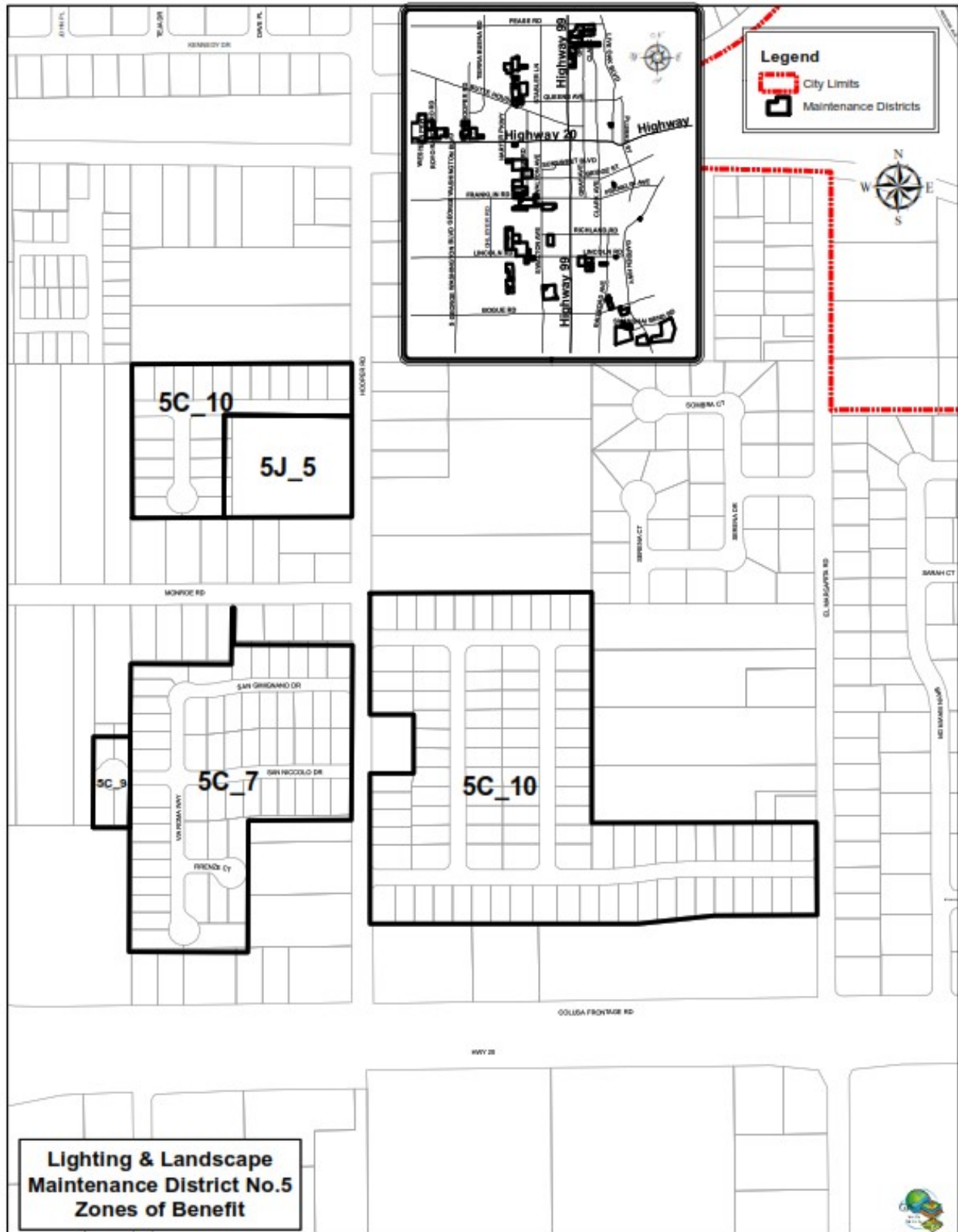
Yuba City Landscape Maintenance District No. 5



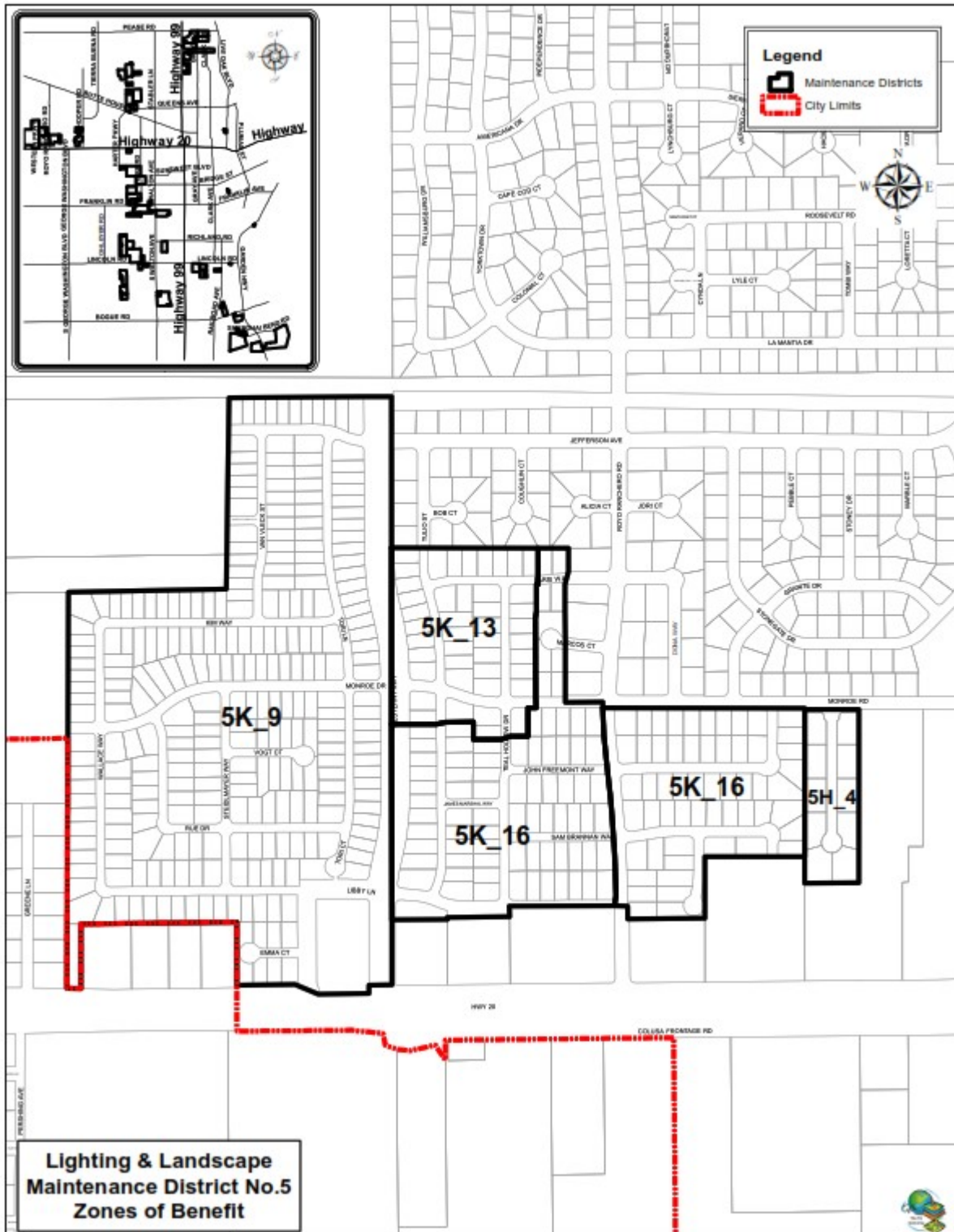
Yuba City Landscape Maintenance District No. 5



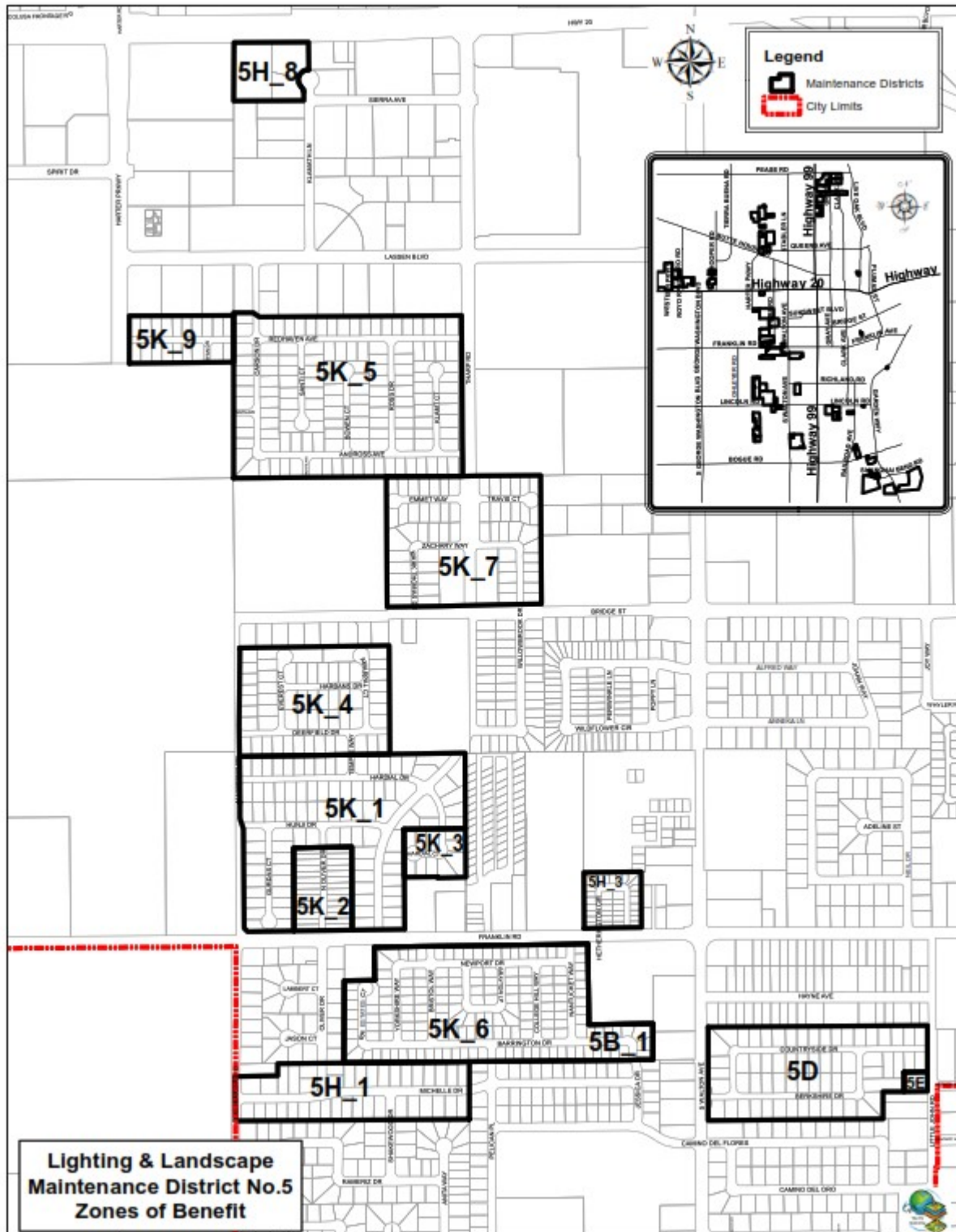
Yuba City Landscape Maintenance District No. 5



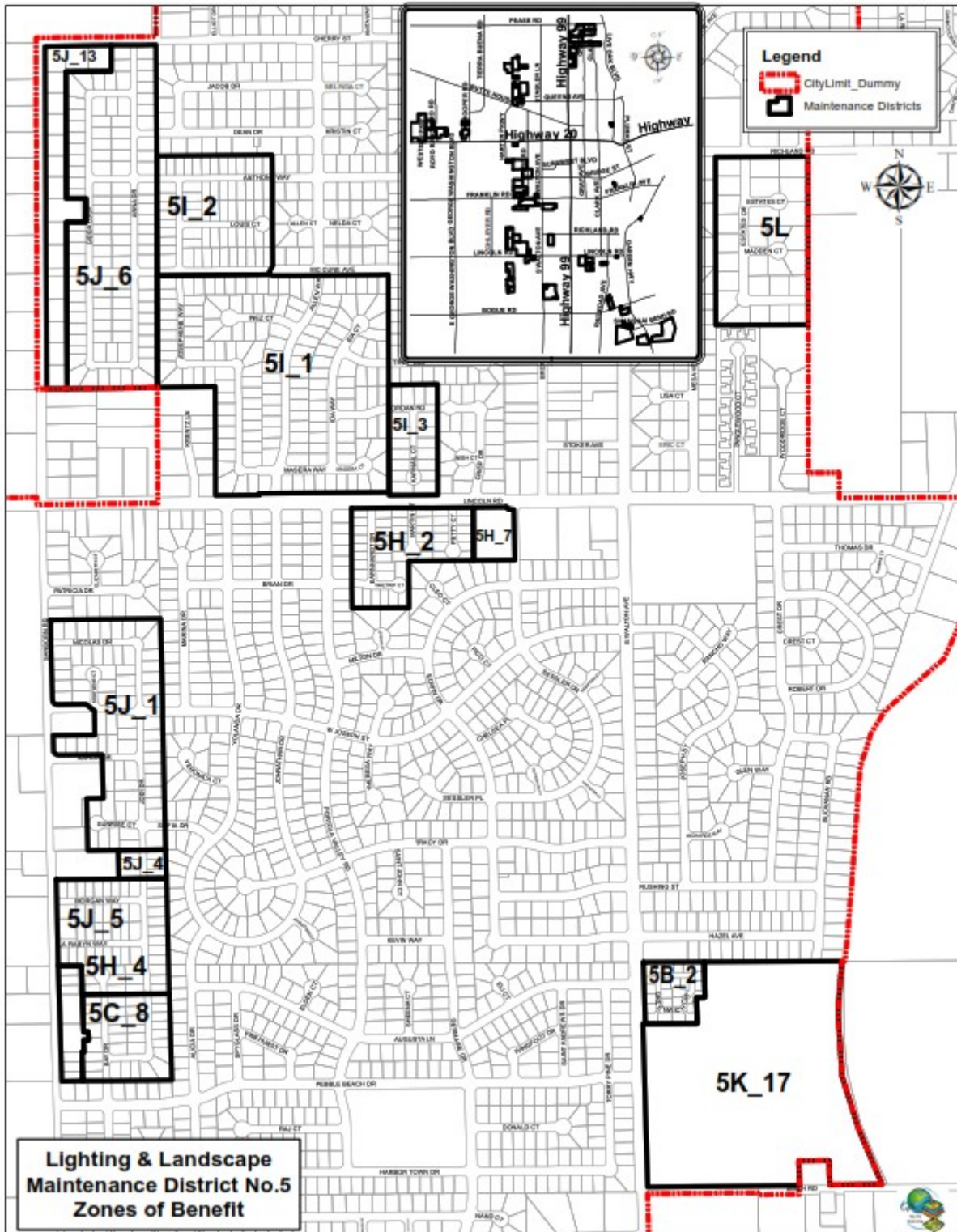
Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



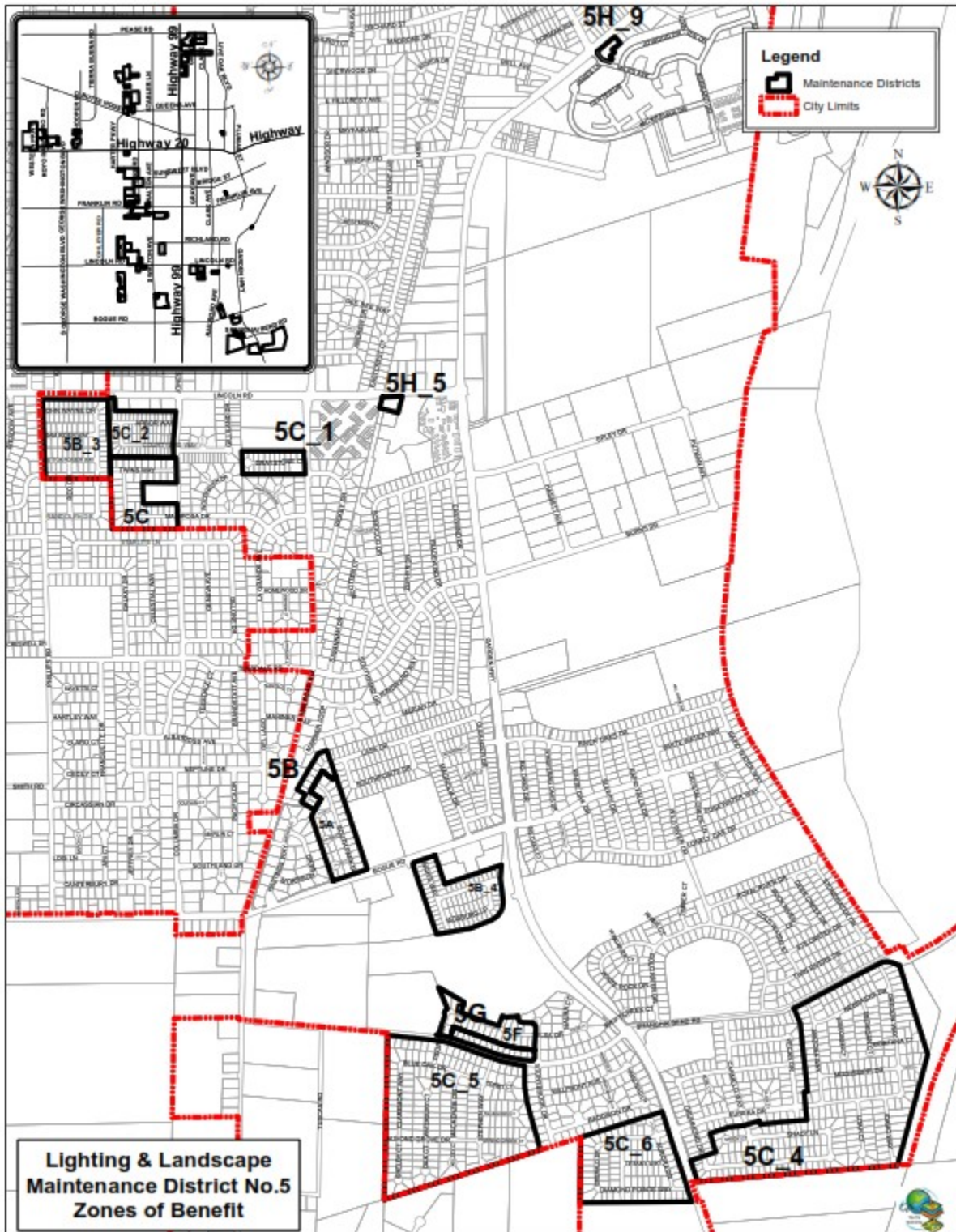
Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



Appendix B - 2024/2025 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.



City of Yuba City

Lighting and Landscape Maintenance District No. 6

(Zones of Benefit A_1, A_2 & A_3
and
Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8,
B_9, B_10, B_12, B_13, B_14, B_15
and
Zone of Benefit C_1)

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024

Intent Meeting: June 18, 2024

Public Hearing: July 2, 2024

27368 Via Industria
Suite 200
Temecula, CA 92590
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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 6

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

18th

June

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



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I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain the lighting and landscape areas adjacent to the subdivisions in the zones of benefit as shown on the assessment diagrams for the Yuba City Lighting and Landscape Maintenance District No. 6 (“District”) on file with the City Clerk. The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the *California Constitution Article XIID* (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2024/2025.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2024 and ending June 30, 2025 (Fiscal Year 2024/2025) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2024/2025 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of twenty-one (21) distinct zones within the City, as shown on the Assessment Diagrams on file with the City clerk.

The Zone of Benefit A_1 ("Zone A_1") is comprised of twelve (12) parcels, approximately 46.49 acres. Located in the River Valley and Spirit Drive Commercial areas. The Zone of Benefit A_2 ("Zone A_2") is comprised of nine (9) parcels, approximately 18.30 acres. It is located in the Sunsweet Boulevard Area. The Zone of Benefit A_3 ("Zone A_3") is comprised of sixteen (16) parcels, approximately 166.50 acres. Zone A_3 is known as the Harter Specific Plan Located south of Butte House Road between Ruth Ave and Tharp Road.

The Zone of Benefit B_1 ("Zone B_1") is comprised of eight (8) parcels located on Tharp Road and Butte House Road. The Zone of Benefit B_2 ("Zone B_2") is comprised of two (2) parcels with the current address of 1410 Whyler Road. The Zone of Benefit B_3 ("Zone B_3") is comprised of three (3) parcels located on Lincoln Road and Walton Avenue.

On December 7, 2010, Zone of Benefit B_4 ("Zone B_4") was annexed into the District to provide funding for the operation and maintenance of the street lighting system for Yuba Community College – Sutter County site located at 3301 East Onstott Frontage Road. Zone B_4 is comprised of one (1) parcel.

On January 3, 2011, Zone of Benefit B_5 ("Zone B_5") was annexed into the District to provide funding for the operation and maintenance of the street lighting system for the Unity Estates development located along the west side of El Margarita Road. Zone B_5 is comprised of two (2) parcels.

The fiscal year 2013/2014 included the formation of two additional Zones of Benefit for District No. 6 known as Zone of Benefit B_6 and Zone of Benefit B_7. Zone of Benefit B_6 includes Parcel Number 058-020-024-000, and Zone of Benefit B_7 includes Parcel Numbers 051-540-131-000 and 051-540-132-000. The new district zone formations resulted from agreements or conditions of approval between the City and the property owners, whereby the City and property owners agreed inclusion of the Parcels into the District to enhance benefit to parcels that are

shared by parcels within the Assessment District. Following the February 19, 2013 City Resolutions calling for an assessment ballot proceeding, along with the Engineer's Reports, the City conducted a public hearing on the proposed formations on April 16, 2013, where, upon approval of the ballots, the City submitted levies on the parcels to the County Auditor/Controller for the inclusion on the property tax roll beginning with Fiscal Year 2013/2014 and continued in future years. The ballot proceeding was pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and Article XIID of the California Constitution.

The Fiscal Year 2014/2015 included the formation of one additional Zone of Benefit for District No. 6 known as Zone of Benefit B_8. Zone of Benefit B_8 includes Parcel Numbers 052-020-028-000, 052-020-029-000, 052-020-030-000, and 052-020-031-000. The new district zone formation resulted from agreements or conditions of approval between the City and the property owners, whereby the City and property owners agreed inclusion of the Parcels into the District to enhance benefit to parcels that are shared by parcels within the Assessment District. Following the City Resolution calling for an assessment ballot proceeding, along with the Engineer's Reports, the City conducted a public hearing on the proposed formations on March 17, 2015, where, upon approval of the ballots, the City received authorization to submit levies on the parcels to the County Auditor/Controller for the inclusion on the property tax roll beginning with Fiscal Year 2015/2016. The ballot proceeding was pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and Article XIID of the California Constitution.

On July 19, 2016, Zone of Benefit B_9 ("Zone B_9") was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel number 051-580-025-000, located at 2510 Live Oak Boulevard. Zone B_9 is comprised of one (1) parcel.

On May 21, 2019, three Zones of Benefit were annexed into the District. They are known as Zone of Benefit B_10 ("Zone B_10"), Zone of Benefit B_12 ("Zone B_12") and Zone of Benefit B_13 ("Zone B_13"). Zone B_10 is to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 052-130-048-000 (1240 Bridge St.), 052-130-047-000 (1250 Bridge St.), 052-130-046-000 (1260 Bridge St.), 052-130-045-000 (1270 Bridge St.), and 052-130-043-000 (1280 Bridge St.), located south of Bridge Street, west of North Lawrence Avenue, and east of State Route 99. Zone B_10 is comprised of five (5) parcels. Zone B_12 is to provide funding for the operation and maintenance of the street lighting system adjacent to 770 North Walton Avenue, located north of Bridge Street, west of North Walton Avenue, and south of Sunsweet Boulevard. Zone B_12 is comprised of seven (7) parcels. Zone B_13 is to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 053-050-087-000, and 053-050-088-000, located south of Lassen Boulevard, and east of Carson Drive.

On August 28, 2019, Zone of Benefit B_14 ("Zone B_14") was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel number 058-020-022-000, located at 362 North Walton Avenue. Zone B_14 is comprised of one (1) parcel.

On September 17, 2019, Zone of Benefit B_15 ("Zone B_15") was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 053-400-080-000 and 054-083-026-000, located at 769 Garden Highway and 140 Epley Drive, respectively. Zone B_15 is comprised of two (2) parcels.

On December 9, 2020, Zone of Benefit C-1 ("Zone C_1") was annexed into the District to provide funding for the ongoing maintenance of the shared driveway associated with the Dollar General Development at 1500 and 1510 Garden Highway (parcel numbers 054-010-057-000 and 054-010-058-000, respectively). Zone C_1 is located north of River Oaks Drive, south of Burns Drive, and east of Garden Highway. Zone C_1 is comprised of two (2) parcels.

B. DESCRIPTION OF THE IMPROVEMENTS

Improvements for Zone A include the ongoing maintenance and servicing of sixty-eight (68) street lights, five-hundred (500) street trees and median landscaping approximately 2000' x 11' x .23' in size.

Since the Assessment District was initially formed, the City replaced the street light facilities with LED lights. 70 Watt High Pressure Sodium lamps were converted to 52 Watt LED fixtures, and 100 Watt High Pressure Sodium lamps were converted to 52 Watt LED fixtures. However, the standard for commercial areas has been updated since the conversion project was implemented, and the previous LED fixture is now obsolete. Therefore, the new standard for commercial areas is a 70 Watt LED fixture, effective for Zone 6B_8.

Improvements for Zone C_1 include the shared driveway located north of River Oaks Drive, south of Burns Drive and east of Garden Highway.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.

- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.

- d) Compensation of any engineer or attorney employed to render services.
- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments.

Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

⁽¹⁾ SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 6 Engineer's Report, Fiscal Year 2015-16. pgs 15-17.

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit is determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

D. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this

Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2024/2025

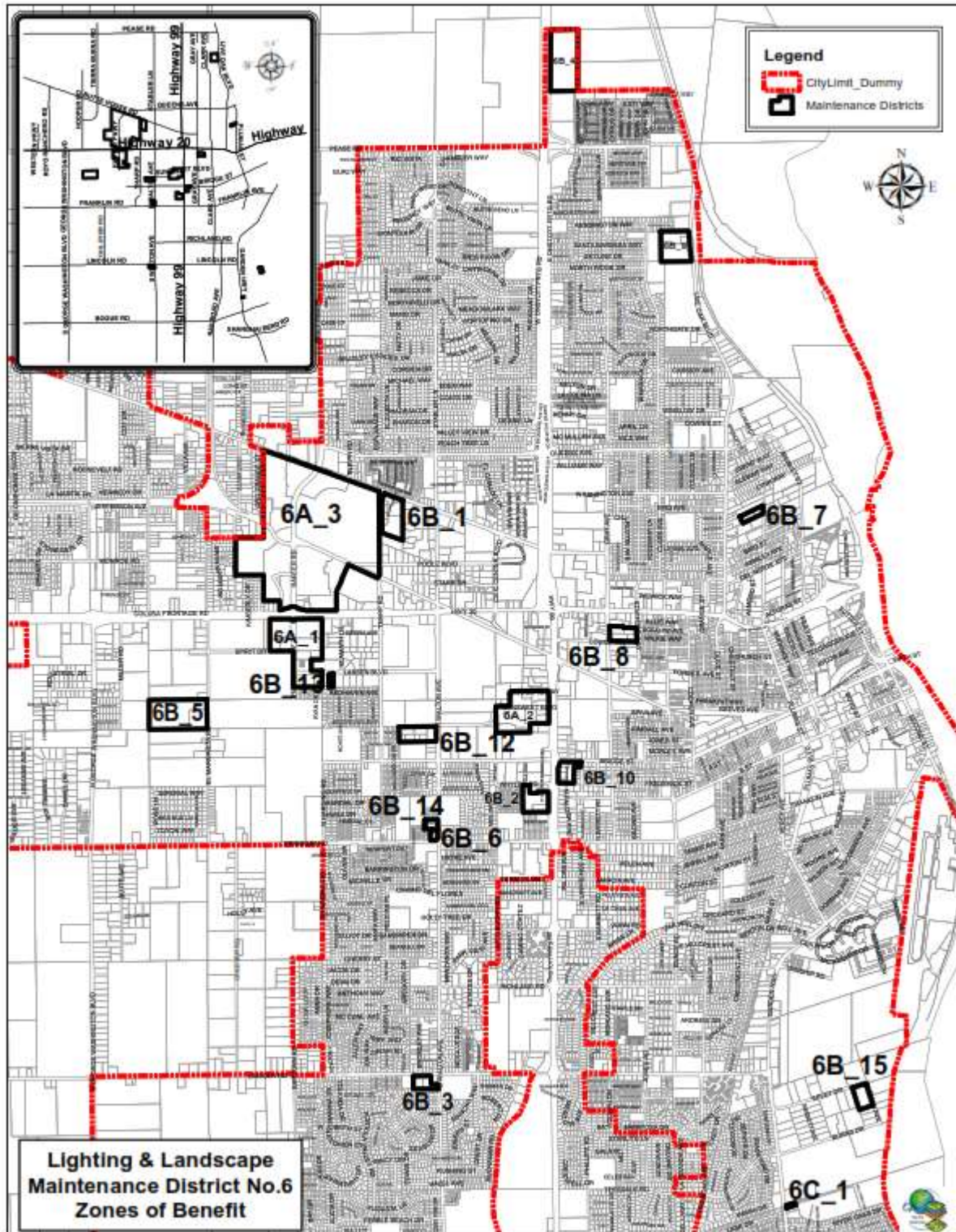
The following provides the proposed budget and associated increased maximum assessment commencing in fiscal year 2024/2025. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

	Zone 6A1	Zone 6A2	Zone 6A3	6A Total	Zone 6B1	Zone 6B2	Zone 6B3	Zone 6B4	Zone 6B5	Zone 6B6	Zone 6B7	Zone 6B8	Zone 6B9	Zone 6B10	Zone 6B12	Zone 6B13	Zone 6B14	Zone 6B15	6B Total	6C1	Total
DIRECT COSTS																					
Heat/Power Utility	\$23.60	\$9.00	\$4.14	\$36.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36.74
Street Lights Power Utility	407.47	155.40	71.43	634.30	351.26	80.69	83.26	146.48	0.00	8.07	16.14	73.80	36.53	60.39	97.44	25.28	14.28	19.04	1,012.67	0.00	1,646.97
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	297.82	113.58	52.21	463.62	564.57	129.69	133.82	235.43	0.00	12.97	25.94	118.62	58.71	97.06	156.62	40.64	22.96	30.61	1,627.64	0.00	2,091.26
Spec O&M Landscape	2,031.31	774.69	356.10	3,162.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,162.10
Water Utility	1,656.33	631.68	290.37	2,578.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,578.38
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LMD Lights	1,490.35	568.38	261.27	2,320.00	554.98	127.49	131.55	231.43	0.00	12.75	25.50	116.61	57.72	95.42	153.96	39.95	22.57	30.09	1,600.00	0.00	3,920.00
Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Direct Costs Subtotal	\$5,906.90	\$2,252.73	\$1,035.52	\$9,195.14	\$1,470.82	\$337.86	\$348.64	\$613.33	\$0.00	\$33.79	\$67.58	\$309.04	\$152.96	\$252.87	\$408.01	\$105.87	\$59.81	\$79.74	\$4,240.31	\$0.00	\$13,435.45
ADMINISTRATION COSTS																					
City Administration Costs	\$450.96	\$171.98	\$79.06	\$702.00	\$216.10	\$49.64	\$51.22	\$90.11	\$0.00	\$4.96	\$9.93	\$45.40	\$22.47	\$37.15	\$59.95	\$15.55	\$8.79	\$11.72	\$623.00	\$0.00	\$1,325.00
Willdan Financial Services Administration Fees	2,049.18	781.50	359.23	3,189.91	202.38	46.49	47.97	84.39	0.00	4.65	9.30	42.52	21.05	34.80	56.14	14.57	8.23	10.97	583.47	52.48	3,825.86
County Administration Fee	3.60	2.70	4.80	11.10	2.40	0.60	0.90	0.30	0.00	0.30	0.60	1.20	0.30	1.50	2.10	0.60	0.30	0.60	11.70	0.60	23.40
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$2,503.74	\$956.18	\$443.09	\$3,903.01	\$420.88	\$96.73	\$100.10	\$174.81	\$0.00	\$9.91	\$19.83	\$89.13	\$43.82	\$73.45	\$118.19	\$30.72	\$17.32	\$23.29	\$1,218.17	\$53.08	\$5,174.26
LEVY BREAKDOWN																					
Total Direct and Admin. Costs	\$8,410.64	\$3,208.91	\$1,478.61	\$13,098.15	\$1,891.70	\$434.59	\$448.73	\$788.14	\$0.00	\$43.70	\$87.41	\$398.17	\$196.78	\$326.32	\$526.20	\$136.59	\$77.12	\$103.02	\$5,458.47	\$53.08	\$18,609.71
Operating Reserve Collection	9,422.51	3,592.16	1,647.66	14,662.32	3,263.85	749.70	773.32	1,361.74	0.00	74.74	149.47	685.08	339.37	560.05	903.98	234.50	132.51	176.47	9,404.78	1,122.18	25,189.28
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$17,833.14	\$6,801.07	\$3,126.27	\$27,760.47	\$5,155.55	\$1,184.29	\$1,222.05	\$2,149.88	\$0.00	\$118.44	\$236.88	\$1,083.25	\$536.15	\$886.37	\$1,430.19	\$371.08	\$209.63	\$279.49	\$14,863.25	\$1,175.26	\$43,798.99
LEVY ADJUSTMENTS																					
Operating Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(1,155.78)	(440.78)	(202.62)	(1,799.18)	(541.07)	(124.29)	(128.25)	(225.63)	0.00	(12.43)	(24.86)	(113.69)	(56.27)	(93.02)	(150.10)	(38.94)	(22.00)	(29.33)	(1,559.88)	0.00	(3,359.07)
Rounding Adjustment	(0.10)	(0.12)	(0.19)	(0.41)	(0.08)	0.00	0.00	(0.01)	0.00	(0.01)	(0.02)	(0.04)	0.00	(0.05)	(0.07)	(0.02)	(0.01)	0.00	(0.31)	(0.02)	(0.74)
Levy Adjustments Subtotal	(\$1,155.88)	(\$440.90)	(\$202.81)	(\$1,799.59)	(\$541.15)	(\$124.29)	(\$128.25)	(\$225.64)	\$0.00	(\$12.44)	(\$24.88)	(\$113.73)	(\$56.27)	(\$93.07)	(\$150.17)	(\$38.96)	(\$22.01)	(\$29.33)	(\$1,560.19)	(\$0.02)	(\$3,359.81)
BALANCE TO LEVY	\$16,677.26	\$6,360.16	\$2,923.46	\$25,960.88	\$4,614.40	\$1,060.00	\$1,093.80	\$1,924.24	\$0.00	\$106.00	\$212.00	\$969.52	\$479.88	\$793.30	\$1,280.02	\$332.12	\$187.62	\$250.16	\$13,303.06	\$1,175.24	\$40,439.18
OPERATING RESERVE																					
Estimated Balance at June 30, 2024	\$17,318.43	\$6,604.77	\$3,036.03	\$26,959.23	\$7,975.88	\$1,832.15	\$1,890.58	\$3,325.96	\$0.00	\$183.23	\$366.47	\$1,675.83	\$829.45	\$1,371.26	\$2,212.57	\$574.09	\$324.31	\$432.39	\$22,994.17	\$6,671.72	\$56,625.12
FY2024/2025 Collection/(Contribution)	9,422.51	3,592.16	1,647.66	14,662.32	3,263.85	749.70	773.32	1,361.74	0.00	74.74	149.47	685.08	339.37	560.05	903.98	234.50	132.51	176.47	9,404.78	1,122.18	25,189.28
Transfer to Capital Improvement Reserve	(\$2,569.57)	(\$979.96)	(\$450.46)	(4,000.00)	(\$3,121.79)	(\$717.11)	(\$739.98)	(\$1,301.79)	\$0.00	(\$71.72)	(\$143.44)	(\$655.93)	(\$324.65)	(\$536.72)	(\$866.01)	(\$224.70)	(\$126.94)	(\$169.24)	(9,000.00)	(800.00)	(13,800.00)
Estimated Balance at June 30, 2025	\$24,171.36	\$9,216.96	\$4,233.23	\$37,621.55	\$8,117.95	\$1,864.74	\$1,923.92	\$3,385.91	\$0.00	\$186.25	\$372.50	\$1,704.99	\$844.17	\$1,394.60	\$2,250.54	\$583.88	\$329.88	\$439.62	\$23,398.95	\$6,993.89	\$68,014.40
CAPITAL IMPROVEMENT RESERVE																					
Estimated Balance at June 30, 2024	\$40,470.78	\$15,434.43	\$7,094.79	\$63,000.00	\$19,077.60	\$4,382.35	\$4,522.09	\$7,955.41	\$0.00	\$438.28	\$876.55	\$4,008.44	\$1,983.96	\$3,279.94	\$5,292.26	\$1,373.16	\$775.72	\$1,034.23	\$55,000.00	\$0.00	\$118,000.00
FY2024/2025 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfer from Operating Reserve	\$2,569.57	\$979.96	\$450.46	4,000.00	\$3,121.79	\$717.11	\$739.98	\$1,301.79	\$0.00	\$71.72	\$143.44	\$655.93	\$324.65	\$536.72	\$866.01	\$224.70	\$126.94	\$169.24	9,000.00	800.00	13,800.00
Estimated Balance at June 30, 2025	\$43,040.35	\$16,414.40	\$7,545.25	\$67,000.00	\$22,199.39	\$5,099.46	\$5,262.07	\$9,257.20	\$0.00	\$509.99	\$1,019.99	\$4,664.37	\$2,308.61	\$3,816.66	\$6,158.27	\$1,597.86	\$902.65	\$1,203.47	\$64,000.00	\$800.00	\$131,800.00
DISTRICT STATISTICS																					
Total Parcels	12	9	16	37	8	2	3	1	2	1	2	4	1	5	7	2	1	2	41	2	80
Total Parcels Levied	12	9	16	37	8	2	3	1	0	1	2	4	1	5	7	2	1	2	39	2	78
Total EBU	46.49	17.73	8.15	72.37	8.00	2.00	3.00	1.00	0.00	1.00	2.00	4.00	1.00	5.00	7.00	2.00	1.00	4.00	41.00	2.00	115.37
Levy per EBU (2024/2025)	\$358.72	\$358.72	\$358.72		\$576.80	\$530.00	\$364.60	\$1,924.24	\$0.00	\$106.00	\$106.00	\$242.38	\$479.88	\$158.66	\$182.86	\$166.06	\$187.62	\$62.54		\$587.62	
Maximum Levy per EBU - 2023/2024	\$347.98	\$347.98	\$347.98		\$559.52	\$514.11	\$353.67	\$1,866.56	\$533.31	\$102.84	\$102.84	\$235.13	\$465.49	\$153.91	\$177.39	\$161.09	\$182.01	\$60.67		\$570.02	
CPI Increase per EBU (3.09%)	\$10.75	\$10.75	\$10.75		\$17.29	\$15.89	\$10.93	\$57.69	\$16.48	\$3.17	\$3.17	\$7.26	\$14.39	\$4.76	\$5.48	\$4.98	\$5.62	\$1.87		\$17.61	
Maximum Levy per EBU - 2024/2025	\$358.73	\$358.73	\$358.73		\$576.81	\$530.00	\$364.60	\$1,924.25	\$549.79	\$106.01	\$106.01	\$242.39	\$479.88	\$158.67	\$182.87	\$166.07	\$187.63	\$62.54		\$587.63	
Maximum Levy Amount - 2024/2025	\$16,677.36	\$6,360.28	\$2,923.65	\$25,961.29	\$4,614.48	\$1,060.00	\$1,093.80	\$1,924.25	\$0.00	\$106.01	\$212.02	\$969.56	\$479.88	\$793.35	\$1,280.09	\$332.14	\$187.63	\$250.16	\$13,303.37	\$1,175.26	\$40,439.92

Appendix A - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.



Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Associate Engineer

Summary

Subject: Yuba City Residential Street Light Maintenance Districts - Resolution of Intent

Recommendation: A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982

B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

Fiscal Impact: Receipt of assessments and expenditures of funds associated with residential street light maintenance districts throughout the City.

Purpose:

To initiate proceedings for the continuation of the levy of Assessments for Fiscal Year 2024-25 within the Residential Street Light Maintenance Districts, pursuant to the provisions of the Benefit Assessment Act of 1982 and Article XIIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Residential Street Light Maintenance Districts (RSLMDs) addresses the City Council's Strategic Goal of maintaining infrastructure, as the levy of the RSLMDs will ensure that street lighting remains operational.

Background:

The City annually levies and collects special assessments in order to maintain and service streetlights in the Walton Avenue Area and Tierra Buena Area. The Districts were formed while the areas were under the County's jurisdiction, and the City took over the administration of the Districts when they were annexed into the City.

Analysis:

The Engineer's Annual Levy Reports (Reports) have been prepared and are on file in the City Clerk's Office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution approving the Reports and the Resolution of

Intention to order Improvements are required by State law to continue the Residential Street Light Maintenance Districts. The action proposed in the Reports sets a Public Hearing for the Council Meeting to be held on July 2, 2024 to establish assessments for the coming year.

Fiscal Impact:

Annual levies will remain unchanged for both Districts. The proposed levy amounts for each District are shown in Attachment 2.

The projected revenue, expenditures, and cash balance for the Districts are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/2025
Tierra Buena Area	\$25,011.56	\$31,454.17	\$106,453.59
Walton Area	\$81,677.48	\$89,203.47	(\$38,563.90)

Operating costs for the Walton area have neared or exceeded the maximum levy for the district multiple times over the past ten years. Additionally, operating costs for Walton have increased while operating costs for Tierra Buena have decreased after FY 2015-16. The City believes that there is an error within PG&E's billing system. The City previously performed an internal audit to determine the cause of the discrepancy, and were not able to find the cause. If desired, Council may direct City staff to perform another internal audit, inclusive of site visits, to determine the cause of the discrepancy and correct any billing issues moving forward.

Alternatives:

1. Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2024-25, or cancel the Districts and find alternative funding sources to operate the streetlights.
2. Council may direct City staff to follow legal procedures in order to modify the Residential Street Light Maintenance Districts to include Cost of Living (COLA) provisions.

Recommendation:

- A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982
- B. Set a Public Hearing for July 2, 2024 at 6:00 PM to establish assessments for Fiscal Year (FY) 2024-25

Attachments:

1. Attachment 1 - Resolution RSLMDs Intent
2. Exhibit A - District Maps RSLMDs
3. Attachment 2 - Proposed Assessments - RSLMDs
4. Attachment 3 - Engineer's Reports RSLMDs

Prepared By:
Josh Wolffe
Senior Civil Engineer

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORTS AND DECLARING ITS INTENTION TO LEVY
THE ANNUAL ASSESSMENT FOR FISCAL YEAR 2024-25 FOR THE YUBA CITY
RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA) AND YUBA
CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA AREA)**

WHEREAS, the County of Sutter previously formed Yuba City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) ("Districts"), pursuant to the provisions of the Benefit Assessment Act of 1982, California Government Code Division 2, Chapter 6.6, Section 54703 et seq. (hereafter referred to as the "Act"); and

WHEREAS, a Report (hereafter referred to as the "Formation Report") was prepared, filed and approved by the County Board of Supervisors in connection with each of the Districts and the levy of said assessments, pursuant to Section 54716 of said Act; and

WHEREAS, the City of Yuba City annexed the areas in which the Districts existed, and as a result became responsible for the administration of the Districts; and

WHEREAS, the City Council conducted property owner protest proceedings relating to the improvements and services described in the Formation Report and the levy and collection of annual assessments and an assessment range formula related thereto for each of the Districts in accordance with the provisions of the California Constitution Article XIID and Proposition 218; and

WHEREAS, the Council directed and authorized the City Engineer to assist with the calculation and establishment of the assessments and to prepare and file a budget report(s) (hereafter referred to as the "Engineer's Report") with the City Clerk, generally describing how the Districts were formed, the improvements and services within the Districts, the method of apportionment and dispensation of the benefits, and the budget containing the costs and proposed levy amounts for funding the benefits and the assessment roll; and

WHEREAS, the City Engineer has prepared the Engineer's Reports for the Districts, and has filed them with the City Clerk; and

WHEREAS, the City Council desires to approve said Engineer's Reports, declare its intention to levy the annual assessment for Fiscal Year 2024-25 for the Districts, and appoint a time and place for public hearing on these matters.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy and collection of an annual assessment against the assessable lots and parcels of property within existing assessment districts designated Yuba

City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) ("Districts"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.

3. The boundaries of the District are generally located and depicted in "Exhibit A" attached hereto.

4. The proposed improvements are briefly described as follows: the operation of residential street lights.

5. The assessments to be levied and collected against the assessable lots and parcels of property within the District for Fiscal Year 2024-25 are proposed to be remain the same as previously approved as compared to the assessments levied and collected for Fiscal Year 2023-24.

6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer's Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled "City of Yuba City, Residential Street Light Maintenance District No. 1, (Walton Area), 2024/2025 Engineer's Annual Levy Report," and "City of Yuba City, Residential Street Light Maintenance District No. 1, (Tierra Buena), 2024/2025 Engineer's Annual Levy Report" . Reference is made to the Engineer's Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates July 2, 2024, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 2, 2024.

8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing by giving notice once a week, for two successive weeks, with at least five days in between each publication.

9. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Wade Kirchner, Mayor

ATTEST:

Ciara Wakefield, City Clerk Administrator

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

Exhibit A – District Maps

EXHIBIT A



**Yuba City Residential Street Light Maintenance District
Walton Area**

ATTACHMENT 2

PROPOSED ASSESSMENTS**WALTON RESIDENTIAL STREET LIGHT DISTRICT**

Affected Subdivision	Proposed Assessment (per single unit - \$)	Change From Previous Year (\$)	Maximum Levy Allowed (\$)
Bogue Ranch	\$37.00	\$0.00	\$37.00
Bogue Ranch II	\$59.40	\$0.00	\$59.40
Cypress	\$41.74	\$0.00	\$41.74
Hampton Estates I	\$45.58	\$0.00	\$45.58
Hampton Estates II	\$41.80	\$0.00	\$41.80
Kushlia Village	\$62.00	\$0.00	\$62.00
Lincoln Park II	\$52.56	\$0.00	\$52.56
Lincoln Pointe	\$51.48	\$0.00	\$51.48
Lincoln Village I	\$61.44	\$0.00	\$61.44
Lincoln Village II	\$50.78	\$0.00	\$50.78
Meadowood I	\$73.12	\$0.00	\$73.12
Meadowood II	\$111.88	\$0.00	\$111.88
Orchard II	\$62.92	\$0.00	\$62.92
Orchard III	\$34.60	\$0.00	\$34.60
Ravenwood I	\$54.06	\$0.00	\$54.06
Ravenwood II	\$67.28	\$0.00	\$67.28
Ravenwood III	\$40.40	\$0.00	\$40.40
Sanborn Estates	\$63.58	\$0.00	\$63.58
Sandpiper I, II, III	\$46.32	\$0.00	\$46.32
Sun Valley II	\$51.48	\$0.00	\$51.48
Sunrise Village	\$58.56	\$0.00	\$58.56
W Ranch Meadowood	\$67.06	\$0.00	\$67.06
Walton Park Estates	\$38.00	\$0.00	\$38.00
Walton Ranch	\$60.06	\$0.00	\$60.06
Woodside Village II	\$67.56	\$0.00	\$67.56

TIERRA BUENA RESIDENTIAL STREET LIGHT DISTRICT

Affected Subdivision	Proposed Assessment (per single unit)	Change From Previous Year	Maximum Levy Allowed
Bryn Mawr Estates III	\$25.38	\$0.00	\$61.22
Bryn Mawr Estates IV	\$27.16	\$0.00	\$65.52
Buena Vista I	\$14.94	\$0.00	\$36.04
Buena Vista II	\$34.78	\$0.00	\$83.90
Butte Rancho	\$27.93	\$0.00	\$67.38
Butte View Estates	\$36.94	\$0.00	\$89.10
Country Aire	\$32.22	\$0.00	\$77.72
Kira Estates	\$33.20	\$0.00	\$80.08
Loma Vista	\$34.14	\$0.00	\$82.36
Quail Pointe Estates	\$37.10	\$0.00	\$89.50
Ranchero II & III	\$45.15	\$0.00	\$108.90
Ranchero IV & VI	\$20.13	\$0.00	\$48.54
Ranchero Estates I	\$26.72	\$0.00	\$64.46
Ranchero Estates V	\$24.90	\$0.00	\$60.06
Rancho De Royo I Ph I	\$52.42	\$0.00	\$126.44
Rancho De Royo II Ph II	\$27.18	\$0.00	\$65.56
Skyview Place	\$33.95	\$0.00	\$81.90
Stonegate Village Unit I	\$24.59	\$0.00	\$59.32
Stonegate Village Unit II	\$21.52	\$0.00	\$51.90
Stonegate Village Unit III	\$17.24	\$0.00	\$41.58
Suburban Acres	\$20.31	\$0.00	\$49.00
Tara Estates	\$21.09	\$0.00	\$50.86
Teja IV	\$29.73	\$0.00	\$71.72
Walnut Acres	\$21.69	\$0.00	\$52.32

ATTACHMENT 3



City of Yuba City

Residential Street Light Maintenance District No. 1 (Tierra Buena)

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024

Intent Meeting: June 18, 2024

Public Hearing: July 2, 2024

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)

This Report describes the Yuba City Residential Street Light Maintenance District (Tierra Buena) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2024/2025 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 18th day of June, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

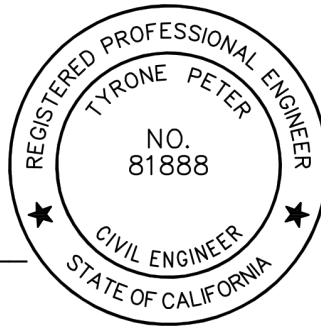


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I. INTRODUCTION

The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Urban Area Street Light Maintenance District (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2024/2025. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

The District was formed for the maintenance of streetlights benefiting twenty-four subdivisions, or zones of benefit, within the City. These zones of benefit include: Bryn Mawr Estates #3; Bryn Mawr Estates #4; Buena Vista #1; Buena Vista #2; Butte Rancho; Butte View Estates; Country Aire; Kira Estates; Loma Vista; Quail Pointe Estates; Rancho #2 & #3; Rancho #4 & #6; Rancho Estates #1; Rancho Estates #5; Rancho De Royo #2 Ph 1; Rancho De Royo #2 Ph 2; Skyview Place; Stonegate Village Unit 1; Stonegate Village Unit 2; Stonegate Village Unit 3; Suburban Acres; Tara Estates; Teja #4; Walnut Acres.

III. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record

between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extension of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

⁽¹⁾ SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Tierra Buena Engineer's Report, Fiscal Year 2015-16. pgs 17-19.

IV. ASSESSMENT FORMULA

The method of assessment for each zone of benefit within the District is based on the determination that each single family residential lot or parcel within the zone receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone are apportioned equally to each assessable single family residential lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2024/2025 from the prior year.

V. DISTRICT BUDGET FY 2024/2025 – TIERRA BUENA

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Heat/Power Utility	\$0.00
Street Lights Power Utility	27,572.85
Professional Services	0.00
Water Utility	0.00
Materials & Supplies	0.00
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$27,572.85
ADMINISTRATION COSTS	
City Administration Costs	\$387.00
Willdan Financial Services Administration Fees	3,260.02
County Administration Fee	234.30
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$3,881.32
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$31,454.17
Operating Reserve Collection	0.00
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$31,454.17
LEVY ADJUSTMENTS	
Operating Reserve Contribution	(\$4,222.73)
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	(2,213.53)
Rounding Adjustment	(6.36)
Levy Adjustments Subtotal	(\$6,442.62)
BALANCE TO LEVY	\$25,011.56
OPERATING RESERVE	
Estimated Balance at June 30, 2024	\$17,676.32
FY2024/2025 Collection/(Contribution)	(4,222.73)
Transfer from Capital Improvement Reserve	93,000.00
Estimated Balance at June 30, 2025	\$106,453.59
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2024	\$93,000.00
FY2024/2025 Collection/(Contribution)	0.00
Transfer to Operating Reserve	(93,000.00)
Estimated Balance at June 30, 2025	\$0.00
DISTRICT STATISTICS	
Total Parcels	781
Total Parcels Levied	781
Total EBU	781.00
Maximum Levy Amount - 2023/2024	\$53,068.00
Maximum Levy Amount - 2024/2025	\$53,068.00

District Budget by Subdivision

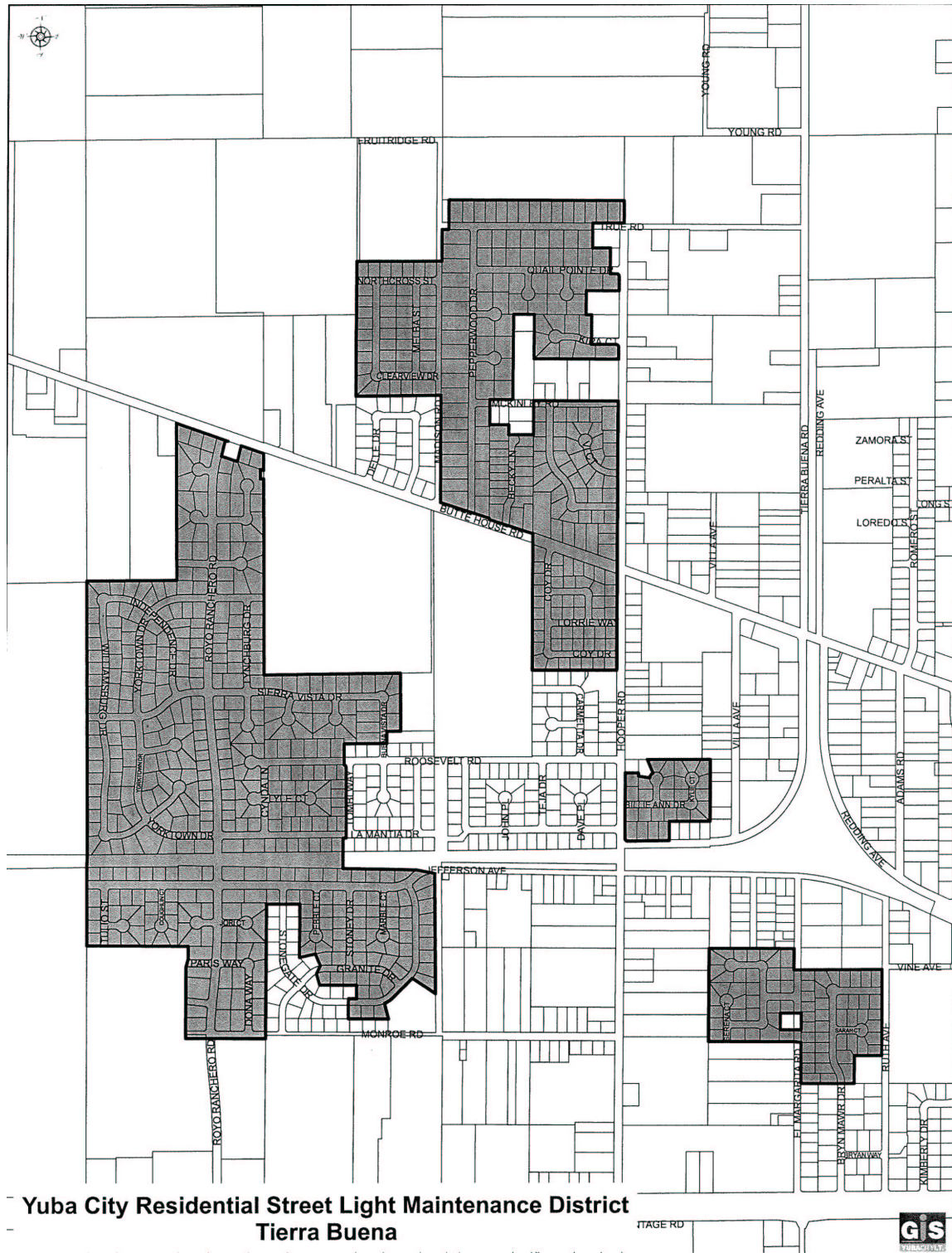
Subdivision	Assessment (Per/Single Unit)	Total Units	Total Annual Maintenance Cost
DIRECT COSTS			
Subdivision			
Bryn Mawr Estates #3	\$28.86	42	\$1,212.12
Bryn Mawr Estates #4	\$30.88	33	1,019.04
Buena Vista #1	\$16.96	19	322.24
Buena Vista #2	\$39.54	16	632.64
Butte Rancho	\$31.76	29	921.04
Butte View Estates	\$42.00	14	588.00
Country Aire	\$36.64	50	1,832.00
Kira Estates	\$37.74	9	339.66
Loma Vista	\$38.82	35	1,358.70
Quail Pointe Estates	\$42.18	51	2,151.18
Ranchero #2 & #3	\$51.34	41	2,104.94
Ranchero #4 & #6	\$22.90	111	2,541.90
Ranchero Estates #1	\$30.36	40	1,214.40
Ranchero Estates #5	\$28.30	32	905.60
Rancho De Royo #2 Ph 1	\$59.60	19	1,132.40
Rancho De Royo #2 Ph 2	\$30.90	18	556.20
Skyview Place	\$38.60	44	1,698.40
Stonegate Village Unit 1	\$27.96	21	587.16
Stonegate Village Unit 2	\$24.44	28	684.32
Stonegate Village Unit 3	\$19.56	25	489.00
Suburban Acres	\$23.08	45	1,038.60
Tara Estates	\$23.98	15	359.70
Teja #4	\$33.80	26	878.80
Walnut Acres	\$24.64	18	443.52
Direct Cost Subtotal		781	\$25,011.56

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)



APPENDIX B – 2024/2025 ASSESSMENT ROLL

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.



City of Yuba City

Residential Street Light Maintenance District No. 1 (Walton Area)

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: May 7, 2024

Intent Meeting: June 18, 2024

Public Hearing: July 2, 2024

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA)

This Report describes the Yuba City Residential Street Light Maintenance District (Walton Area) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2024/2025 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 18th day of June, 2024.

Willdan Financial Services
Assessment Engineer

By: 

Tony Thrasher
Principal Consultant
District Administration Services

By: 

Tyrone Peter
PE # C 81888

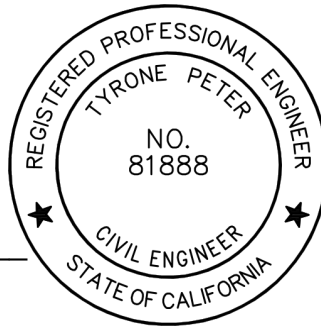


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I. INTRODUCTION

The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Residential Street Light Maintenance District (Walton Area) (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2024/2025. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

The Services to be provided in the District by the assessments are the maintenance and operation of City streetlights. The specific District as described in this Report shall be known and designated as: “Yuba City Residential Street Light Maintenance (Walton Area).”

The District has been formed for the maintenance of street lights in the following subdivisions or zones of benefit: Bogue Ranch; Bogue Ranch II; Cypress; Hampton Estates I; Hampton Estates II; Kushlia Village; Lincoln Park 2; Lincoln Pointe; Lincoln Village 1; Lincoln Village 2; Meadowood 1; Meadowood 2; Orchard 2; Orchard 3; Ravenwood 1; Ravenwood 2; Ravenwood 3; Sanborn Estates; Sandpiper 1, 2, and 3; Sunrise Village; Sun Valley 2; Walton Park Estates; Walton Ranch; West Ranch & Meadowood 3; and Woodside Village 2.

III. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Walton Area Engineer's Report, Fiscal Year 2015/2016. pgs. 12-14.*

IV. ASSESSMENT FORMULA

The method of assessment for each zone of benefit within the District is based on the determination that each lot or parcel within each zone of benefit receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone of benefit are apportioned equally to each assessable lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2024/2025 from the prior year.

V. DISTRICT BUDGET FY 2024/2025 – WALTON AREA

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Heat/Power Utility	\$0.00
Street Lights Power Utility	83,309.27
Professional Services	0.00
Water Utility	0.00
Materials & Supplies	0.00
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$83,309.27
ADMINISTRATION COSTS	
City Administration Costs	\$1,424.00
Willdan Financial Services Administration Fees	3,994.09
County Administration Fee	476.10
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$5,894.19
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$89,203.47
Operating Reserve Collection	4,293.38
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$93,496.85
LEVY ADJUSTMENTS	
Operating Reserve Contribution	(\$11,819.37)
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	0.00
Rounding Adjustment	0.00
Levy Adjustments Subtotal	(\$11,819.37)
BALANCE TO LEVY	\$81,677.48
OPERATING RESERVE	
Estimated Balance at June 30, 2024	(\$31,037.91)
FY2024/2025 Collection/(Contribution)	(7,525.99)
GF Gateway Maintenance Transfer	0.00
Estimated Balance at June 30, 2025	(\$38,563.90)
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2024	\$0.00
FY2024/2025 Collection/(Contribution)	0.00
Estimated Balance at June 30, 2025	\$0.00
DISTRICT STATISTICS	
Total Parcels	1587
Total Parcels Levied	1587
Total EBU	1587.00
Maximum Levy Amount - 2023/2024	\$81,677.48
Maximum Levy Amount - 2024/2025	\$81,677.48

District Budget by Subdivision

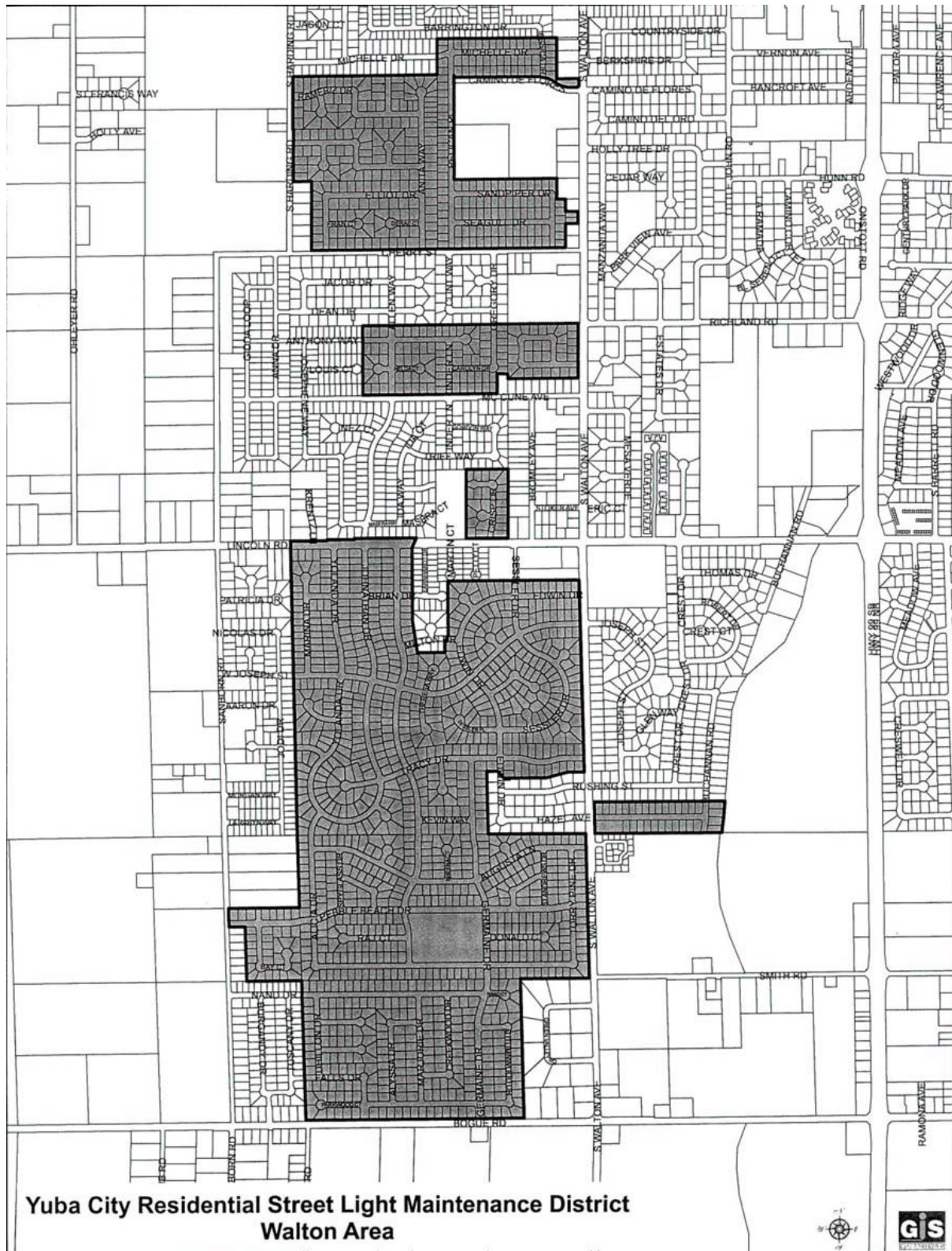
	Assessment (Per/Single Unit)	Total Units	Total Annual Maintenance Cost
Subdivision			
Bogue Ranch	\$37.00	157	\$5,809.00
Bogue Ranch II	\$59.40	82	4,870.80
Cypress	\$41.74	319	13,315.06
Hampton Estates 1	\$45.58	41	1,868.78
Hampton Estates 2	\$41.80	45	1,881.00
Kushlia Village	\$62.00	31	1,922.00
Lincoln Park 2	\$52.56	63	3,311.28
Lincoln Pointe	\$51.48	22	1,132.56
Lincoln Village 1	\$61.44	86	5,283.84
Lincoln Village 2	\$50.78	101	5,128.78
Meadowood 1	\$73.12	23	1,681.76
Meadowood 2	\$111.88	32	3,580.16
Orchard 2	\$62.92	84	5,285.28
Orchard 3	\$34.60	25	865.00
Ravenwood 1	\$54.06	40	2,162.40
Ravenwood 2	\$67.28	25	1,682.00
Ravenwood 3	\$40.40	31	1,252.40
Sanborn Estates	\$63.58	34	2,161.72
Sandpiper 1, 2, 3	\$46.32	83	3,844.56
Sun Valley 2	\$51.48	44	2,265.12
Sunrise Village	\$58.56	39	2,283.84
W Ranch & Meadowood 3	\$67.06	55	3,688.30
Walton Park Estates	\$38.00	61	2,318.00
Walton Ranch	\$60.06	32	1,921.92
Woodside Village 2	\$67.56	32	2,161.92
		1587	\$81,677.48

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA)



APPENDIX B – 2024/2025 ASSESSMENT ROLL

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Diana Langley, City Manager

Summary

Subject: Pioneer Community Energy, a Community Choice Aggregator
Recommendation: A. Receive a presentation on the services provided by Pioneer Community Energy, a Community Choice Aggregator, and
B. Authorize the City Manager to jointly commission an Impact Assessment Study to determine the financial feasibility and timing of the City joining Pioneer Community Energy's Joint Exercise of Powers Agreement in conjunction with Sutter County
Fiscal Impact: \$5,000 - Account No. 1305-62701

Purpose:

To offer opportunities to residents and businesses within Yuba City an alternative energy provider option.

Council's Strategic Goal:

This item addresses Council's Strategic Goal of Fiscal Responsibility.

Background:

Community Choice Aggregator (CCA) programs are authorized under Assembly Bill 117 allowing local governments to function as energy providers, purchasing electrical energy from various sources on the wholesale market. CCAs operate on behalf of residents and businesses, securing energy from alternative suppliers while still utilizing transmission and distribution services from existing utility providers like PG&E. It is imperative to note that CCAs provide only electricity and do not own the infrastructure, such as poles or wires, relying on PG&E's transmission and distribution lines for electricity delivery.

Pioneer Community Energy (Pioneer) is a CCA that launched in 2018 and, per their report, has saved ratepayers \$85 million in the last five years. Pioneer provides a choice for an electricity provider that is locally owned and not-for-profit. Pioneer currently serves the counties of Placer and El Dorado, the cities of Auburn, Colfax, Lincoln, Grass Valley, Nevada City, Placerville, Rocklin, and the Town of Loomis.

Analysis:

In 2024, Sutter County staff began considering the possibility of joining a CCA. The process included extensive research, a meeting with County staff, and a County Supervisors' study session with Pioneer. County staff interviewed other CCAs as part of the process but recommended Pioneer due to a focus on competitive and stable rates and like-minded members.

In May 2024, Sutter County staff informed Pioneer's executive team that a recommendation will be made to explore the feasibility of joining Pioneer. It is customary for cities within a County to join a CCA at the same time a county joins, thereby extending the benefits of a CCA to all residents in the County. Benefits include:

- **Stable and Competitive Rates** – From 2018 through 2023, Pioneer customers have saved \$85 million, with an additional \$41 million in anticipated savings in 2024.
- **Local Control** – As a member of the JPA, the City will have one seat on the Pioneer Board of Directors. This person is appointed by the board. All meetings are open to the public and every person's voice will be heard.
- **Legislative & Regulatory Influence & Advocacy** – Pioneer is an advocate for the member agency residents and businesses by working with the state legislature, the California Public Utilities Commission and PG&E on behalf of customer interests and concerns. Additionally, Pioneer is a strong advocate of biomass, which the region also strongly supports.
- **Local Jobs and Power Supply Resources** – Pioneer supports local business by prioritizing the procurement of power through power contracts, as well as non-power contracts and purchases.
- **Programs** – With input from a Community Advisory committee, comprised of individuals from throughout the service area, Pioneer is developing and launching programs that meet the unique needs of the communities it serves. These programs include rebate and incentive programs, access to solar + battery programs, a local feed-in tariff, a BioMAT program, and an agricultural flexible irrigation pilot program.

To begin the process, the County, Cities, and Pioneer will jointly commission and share the cost of an Impact Assessment Study that determines the financial feasibility of joining Pioneer. The study will compare projected rates with projected power supply costs and other incremental costs at the time of the service launch. The Cities of Yuba City and Live Oak have an opportunity to participate in the study and share the cost of the study with Sutter County. The City of Live Oak has made a commitment to move forward with the study.

Once the results of the Impact Assessment Study are received (late summer 2024), a determination will be made about joining Pioneer and the optimal timing for service launch.

Fiscal Impact:

The cost of the Impact Assessment Study is \$30,000. Due to Pioneer's Board supporting expansion with like-minded communities, the Board has agreed to fund half of the cost of the study. If Yuba City and Live Oak participate in the shared cost of the Study with Sutter County, the City's portion of the study would be approximately one-third of \$15,000 with precise allocations to be determined between participating parties at a later time.

Alternatives:

Do not authorize the City Manager to jointly commission and Impact Assessment Study.

Recommendation:

- A. Receive a presentation on the services provided by Pioneer Community Energy, a Community Choice Aggregator, and
- B. Authorize the City Manager to jointly commission an Impact Assessment Study to determine the financial feasibility and timing of the City joining Pioneer Community Energy's Joint Exercise of Powers Agreement in conjunction with Sutter County.

Attachments:

None

Prepared By:
Diana Langley
City Manager

Submitted By:
Diana Langley
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Diona Pope, Accounting Manager

Summary

Subject: Adoption of the City of Yuba City's Fiscal Year 2024-25 Operating and Capital Budgets and Fiscal Year 2024-25 Appropriations Limit

Recommendation: A. Adopt a Resolution approving the proposed Fiscal Year 2024-25 Operating Budget

B. Adopt a Resolution approving the Fiscal Year 2024-25 Capital Improvement Program. Project Summaries by Funding Source are attached to the Resolution

C. Adopt a Resolution approving the City's Appropriations Limit for Fiscal Year 2024-25

Fiscal Impact: Adoption of these documents sets forth the City's financial plan for the next twelve months

Purpose:

To formally adopt policy documents authorizing implementation of fiscal priorities during Fiscal Year 2024-25.

Council's Strategic Goal:

This item supports the City Council's priority of fiscal responsibility.

Background:

The City Council held a Budget Workshop on June 4th to review the proposed operating budget and capital improvement program. At that time, the Finance Director provided an overview of the upcoming year and presented assumptions, charts, and changes from prior years that were included in the proposed budget. The City Council asked questions and made comments with regard to the proposed operating budget. In addition, City Council was provided an overview of the proposed projects provided for in the City's Capital Improvement Project budget. City Council discussed and recommended no additional changes to the proposed budget.

Analysis:

As discussed at the budget workshop, Finance is recommending various year-end transfers to occur as of June 30, 2024, prior to the start of the new fiscal year. They include the following:

Water and Wastewater Working Capital:

In accordance with the provisions of the City's Budget Policy, the direction is to ensure that as of June 30, 2024, the Water Fund and the Wastewater Fund have a 90-day working capital balance. Working capital beyond the 90-day requirement will be transferred to the respective capital improvement program fund for future rehabilitation and replacement projects for the utility (Section 2 of the budget adoption resolution).

Transfer Surplus to the General Unallocated CIP:

The City's Fiscal Policy ensures that as of June 30th of each year, the General Fund has a Healthy Cities Reserve balance of no less than 15% of the subsequent fiscal year's appropriations, and anything in excess of that amount is split equally to set aside funds for onetime capital infrastructure needs in the City's general unallocated capital improvement reserve fund and the City's pension stabilization trust fund, as noted in Section 3 of the budget adoption Resolution.

The Fiscal Policy ensures the reserve policy is met and that if the general fund does not have sufficient reserve funds to meet the policy threshold, funds are transferred back to the general fund from the general unallocated capital improvement reserve fund. These CIP funds remain discretionary should the City Council determine alternate uses such as this at any time. Staff anticipates this transfer to replenish the reserve will be \$1.3 million.

Moving surplus General Fund money to the General Fund CIP each year provides prudent financial management practices as it sets aside onetime budget savings at the end of a fiscal year for future onetime capital expenditures. Staff recommends a return to this practice when fiscally possible.

Additional Discretionary Payment (ADP) to CalPERS:

The proposed FY 2024-25 operating budget recommendation includes a general fund payment of \$500,000 from the City's Pension Stabilization Trust Fund for making an additional discretionary payment (ADP) towards the Miscellaneous CalPERS Plan. In addition to the general fund contribution from the Pension Stabilization Trust (115 Plan), the City's other funds which have Miscellaneous CalPERS covered employees would participate in making an ADP as well. Other funds' share would total \$325,000 for water, wastewater, fleet, and SASA departmental expenditures (for a total ADP of \$825,000). If one of these other funds is not able to fund their portion of the \$325,000, a short-term loan will be made from the 115 Plan to be repaid as a priority in the next feasible budget.

CalPERS allows a 3.4% discount by pre-paying the annual payment instead of making monthly payments equal to one-twelfth of the total amount owed for the year. City staff recommends applying the savings equal to the interest amount to an addition ADP for all funds. This, too, will reduce our unfunded liabilities and save interest expense long-term. By paying extra funds to CalPERS, the City will reduce the unfunded actuarial accrued liability (UAL) and save on interest costs in future years. Section 4 of the budget adoption Resolution includes authorization for this ADP.

Additional Considerations:

In approving the proposed budget, the Council authorizes the finance director to use up to \$5.5 million of the General Fund Budget Stabilization Reserve for balancing the fiscal year 2024-25 budget. This reserve has an estimated balance of \$5.5 million.

Fiscal Impact:

Adoption of an operating budget and a capital improvement program budget that prioritizes the needs of the community.

Alternatives:

1. Do not adopt the proposed budget and advise staff on how to proceed;
2. Make other changes to the budget as proposed.

Recommendation:

- A. Adopt a Resolution approving the proposed Fiscal Year 2024-25 Operating Budget.
- B. Adopt a Resolution approving the Fiscal Year 2024-25 Capital Improvement Program. Project Summaries by Funding Source are attached to the Resolution.
- C. Adopt a Resolution approving the City's Appropriations Limit for Fiscal Year 2024-25.

Attachments:

1. Operating Budget Resolution 24-25
2. CIP Budget Resolution 24-25
3. Gann Resolution 24-25
4. Proposed FY 2024-25 Operating Budget
5. Proposed FY 2024-25 CIP Budget

Prepared By:
Spencer Morrison
Finance Director

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
YUBA CITY ADOPTING THE CITY'S OPERATING BUDGET
FOR FISCAL YEAR 2024-2025**

WHEREAS, a proposed operating budget for the City of Yuba City for the fiscal year commencing July 1, 2024 and ending June 30, 2025 was submitted to the City Council by the City Manager by May 29, 2024 in accordance with Section 2-2.02 of the Municipal Code; and,

WHEREAS, a special City Council workshop on the proposed FY 2024-2025 Operating Budget ("proposed annual budget") was held on June 4, 2024; and,

WHEREAS, the City Council desires to make certain year-end transfers in the current fiscal year to establish reserves and anticipate certain expenditures that are incorporated in the proposed annual budget.

NOW, THEREFORE, the City Council of the City of Yuba City does hereby resolve as follows:

Section 1. The proposed annual budget is adopted as the annual budget for the City of Yuba City for the fiscal year commencing July 1, 2024 and ending June 30, 2025.

Section 2. The Finance Director is directed to ensure that as of June 30, 2024, the Water and Wastewater operating funds have a 90-day reserve fund balance in accordance with the provisions of the City's Budget Policy.

Section 3. The Finance Director is directed to ensure that as of June 30, 2024, the general fund has a Healthy City's Reserve fund balance of no less than 15% of FY 2023-2024 General Fund expenditures in accordance with the provisions of the City's Fiscal Policy. The Finance Director is further directed to transfer any reserve fund balance in excess of 15% as follows:

<u>No.</u>	<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
1	301-Z69980	Designate Fund Balance	Up to \$2,500,000
2	301-Z69980	General Unallocated CIP	½ of Remaining \$ > 15%
3	702-Z69980	Pension Stabilization Trust	½ of Remaining \$ > 15%

If the general fund reserve fund balance is less than 15% as of June 30, 2024, the Finance Director is directed to transfer any deficiency back from the Unallocated General Fund Capital Improvement Fund Reserve to the General Fund to ensure it meets the 15% reserve requirement, projected to be a \$1.3 million transfer for FY 2023-24.

Section 4. The Finance Director will withdraw \$500,000 from the General Fund's Pension Stabilization Trust (115 Plan), to make an additional discretionary payment (ADP) to CalPERS from the general fund recognizing the economic benefit of doing so. Including Water, Wastewater, Fleet, and SASA, the total ADP to be made is \$825,000. Should one of the above funds be unable to make their portion of the ADP, a loan will be created by staff from the 115 Plan. Additionally, the Finance Director is directed to pay the unfunded actuarial liability in a lump sum payment in July for the entire fiscal year to take advantage of CalPERS interest rate discount. After the lump sum payment is made, the Finance Director is directed to make another ADP equal to the interest

rate discount authorized by CalPERS so that the total paid equals the amount budgeted for the City's unfunded actuarial liability payment.

Section 5. The Finance Director is authorized to make other such revisions, individual appropriation line-item changes, changes in summaries, fund totals, grand totals, and other portions of the budget document as necessary to reflect and implement the programs specified in this resolution, and in full accordance to the direction provided by the City Council up until the adoption of the resolution.

The foregoing Resolution of the City Council of the City of Yuba City is duly introduced, PASSED AND ADOPTED at a regular meeting thereof held on this 18th day of June 2024 by the following vote:

Ayes:

Noes:

Absent:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
YUBA CITY ADOPTING THE CITY'S CAPITAL
IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR
2024-25**

WHEREAS, a proposed Capital Improvement Program (CIP) budget for the City of Yuba City for the fiscal year commencing July 1, 2024 and ending June 30, 2025 was submitted to the City Council by the Finance Director by May 29, 2024 in accordance with Section 2-2.02 of the Municipal Code; and

WHEREAS, a special City Council workshop on the proposed FY 2024-2029 CIP budget, a five-year plan, was held on June 4, 2024; and

WHEREAS, City Council reviewed and discussed projects proposed in the CIP budget during the budget workshop; and

NOW, THEREFORE, the City Council of the City of Yuba City does hereby resolve as follows:

Section 1. The proposed annual CIP budget is adopted for the City of Yuba City for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

Section 2. The draft CIP budget was provided to the Planning Commission for review and comment on June 6, 2024. The Planning Commission approved the findings of consistency with the General Plan at their regularly scheduled June 12, 2024, meeting.

The foregoing Resolution of the City Council of the City of Yuba City is duly introduced, PASSED AND ADOPTED at a regular meeting thereof held on this 18th day of June 2024 by the following vote:

Ayes:

Noes:

Absent:

Shon Harris, Mayor

Attest:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 3

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA
CITY DETERMINING AND ESTABLISHING THE CITY'S
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-2025**

WHEREAS, on November 6, 1979, the voters of the State of California approved an initiative measure which added Article XIII B to the California Constitution; and,

WHEREAS, said constitutional provision imposes a limitation upon certain annual appropriations of state and local public entities; and,

WHEREAS, pursuant to said new constitutional provision, the State Legislature amended the Government Code by adding thereto Division 9 to Title I of said Code (§7900 et seq.); and,

WHEREAS, California Government Code Section 7910 requires the governing body of each local jurisdiction to establish its appropriations limit by resolution; and,

WHEREAS, pursuant to said code section, the documentation provided by the Finance Director upon which the determination and establishment of this resolution is based has been and is on file with and available for public inspection in the office of the City Clerk for fifteen (15) days prior to the date of adoption of this resolution.

NOW, THEREFORE, the City Council of the City of Yuba City does hereby resolve as follows:

Section 1. Pursuant to Government Code §7910 the appropriations limit for Fiscal Year 2024-2025 is determined to be and shall be the sum of \$228,122,660.

Section 2. The limitation established by the above paragraph includes only "appropriations subject to limitation," as said phrase is defined by Section 9 of Article XIII B of the California Constitution is the sum of \$43,630,315.

The foregoing Resolution of the City Council of the City of Yuba City is duly introduced, PASSED AND ADOPTED at a regular meeting thereof held on this 18th day of June 2024 by the following vote:

Ayes:

Noes:

Absent:

Attest:

Shon Harris, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

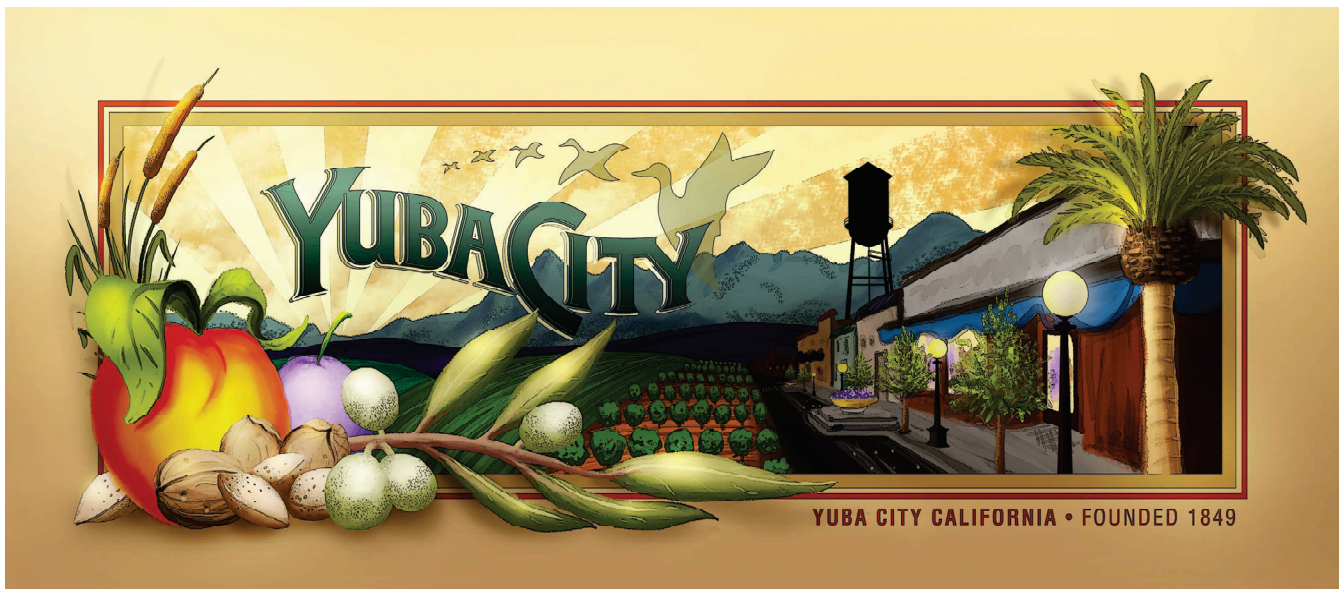
Shannon Chaffin, Esq.
Aleshire & Wynder, LLP

ATTACHMENT 4

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City of Yuba City - California Proposed Annual Operating Budget



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INTRODUCTION

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City Officials

Shon Harris

Mayor 2023-2024
District: At-Large (All)

Dave Shaw

Vice Mayor
District Term: 2022-2026
District: 1

Marc Boomgaarden

Councilmember
District Term: 2022-2026
District: 2

Wade Kirchner

Councilmember 2020-2024
District: At-Large (All)

Michael Pasquale

Councilmember
District Term 2022-2026
District: 3

Diana Langley

City Manager

Spencer Morrison

City Treasurer

Jackie Sillman

City Clerk

1201 Civic Center Boulevard, Yuba City, Sutter County, California 95993
www.yubacity.net

Administrative Officials

Administration	Diana Langley, City Manager Ciara Wakefield, City Clerk Administrator
City Attorney	Aleshire & Wynder, LLP Shannon Chaffin, City Attorney
Development Services	Benjamin Moody, Public Works & Development Services Director/City Engineer Doug Libby, Deputy Director of Development Services Mike Campos, Chief Building Official
Finance	Spencer Morrison, Finance/IT Director Brian Hansen, IT Manager Diona Pope, Accounting Manager
Fire Services	Jesse Alexander, Fire Chief Ali Williams, Division Chief Joshua Hubbard, Division Chief
Human Resources	Natalie Springer, Human Resources Director Sheleen Loza, Administrative Analyst III
Community Services	Ann Gillen, Community Services Director Megan Anderson, Animal Services Manager Timothy Bybee, Parks and Grounds Superintendent
Police Services	Brian Baker, Chief of Police James Runyen, Commander Sam Escheman, Commander Michelle Brazil, Lieutenant Kim Slade, Lieutenant Brent Slade, Lieutenant
Public Works / Utilities	Benjamin Moody, Public Works & Development Services Director/City Engineer Kevin Bradford, Deputy P.W. Director - Engineering Scott Chandler, Deputy P.W. Director - Maintenance Phillip Marler, Deputy P.W. Director - Utilities Katherine Willis, Environmental Compliance Manager

City of Yuba City Mission Statement



The Mission of Yuba City is...

To anticipate and provide for the needs of the community through
Quality Service, Innovation and Leadership
for today and in the future.

Our Priorities and Goals are...

Public Safety

1. *Safe Community: Ensure the Highest Level of Public Safety*

Fiscal Stability

2. *Maintain and Enhance the Fiscal Stability of Yuba City*

Organizational Culture

3. *Foster a Culture of Customer Service, Transparency & Accountability*

Business Friendly

4. *Yuba City is "Open for Business"*

Enhance Partnerships

5. *Strengthen and Develop Partnerships within our Region*

Quality of Life

6. *Maintain and Enhance our Quality of Life*

Infrastructure

7. *Identify and address our Infrastructure Financial Needs*

Homelessness and Vagrancy

8. *Address Homeless Issues in our Community*

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General Fund

The General Fund is the general operating fund of the City. It is the largest of all the funds and accounts for all financial resources traditionally associated with governments, such as Police, Fire, Streets, etc. It accounts for everything except those items that are specifically required to be accounted for in another fund.

BUDGET NET CHANGE - FY 23/24 vs. FY 24/25

	Proposed FY 24/25	Adopted FY 23/24	Net Change in Budget
Total Revenues	\$ 56,306,607	\$ 60,129,610	\$ (3,823,003)
Total Expenditures	(61,774,570)	(57,401,842)	(4,372,728)
Total Net Resources Available FY 24/25	\$ (5,467,963)	\$ 2,727,768	\$ (8,195,731)

Changes in Revenues from FY 23/24 to FY 24/25

Sales Tax	\$ 156,700
Property Tax	1,398,750
Franchise Fees	246,000
Budget Stabilization Reserve	(6,600,000)
Hotel/Motel Surcharge	620,000
Other Revenues	355,547
Net Increase in Revenues	\$ (3,823,003)

Changes in Expenditures from FY 23/24 to FY 24/25

FY 23/24 Changes in Payroll (MOU)	533,324
FY 23/24 Changes in Payroll (OT)	997,726
FY 24/25 Changes in Payroll	1,030,980
FY 24/25 Changes in MS&S	790,182
FY 24/25 Changes in Capital Acquisition	31,667
FY 24/25 ISF Changes Liability	452,175
FY 24/25 ISF Changes Vehicle Maintenance Fund	182,809
FY 24/25 ISF Changes Vehicle Replacement Fund	(450,000)
FY 24/25 ISF Changes (Other)	157,954
FY 24/25 Increase in PGE	245,035
FY 24/25 Changes in Recreation	116,449
FY 24/25 Change in Animal Services	210,190
FY 24/25 Chages in Others	74,237
Net Increase in Expenditures	\$ 4,372,728

General Fund Revenue Details - Proposed Budget - FY24/25

	Actual 2020-21	Actual 2021-22	Actual 2022-23	Adopted/ Amended 2023-24	Projected 2023-24	Proposed 2024-25
Property Tax-Current	\$ 8,248,569	\$ 8,516,811	\$ 9,044,618	\$ 9,238,000	\$ 9,500,000	\$ 9,975,000
Property Tax-Unsecured	461,177	417,393	433,571	434,000	435,000	456,750
Property Tax-Supplemental	141,630	320,031	285,039	280,000	280,000	294,000
Property Tax-Prior Years	(24,916)	5,974	8,394	-	-	-
Property Tax-Interest & Penalties	20,910	26,623	94,306	30,000	30,000	30,000
Property Tax In Lieu/VLF Swap	5,617,031	5,777,142	6,114,480	6,200,000	6,500,000	6,825,000
Sales and Use Tax	16,689,818	17,950,991	17,120,540	17,484,900	17,440,000	17,515,000
Prop 172 - Public Safety Aug.	456,370	594,787	566,427	454,400	554,000	581,000
Franchises	1,963,163	2,350,806	1,986,137	1,854,000	2,100,000	2,100,000
Business Licenses	854,015	1,281,351	1,306,279	1,330,000	1,200,000	1,200,000
Real Property Transfer	234,122	316,438	197,380	200,000	190,000	346,000
Hotel/Motel Surcharge	1,167,422	1,472,332	1,344,264	1,480,000	2,100,000	2,100,000
Total Taxes	35,829,310	39,030,679	38,501,435	38,985,300	40,329,000	41,422,750
Storm-water Plan Check/Inspection	11,020	6,100	20,413	-	15,000	10,000
Construction Permits	1,579,240	1,611,549	1,859,606	1,830,000	1,400,000	1,830,000
GIS Fee000	105,667	85,391	90,439	85,000	69,000	70,000
Encroachment Permits	100,360	79,974	233,088	80,000	408,000	135,000
Plan Check/Inspection - Engineering	121,838	181,005	350,755	100,000	275,000	175,000
Weed & Lot Clean Up	-	-	-	-	3,600	-
Code Violation Fine	100	-	5,136	1,500	7,000	12,000
Total Licenses & Permits	1,918,225	1,964,018	2,559,437	2,096,500	2,177,601	2,232,000
Homeowner Prop Tax Relief	85,077	82,518	81,178	81,500	81,500	82,000
Motor Vehicle License In Lieu	51,677	81,764	71,937	60,000	70,000	70,000
Federal Law Enforcement Grant	2,524	33,815	-	-	-	-
HMLD Sec Asst to FF Grant	31,885	32,295	35,245	-	6,700	-
State-Mandated Cost Reimb.	44,648	875	41,872	-	90,000	-
SAFER Grant	353,198	119,515	86,903	296,510	296,000	400,000
State COPS Grant	106,564	30,815	114,157	101,993	148,000	-
State Homeland Security Grant	31,485	-	-	-	-	-
State OTS Grant	79,728	40,000	99,643	120,000	100,000	-
State Prop 84 Grant	-	-	-	-	-	100,000
State - Other Revenue	34,900	16,751	8,389	7,500	5,000	-
Pilot Revenue	-	-	154,441	-	-	-
Total Intergovernmental	\$ 821,686	\$ 438,349	\$ 693,765	\$ 667,503	\$ 797,200	\$ 652,000
Police - Special Services	\$ 178,734	\$ 266,901	\$ 243,496	\$ 150,000	\$ 210,000	\$ 200,000
Police - False Alarm Fees	78,014	107,406	99,954	105,000	72,000	70,000
Police Special Response	211,093	109,595	205,592	-	51,000	-
Fire - Permit Fees	82,046	106,017	135,099	72,000	73,700	72,000
Fire - Special Services	170	16,487	25,696	-	24,000	20,000
Fire - Emergency Response	640,987	571,876	186,171	78,500	50,000	42,000
Fire Service Contract Revenue	838,155	880,481	928,169	946,600	946,000	950,000
Red-light Camera Revenues	5,370	5,017	7,829	-	9,000	-
Park Reservation Fee	4,362	7,885	7,370	-	-	-
Swimming Pool	73,831	199,438	204,005	189,373	190,841	185,640
Recreation Programs	298,266	630,622	676,985	758,827	859,159	757,360
Zoning Fees	67,497	112,934	146,606	100,000	80,000	80,000
NPDES Solid Waste Fee	65,032	52,138	-	50,000	-	-
Sale of Maps & Publications	946	3,295	-	2,000	-	1,000
Other Current Service Charges	15,562	15,235	15,929	6,000	6,000	6,000
Total Service Fees	2,560,064	3,085,327	2,882,901	2,458,300	2,571,700	2,384,000

	Actual 2020-21	Actual 2021-22	Actual 2022-23	Adopted/ Amended 2023-24	Projected 2023-24	Proposed 2024-25
Interest on Investments	(14,453)	-	(4,299)	-	-	-
Rents and Royalties	13,856	14,145	14,840	15,000	15,000	-
Antenna Leases	57,207	61,373	59,789	61,700	71,000	71,000
Madden House Rent	-	-	-	-	-	-
Total Interest/Rents	56,609	75,517	70,330	76,700	86,000	71,000
Other Revenue	383,620	560,563	104,177	271,400	600,530	275,000
Total Other Revenue	383,620	560,563	104,177	271,400	600,530	275,000
Sub-Total General	\$ 41,569,514	\$ 45,154,452	\$ 44,812,045	\$ 44,555,703	\$ 46,562,031	\$ 47,036,750
Transfers & Cost Allocations						
Water	\$ 2,279,400	\$ 2,108,800	\$ 2,230,300	\$ 2,569,600	\$ 2,569,600	\$ 2,569,600
Wastewater	2,211,300	2,209,100	2,268,300	2,562,100	2,562,100	2,562,100
RDA Successor Agency	36,600	35,000	33,900	31,400	31,400	31,900
CIP Reimbursement Transfers	801,635	753,095	820,352	1,176,200	1,176,200	1,076,482
Miscellaneous Operating Transfers	9	39,160	3,373	-	-	-
Lighting & Landscape Maint. Districts	269,000	281,699	323,400	241,800	241,800	221,079
Total Cost Allocations	5,597,944	5,426,854	5,679,625	6,581,100	6,581,100	6,461,161
Streets & Roads	1,594,200	1,564,200	1,517,700	1,747,200	1,747,200	1,886,065
Transportation Development Act	346,100	391,200	518,300	600,000	600,000	757,600
Traffic Safety	200,000	140,000	150,000	150,000	150,000	-
Suspended Traffic Offender Program	125,000	75,000	75,000	75,000	75,000	45,000
Development Impact Fee	20,138	-	50,125	50,100	50,100	20,441
Pension Stabilization Fund	-	500,000	-	500,000	-	-
CARES Act Funding	869,954	-	-	-	-	-
ARPA Funding	-	66,434	160,915	36,493	-	99,590
MOU Set aside	-	565,000	3,692,128	-	-	-
Budget Stabilization/CIP Transfer	-	-	-	6,600,000	6,600,000	-
Total Interfund Transfer	3,155,392	3,301,834	6,164,168	9,758,793	9,222,300	2,808,696
Total Revenue/Transfers	\$ 50,322,850	\$ 53,883,141	\$ 56,655,838	\$ 60,895,596	\$ 62,365,431	\$56,306,607

General Fund Expenditure Budget Changes - Proposed FY24/25

Description	Account	MS&S					
		Personnel On-Going	Personnel One-Time	Personnel Rejected	MS&S One-time	MS&S Rejected	
Administration							
Professional Development	1110-62801	-	-	-	11,910	-	
City Attorney Services	1210-62708	-	-	-	-	40,000	
Professional Services	1305-62701	-	-	-	-	21,702	
Analyst I/II	1305-61210	(30,000)	-	-	-	-	
Elections	1710-62722	-	-	-	50,000	-	
HIX TOT Reimbursement	4220-65105	-	-	-	96,000	-	
Total Administration		\$ (30,000)	\$ -	\$96,000	\$ 61,910	\$ 61,702	
Finance/IT							
Director of Finance	1510-61210	-	53,000	-	-	-	
Senior Customer Service Rep	1510-61210	-	-	-	-	-	
IT Office Upgrade	1530-63301	-	-	-	-	10,000	
Cyber Security	1530-63320	-	-	-	80,000	-	
Total Finance/IT		\$ -	\$ 53,000	\$ -	\$ 80,000	\$ - \$ 10,000	
Development Services							
Senior Planner	1910-61210	10,000	-	-	-	-	
Analyst I/II	1910-61210	8,920	-	-	-	-	
Professional Services	1910-62701	-	-	-	35,000	-	
Planning Commission Travel	1910-62805	-	-	-	-	9,000	
Code Enforcement Officer I/II	1920-61210	-	-	-	-	-	
Professional Services	1920-62701	-	-	-	-	4,100	
Accela Subscription - Dues & Subscription	1920-63101	-	-	-	-	13,500	
Total Development Services		\$ 18,920	\$ -	\$ -	\$ - \$ 35,000	\$ 26,600	
Public Works							
Senior Custodian	1541-61210	10,820	-	-	-	-	
Heat/Power/Gas	1541-62113	-	-	-	95,152	-	
Industrial Safety Program	1541-62735	-	-	-	5,000	-	
FMX software subscription	1541-63101	-	-	-	5,600	-	
Building O & M - Janitorial	1541-63603	-	-	-	1,769	-	
Building O & M - City Hall Maintenance	1541-63615	-	-	-	3,000	-	
Building O & M - City Hall Janitorial	1541-63616	-	-	-	3,000	-	
PW Administrative Manager	1905-61210	2,942	-	-	-	-	
Administrative Assistant I/II - Maintenance	1905-61210	9,762	-	-	-	-	
Development Manager	1905-61210	73,853	-	-	-	-	
Professional Development	1905-62801	-	-	-	10,500	-	
DL Prof Development - travel & training	1905-New	-	-	-	7,250	-	
Advertising - PW outreach & recruitment ads	1905-62401	-	-	-	-	1,000	
Office Supplies - Recurring office consumable needs	1905-62501	-	-	-	-	125	
Computer hardware	1905-62507	-	-	-	-	1,000	
PW Project Coordinator	1930-61210	47,031	-	-	-	-	
Dues & Subscriptions	1930-63101	-	-	-	7,500	-	
O&M - Computer System	1930-63320	-	-	-	5,000	-	

Description	Account	Personnel			MS&S		MS&S
		On-Going	One-Time	Rejected	On-Going	One-time	
Public Works - Maintenance Worker I/II (4 Positions)	3130-61210	-	-	308,856	-	-	-
Postage & Freight	3130-62301	-	-	-	-	-	500
Office Supplies	3130-62501	-	-	-	4,000	-	-
Personal protective equipment & supplies	3130-63909	-	-	-	12,000	-	-
Non-recurring operational items	3130-66001	-	-	-	5,000	-	-
Professional organizations & software	3130-63101	-	-	-	13,120	-	-
Uniforms and apparel, incl. laundry service	3130-63604	-	-	-	5,000	-	-
Citywide Weed abatement contract	3130-63643	-	-	-	38,000	-	-
Specialty parts & materials for street work	3130-63663	-	-	-	3,850	-	-
Citywide Landscaping Contract	3130-63684	-	-	-	12,000	-	-
On-site training courses and materials	3130-63901	-	-	-	-	-	2,500
Recurring levee assessments	3130-62724	-	-	-	-	-	170
Citywide security service contract	3130-62734	-	-	-	-	-	450
Industrial safety program	3130-62735	-	-	-	-	-	3,000
Parts & materials for street sweeper	3130-63461	-	-	-	-	-	3,000
Fuel for division vehicles	3130-63505	-	-	-	-	-	251
Electrical Technician I/II	3150-61210	59,614	-	-	-	-	-
PG&E for City-owned Traffic Signals	3150-62150	-	-	-	28,210	-	-
PG&E for State-owned Traffic Signals	3150-62151	-	-	-	18,830	-	-
PG&E for City Streetlights	3150-62152	-	-	-	165,340	-	-
PG&E for Storm Stations	3150-62170	-	-	-	7,560	-	-
Computer Hardware	3150-62507	-	-	-	250	-	-
Outreach and Educational Materials	3150-62601	-	-	-	500	-	-
Industrial Safety Program	3150-62735	-	-	-	4,000	-	-
Specialty Equipment Repairs	3150-63401	-	-	-	1,000	-	-
Specialty Electrical Equipment Repairs	3150-63431	-	-	-	1,000	-	-
Specialty Instrumentation Equipment Repairs	3150-63433	-	-	-	1,000	-	-
Fuel for Division Vehicles	3150-63505	-	-	-	1,564	-	-
Traffic signal materials and repairs	3150-63666	-	-	-	9,000	-	-
Electrical maintenance materials and repairs	3150-63674	-	-	-	14,788	-	-
Tools and Equipment	3150-63801	-	-	-	4,500	-	-
Total Public Works		\$ 204,022.00	\$ -	\$ 308,856.00	\$ 494,283.00	\$ -	\$ 11,996.00
Police							
Records-Overtime	2120-61430	5,000	-	-	-	-	-
CSO	2120-61210	-	-	103,001	-	-	-
O&M Computer System	2120-63320	-	-	-	16,000	-	-
Veritone (RIPA Software State Mandate) MAGNET Forensics	2130-63401	-	-	-	12,500	-	-
K-9 food and boarding	2140-66035	-	-	-	6,500	-	-
Ballistic Vests (Safety Equipment \$2,200)	2140-64201	-	-	-	15,000	-	-
Priority Dispatch (Pro QA)	2170-63101	-	-	-	-	-	92,510
POST Reimbursement Account	2120-63911	-	-	-	100,000	-	-
Total Police		\$ 5,000	\$ -	\$ 103,001	\$ 150,000	\$ -	\$ 92,510
Fire							
SAFER Grant Firefighter II	2310-61210	52,018	-	-	-	-	-

Overtime	2310-61430	(130,353)	-	-	-	-	-	-
Description	Account				MS&S			
		Personnel On-Going	Personnel One-Time	Personnel Rejected	MS&S On-Going	MS&S One-time	MS&S Rejected	
Weed Abatement	2310-63643	-	-	-	6,700	-	-	-
Heat/Power/Gas	2310-62110	-	-	-	14,450	-	-	-
EMT Recertification	2310-63933	-	-	-	500	-	-	-
Roll-up door repairs at all 5 stations	2310-63613	-	-	-	2,500	-	-	-
Annual FF physical exams	2310-62706	-	-	-	10,150	-	-	-
Mandatory OSHA Air Compressor Air sampling	2310-63406	-	-	-	1,500	-	-	-
Swift Water PPE	2310-63806	-	-	-	-	12,000	-	-
Total Fire		\$ (78,335)	\$ -	\$ -	\$ 35,800	\$ 12,000		\$ -
Community Services								
Wages-Extra Help	5105-61310	-	-	5,700	-	-	-	-
Heat/Power/Gas	5110-62110	-	-	-	3,620	-	-	-
Heat/Power/Gas	5115-62110	-	-	-	6,310	-	-	-
Spec O&M - Park	5115-63688	-	-	-	-	20,009	-	-
Tel-Cellular Phones	5115-62210	-	-	-	-	-	2,500	-
Weed Abatement	5115-63643	-	-	-	-	-	4,000	-
Spec O&M - Irrigation	5115-63682	-	-	-	-	-	5,000	-
First Aid -	5115-63931	-	-	-	-	-	800	-
Spec O&M - Mech Supplies	5115-63457	-	-	-	-	-	5,000	-
Professional Development	5115-62801	-	-	-	-	-	5,000	-
Spec O&M - Pest Control	5115-63686	-	-	-	-	-	2,000	-
Spec O&M - Pest Control	5115-63686	-	-	-	-	-	6,800	-
Spec O&M - Landscape	5115-63684	-	-	-	-	-	100,015	-
Heat/Power/Gas	5120-62110	-	-	-	8,171	-	-	-
Heat/Power/Gas	5130-62110	-	-	-	117,332	-	-	-
Dues & Subscription	5130-63101	-	-	-	2,650	-	-	-
Building O&M - Maintenance	5130-63601	-	-	-	3,532	-	-	-
Total Community Services		\$ -	\$ -	\$ 5,700	\$ 141,615	\$ 20,009		\$ 131,115
Total GF Proposed Expenditure Changes		\$ 119,607	\$ 53,000	\$ 417,557	\$ 997,698	\$ 128,919		\$ 333,923

City Council

100-1110

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$53,086	\$53,093	\$51,954	\$51,954
Total Benefits	\$43,474	\$47,027	\$53,961	\$56,171
Total Salaries & Wages:	\$96,560	\$100,120	\$105,915	\$108,125
Supplies & Services				
Telephone	\$2,481	\$2,530	\$3,100	\$3,100
Postage & Freight	\$138	\$1,123	\$50	\$50
Forms & Supplies	\$3,930	\$4,564	\$5,000	\$5,000
Printing & Binding	\$63	\$0	\$600	\$600
Professional Services	\$46,025	\$3,563	\$9,000	\$9,000
Professional Development	\$19,829	\$28,474	\$16,000	\$27,910
Car Allowance	\$808	\$790	\$500	\$500
Dues & Subscriptions	\$626	\$168	\$720	\$720
Insurance	\$2,117	\$2,797	\$3,044	\$3,661
Supplies & Services	\$22,804	\$10,771	\$15,500	\$15,500
Total Supplies & Services:	\$98,821	\$54,780	\$53,514	\$66,041
Total:	\$195,381	\$154,899	\$159,429	\$174,166

City Attorney

100-1210

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Professional Services	\$438,484	\$451,174	\$415,000	\$415,000
Professional Development	\$0	\$0	\$900	\$900
Total Supplies & Services:	\$438,484	\$451,174	\$415,900	\$415,900

City Manager

100-1305

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$454,732	\$548,386	\$568,730	\$537,672
Extra Help	\$0	\$1,771	\$6,400	\$6,400
Total Benefits	\$255,264	\$208,706	\$229,934	\$210,317
Total Salaries & Wages:	\$709,996	\$758,863	\$805,064	\$754,389
Supplies & Services				
Telephone	\$2,772	\$2,531	\$2,791	\$2,558
Postage & Freight	\$98	\$20	\$92	\$92
Advertising	\$0	\$3,460	\$5,000	\$5,000
Forms & Supplies	\$4,915	\$3,940	\$5,602	\$5,602
Printing & Binding	\$41	\$32	\$300	\$300
Professional Services	\$10,760	\$47,902	\$53,298	\$53,298
Professional Development	\$7,757	\$5,464	\$12,400	\$12,400
Dues & Subscriptions	\$2,668	\$2,924	\$3,000	\$3,000
Equipment Operation & Mtnce	\$200	\$1,576	\$0	\$0
Water Purchases	\$302	\$324	\$342	\$352
Insurance	\$26,163	\$36,968	\$40,984	\$38,852
Supplies & Services	\$3,076	\$9,522	\$13,500	\$13,500
Technology ISF	\$8,241	\$9,013	\$7,147	\$5,359
Total Supplies & Services:	\$66,994	\$123,676	\$144,456	\$140,313
Total:	\$776,991	\$882,539	\$949,520	\$894,702

City Clerk

100-1710

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$1,432	\$1,438	\$6,489	\$900
Extra Help	\$8,728	\$20,618	\$19,010	\$19,580
Total Benefits	\$1,091	\$586	\$1,691	\$333
Total Salaries & Wages:	\$11,251	\$22,641	\$27,190	\$20,813
Supplies & Services				
Telephone	\$369	\$369	\$410	\$784
Postage & Freight	\$76	\$156	\$100	\$500
Advertising	\$10,006	\$15,583	\$11,200	\$11,200
Forms & Supplies	\$2,668	\$1,888	\$3,245	\$3,245
Professional Services	\$60,214	\$77,058	\$50,000	\$98,100
Professional Development	\$5,022	\$9,573	\$0	\$8,600
Dues & Subscriptions	\$1,313	\$1,814	\$1,233	\$2,733
Equipment Operation & Mtnc	\$1,434	\$0	\$2,900	\$2,900
Tools, Supplies & Equip.	\$0	\$0	\$1,100	\$1,100
Insurance	\$662	\$875	\$53	\$63
Supplies & Services	\$3,388	\$3,448	\$2,000	\$2,000
Technology ISF	\$2,407	\$2,978	\$3,534	\$7,093
Total Supplies & Services:	\$87,558	\$113,741	\$75,775	\$138,318
Total:	\$98,808	\$136,383	\$102,965	\$159,131

Economic Development

100-4120

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Telephone	\$20	-\$3	\$0	\$0
Advertising	\$476	\$0	\$0	\$0
Professional Services	\$45,219	\$968	\$0	\$0
Professional Development	\$652	\$0	\$0	\$0
Dues & Subscriptions	\$27,973	\$0	\$0	\$0
Supplies & Services	\$6,556	\$0	\$0	\$0
Total Supplies & Services:	\$80,897	\$965	\$0	\$0

City Treasurer

100-1520

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$903	\$903	\$0	\$900
Total Benefits	\$16	\$15	\$0	\$15
Total Salaries & Wages:	\$918	\$918	\$0	\$915
Supplies & Services				
Professional Services	\$0	\$0	\$5,700	\$5,700
Professional Development	\$0	\$0	\$1,100	\$1,100
Dues & Subscriptions	\$0	\$0	\$575	\$575
Insurance	\$36	\$48	\$0	\$63
Total Supplies & Services:	\$36	\$48	\$7,375	\$7,438
Total:	\$954	\$966	\$7,375	\$8,353

Finance

100-1510

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$882,658	\$1,205,685	\$1,266,156	\$1,294,709
Extra Help	\$60,520	\$48,057	\$38,750	\$38,750
Overtime	\$32,487	\$18,846	\$20,000	\$20,000
Total Benefits	\$504,544	\$533,507	\$590,619	\$560,512
Total Salaries & Wages:	\$1,480,209	\$1,806,095	\$1,915,525	\$1,913,971
Supplies & Services				
Telephone	\$7,150	\$7,278	\$7,602	\$8,327
Postage & Freight	\$91,016	\$107,830	\$99,700	\$117,200
Advertising	\$3,586	\$3,696	\$5,000	\$5,000
Forms & Supplies	\$18,483	\$14,996	\$19,800	\$17,800
Printing & Binding	\$32,484	\$34,106	\$33,200	\$33,200
Professional Services	\$219,029	\$238,647	\$244,342	\$246,342
Professional Development	\$3,374	\$6,436	\$10,000	\$10,000
Dues & Subscriptions	\$74,261	\$39,527	\$74,100	\$74,100
Equipment Operation & Mtnce	\$17,708	\$18,526	\$21,500	\$4,000
Special Equipment - O & M	\$0	\$0	\$2,000	\$2,000
Vehicle - O & M	\$4,675	\$7,273	\$6,114	\$4,152
Buildings & Facility - O & M	\$1,519	\$975	\$1,400	\$500
Tools, Supplies & Equip.	\$178	\$7,054	\$1,000	\$1,000
Training Programs	\$125	\$1,172	\$600	\$600
Water Purchases	\$827	\$888	\$938	\$986
Uniform Clothing	\$549	\$807	\$100	\$100
Insurance	\$36,462	\$54,935	\$73,126	\$90,775
Cash Over/Short	-\$17	-\$22	\$0	\$0
Supplies & Services	\$1,152	\$198	\$350	\$350
Suspense Account	\$515	\$0	\$0	\$0
Technology ISF	\$21,398	\$28,290	\$33,575	\$34,504
Total Supplies & Services:	\$534,476	\$572,612	\$634,447	\$650,936
Total:	\$2,014,685	\$2,378,707	\$2,549,972	\$2,564,907

Information Technology

100-1530

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$619,481	\$570,115	\$656,285	\$671,632
Extra Help	\$15,241	\$32,250	\$33,000	\$33,340
Overtime	\$2,420	\$1,063	\$3,500	\$8,500
Total Benefits	\$276,171	\$250,015	\$293,373	\$295,084
Total Salaries & Wages:	\$913,314	\$853,444	\$986,158	\$1,008,556
Supplies & Services				
Telephone	\$6,264	\$7,397	\$7,200	\$7,200
Postage & Freight	\$771	\$181	\$1,000	\$300
Forms & Supplies	\$999	\$645	\$1,150	\$1,150
Professional Services	\$31,879	\$49,889	\$48,000	\$48,000
Professional Development	\$2,230	\$22,618	\$30,000	\$30,000
Dues & Subscriptions	\$252	\$322	\$150	\$850
Equipment Operation & Mtnc	\$82,435	\$68,955	\$127,000	\$207,000
Vehicle - O & M	\$11,416	\$18,291	\$22,988	\$41,360
Training Programs	\$6,292	\$0	\$0	\$0
Water Purchases	\$382	\$410	\$433	\$455
Insurance	\$21,293	\$28,672	\$37,447	\$46,819
Supplies & Services	\$543	\$24	\$0	\$0
Total Supplies & Services:	\$164,756	\$197,404	\$275,368	\$383,134
Total:	\$1,078,069	\$1,050,848	\$1,261,526	\$1,391,690

Human Resources

100-1720

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$413,319	\$541,412	\$596,711	\$602,613
Extra Help	\$18,343	\$43,762	\$59,100	\$59,100
Overtime	\$20,751	\$12,437	\$25,000	\$25,000
Total Benefits	\$196,542	\$228,955	\$253,429	\$252,017
Total Salaries & Wages:	\$648,955	\$826,566	\$934,240	\$938,730
Supplies & Services				
Telephone	\$3,352	\$2,955	\$3,294	\$5,556
Postage & Freight	\$860	\$789	\$1,000	\$1,000
Advertising	\$12,322	\$7,726	\$13,000	\$13,000
Forms & Supplies	\$18,907	\$19,508	\$22,800	\$22,800
Printing & Binding	\$1,590	\$644	\$3,500	\$3,500
Professional Services	\$151,241	\$147,206	\$292,304	\$289,351
Professional Development	\$10,347	\$13,766	\$23,900	\$23,900
Dues & Subscriptions	\$7,242	\$3,930	\$6,800	\$6,800
Equipment Operation & Mtnc	\$10,886	\$10,422	\$11,676	\$11,676
Vehicle - O & M	\$437	\$862	\$500	\$1,500
Training Programs	\$19,732	\$20,486	\$30,000	\$30,000
Water Purchases	\$254	\$273	\$288	\$302
Insurance	\$17,186	\$25,176	\$34,044	\$41,682
Supplies & Services	\$1,739	\$3,467	\$5,000	\$5,000
Suspense Account	\$0	\$0	\$0	\$0
Technology ISF	\$8,582	\$12,431	\$16,425	\$19,862
Total Supplies & Services:	\$264,675	\$269,643	\$464,531	\$475,929
Total:	\$913,630	\$1,096,208	\$1,398,771	\$1,414,659

Planning

100-1910

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$308,451	\$396,370	\$543,985	\$472,851
Extra Help	\$10,732	\$29,540	\$30,300	\$30,300
Overtime	\$4,202	\$2,563	\$0	\$0
Total Benefits	\$170,394	\$158,432	\$228,992	\$203,949
Total Salaries & Wages:	\$493,779	\$586,905	\$803,277	\$707,100
Supplies & Services				
Telephone	\$2,998	\$2,252	\$3,821	\$3,784
Postage & Freight	\$1,702	\$1,727	\$1,800	\$1,800
Advertising	\$9,346	\$19,170	\$11,100	\$11,100
Forms & Supplies	\$4,845	\$2,791	\$3,200	\$3,200
Printing & Binding	\$1,548	\$732	\$750	\$750
Professional Services	\$137,198	\$161,732	\$166,160	\$172,160
Professional Development	\$14,061	\$22,401	\$14,300	\$14,300
Dues & Subscriptions	\$1,224	\$1,347	\$1,500	\$1,500
Equipment Operation & Mtnce	\$1,291	\$2,959	\$2,010	\$2,010
Vehicle - O & M	\$66	\$0	\$0	\$0
Tools, Supplies & Equip.	\$2,238	\$6,066	\$4,800	\$4,800
Water Purchases	\$276	\$256	\$271	\$284
Insurance	\$15,387	\$20,376	\$31,294	\$33,055
Supplies & Services	\$58	\$996	\$1,000	\$1,000
Filing Fees	\$0	\$0	\$5,323	\$5,323
Technology ISF	\$6,016	\$5,956	\$7,068	\$7,093
Total Supplies & Services:	\$198,255	\$248,761	\$254,397	\$262,159
Capital Acquisitions				
Equipment	\$0	\$12,420	\$0	\$0
Total Capital Acquisitions:	\$0	\$12,420	\$0	\$0
Total:	\$692,034	\$848,085	\$1,057,674	\$969,259

Building

100-1920

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$422,777	\$574,820	\$681,875	\$691,708
Extra Help	\$65,455	\$92,933	\$149,900	\$149,900
Overtime	\$6,220	\$2,195	\$4,000	\$4,000
Total Benefits	\$247,657	\$256,244	\$315,509	\$306,563
Total Salaries & Wages:	\$742,109	\$926,191	\$1,151,284	\$1,152,171
Supplies & Services				
Telephone	\$8,741	\$9,205	\$9,647	\$9,760
Postage & Freight	\$465	\$1,333	\$600	\$600
Forms & Supplies	\$3,614	\$9,151	\$8,650	\$9,650
Printing & Binding	\$405	\$1,441	\$1,200	\$1,200
Professional Services	\$10,372	\$25,324	\$31,000	\$30,000
Professional Development	\$7,780	\$13,035	\$10,900	\$10,900
Dues & Subscriptions	\$1,545	\$4,210	\$2,600	\$47,600
Equipment Operation & Mtnc	\$39,163	\$42,792	\$48,000	\$3,000
Special Equipment - O & M	\$0	\$0	\$175	\$175
Vehicle - O & M	\$23,282	\$29,628	\$20,373	\$31,623
Tools, Supplies & Equip.	\$3,409	\$4,826	\$5,000	\$5,000
Training Programs	\$1,613	\$2,056	\$1,500	\$1,500
Water Purchases	\$396	\$359	\$379	\$399
Uniform Clothing	\$0	\$604	\$1,100	\$1,100
Insurance	\$21,114	\$28,275	\$39,618	\$48,553
Technology ISF	\$10,569	\$14,889	\$16,143	\$18,378
Total Supplies & Services:	\$132,468	\$187,127	\$196,885	\$219,438
Total:	\$874,577	\$1,113,318	\$1,348,169	\$1,371,609

Traffic Education and Enforcement

100-2110

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$424,270	\$369,022	\$759,591	\$555,835
Extra Help	\$0	\$0	\$18,000	\$18,000
Overtime	\$115,226	\$53,705	\$64,029	\$56,160
Total Benefits	\$345,899	\$359,684	\$581,660	\$466,841
Total Salaries & Wages:	\$885,395	\$782,411	\$1,423,280	\$1,096,836
Supplies & Services				
Telephone	\$1,755	\$1,660	\$2,052	\$2,156
Advertising	\$650	\$0	\$500	\$500
Printing & Binding	\$0	\$404	\$200	\$200
Professional Services	\$342	\$2,413	\$250	\$250
Professional Development	\$246	\$1,140	\$2,300	\$2,300
Vehicle - O & M	\$54,852	\$61,240	\$46,688	\$26,439
Tools, Supplies & Equip.	\$15,411	\$17,109	\$21,000	\$21,000
Training Programs	\$701	\$910	\$4,500	\$4,500
Uniform Clothing	\$2,741	\$1,508	\$1,860	\$1,860
Insurance	\$20,169	\$29,397	\$42,880	\$38,855
Supplies & Services	\$174	\$771	\$750	\$750
Suspense Account	-\$1,133	\$0	\$0	\$0
Technology ISF	\$10,569	\$14,889	\$17,671	\$19,506
Total Supplies & Services:	\$106,476	\$131,441	\$140,651	\$118,316
Total:	\$991,871	\$913,852	\$1,563,931	\$1,215,152

Police Administration

100-2120

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$827,439	\$756,444	\$925,213	\$806,042
Overtime	\$8,514	\$5,620	\$16,150	\$21,150
Total Benefits	\$786,709	\$499,046	\$507,606	\$539,135
Total Salaries & Wages:	\$1,622,661	\$1,261,109	\$1,448,969	\$1,366,327
Supplies & Services				
Heat & Power	\$46,800	\$65,839	\$74,550	\$74,550
Telephone	\$65,406	\$70,900	\$60,142	\$60,068
Postage & Freight	\$17,388	\$16,095	\$15,000	\$15,000
Forms & Supplies	\$27,945	\$25,165	\$28,500	\$28,500
Printing & Binding	\$14,824	\$10,170	\$10,000	\$10,000
Professional Services	\$30,107	\$35,056	\$24,700	\$24,700
Professional Development	\$3,280	\$2,714	\$2,300	\$2,300
Dues & Subscriptions	\$5,346	\$8,517	\$10,000	\$10,000
Rental-Bldgs./Equip/Land	\$625	\$21,812	\$17,000	\$17,000
Equipment Operation & Mtnce	\$192,717	\$208,953	\$230,000	\$246,000
Special Equipment - O & M	\$19,828	\$20,381	\$0	\$0
Vehicle - O & M	\$8,540	\$9,709	\$9,449	\$42,722
Buildings & Facility - O & M	\$63,534	\$36,060	\$35,000	\$35,000
Tools, Supplies & Equip.	\$5,177	\$5,029	\$7,000	\$7,000
Training Programs	\$13,360	\$0	\$0	\$100,000
Water Purchases	\$7,302	\$6,924	\$7,699	\$7,641
Insurance	\$416,198	\$574,204	\$667,948	\$777,045
Debt Service	\$56,859	\$134,913	\$102,830	\$107,544
Technology ISF	\$11,851	\$11,990	\$14,216	\$14,592
Total Supplies & Services:	\$1,007,087	\$1,264,429	\$1,316,334	\$1,579,662
Total:	\$2,629,748	\$2,525,538	\$2,765,303	\$2,945,989

Investigations

100-2130

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$1,189,462	\$1,447,436	\$1,834,551	\$1,793,377
Extra Help	\$336	\$0	\$0	\$0
Overtime	\$170,055	\$220,839	\$148,999	\$141,500
Total Benefits	\$905,105	\$1,150,292	\$1,251,591	\$1,251,939
Total Salaries & Wages:	\$2,264,958	\$2,818,567	\$3,235,141	\$3,186,816
Supplies & Services				
Telephone	\$3,688	\$3,688	\$3,899	\$3,528
Forms & Supplies	\$547	\$108	\$0	\$0
Professional Services	\$153,531	\$98,990	\$183,400	\$183,400
Professional Development	\$798	\$1,214	\$1,500	\$1,500
Equipment Operation & Mtnce	\$10,058	\$5,231	\$11,500	\$11,500
Special Equipment - O & M	\$54	\$255	\$5,000	\$17,500
Vehicle - O & M	\$92,324	\$83,562	\$70,592	\$138,638
Tools, Supplies & Equip.	\$10,372	\$11,237	\$12,000	\$12,000
Training Programs	\$1,773	\$3,784	\$4,500	\$4,500
Insurance	\$58,838	\$84,025	\$101,355	\$124,304
Supplies & Services	\$656	\$1,086	\$1,000	\$1,000
Technology ISF	\$26,583	\$31,529	\$36,814	\$32,120
Total Supplies & Services:	\$359,221	\$324,710	\$431,560	\$529,990
Total:	\$2,624,179	\$3,143,277	\$3,666,701	\$3,716,806

Field Operations

100-2140

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$4,830,381	\$5,186,420	\$5,482,977	\$5,350,136
Extra Help	\$38,748	\$37,077	\$53,000	\$68,258
Overtime	\$1,006,134	\$1,006,623	\$642,608	\$626,970
Total Benefits	\$3,424,018	\$3,734,676	\$3,617,124	\$3,771,751
Total Salaries & Wages:	\$9,299,281	\$9,964,796	\$9,795,709	\$9,817,115
Supplies & Services				
Reimbursable	\$9,655			\$0
Telephone	\$12,032	\$11,986	\$12,316	\$12,348
Forms & Supplies	\$2,133	\$496	\$0	\$0
Professional Services	\$24,787	\$64,649	\$36,000	\$36,000
Professional Development	\$7,694	\$2,680	\$14,300	\$14,300
Dues & Subscriptions	\$7,605	\$23,589	\$3,000	\$3,000
Special Equipment - O & M	\$63,230	\$67,738	\$70,000	\$70,000
Vehicle - O & M	\$624,689	\$659,498	\$783,397	\$572,556
Tools, Supplies & Equip.	\$12,873	\$16,139	\$15,000	\$15,000
Training Programs	\$96,830	\$117,136	\$80,000	\$80,000
Uniform Clothing	\$29,994	\$62,132	\$28,000	\$43,000
Insurance	\$211,421	\$290,643	\$303,927	\$380,374
Supplies & Services	\$1,922	\$23,600	\$11,000	\$17,500
Suspense Account	\$59,734	\$54,592	\$40,000	\$40,000
Technology ISF	\$136,012	\$257,005	\$316,653	\$350,323
Total Supplies & Services:	\$1,300,610	\$1,651,882	\$1,713,593	\$1,634,401
Capital Acquisitions				
Equipment	\$0	\$0	\$0	\$25,000
Total Capital Acquisitions:	\$0	\$0	\$0	\$25,000
Total:	\$10,599,890	\$11,616,678	\$11,509,302	\$11,476,516

Community Outreach

100-2150

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$70,173	\$69,594	\$71,467	\$70,969
Extra Help	\$10,528	\$41,021	\$0	\$0
Overtime	\$5,234	\$3,699	\$12,700	\$12,700
Total Benefits	\$43,340	\$60,399	\$48,394	\$47,873
Total Salaries & Wages:	\$129,275	\$174,713	\$132,561	\$131,542
Supplies & Services				
Advertising	\$1,522	\$1,488	\$1,500	\$1,500
Forms & Supplies	\$1,917	\$1,392	\$2,000	\$2,000
Printing & Binding	\$1,098	\$494	\$2,000	\$2,000
Professional Services	\$426	\$1,128	\$0	\$0
Professional Development	\$632	\$296	\$400	\$400
Dues & Subscriptions	\$150	\$121	\$100	\$100
Vehicle - O & M	\$1,065	\$594	\$904	\$904
Training Programs	\$735	\$1,699	\$750	\$750
Insurance	\$3,024	\$3,981	\$3,985	\$4,938
Supplies & Services	\$2,033	\$4,019	\$4,000	\$4,000
Total Supplies & Services:	\$12,601	\$15,211	\$15,639	\$16,592
Total:	\$141,876	\$189,924	\$148,200	\$148,134

Information Resources

100-2155

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$78,677	\$81,957	\$85,156	\$84,501
Overtime	\$3,199	\$2,027	\$3,150	\$3,150
Total Benefits	\$55,587	\$51,732	\$52,702	\$52,308
Total Salaries & Wages:	\$137,462	\$135,716	\$141,008	\$139,959
Supplies & Services				
Forms & Supplies	\$968	\$388	\$1,000	\$1,000
Professional Services	\$0	\$420	\$0	\$0
Professional Development	\$310	\$709	\$1,000	\$1,000
Dues & Subscriptions	\$159	\$356	\$150	\$150
Training Programs	\$2,225	\$1,270	\$2,000	\$2,000
Insurance	\$2,922	\$4,201	\$4,756	\$5,892
Supplies & Services	\$249	\$595	\$2,800	\$2,800
Total Supplies & Services:	\$6,833	\$7,940	\$11,706	\$12,842
Total:	\$144,295	\$143,656	\$152,714	\$152,801

Crime Analysis and Intelligence

100-2160

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$4,828	\$50,036	\$65,453	\$67,404
Extra Help	\$19,798	\$0	\$15,258	\$0
Overtime	\$29	\$0	\$900	\$900
Total Benefits	\$1,663	\$12,446	\$28,287	\$31,264
Total Salaries & Wages:	\$26,318	\$62,482	\$109,898	\$99,568
Supplies & Services				
Telephone	\$738	\$738	\$1,231	\$1,176
Forms & Supplies	\$1,508	\$935	\$1,100	\$1,100
Professional Services	\$250	\$0	\$0	\$0
Professional Development	\$267	\$34	\$500	\$500
Dues & Subscriptions	-\$16	\$70	\$100	\$100
Equipment Operation & Mtnc	\$79	\$353	\$1,950	\$1,950
Insurance	\$650	\$859	\$3,834	\$4,750
Suspense Account	\$0	\$84	\$0	\$0
Technology ISF	\$4,813	\$5,956	\$10,603	\$10,640
Total Supplies & Services:	\$8,290	\$9,029	\$19,318	\$20,216
Total:	\$34,608	\$71,510	\$129,216	\$119,784

Communications

100-2170

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$752,969	\$739,053	\$1,122,658	\$1,050,928
Extra Help	\$0	\$0	\$5,800	\$0
Overtime	\$288,061	\$343,613	\$74,533	\$77,039
Total Benefits	\$523,201	\$499,735	\$592,936	\$667,686
Total Salaries & Wages:	\$1,564,231	\$1,582,401	\$1,795,927	\$1,795,653
Supplies & Services				
Telephone	\$2,410	\$1,844	\$2,431	\$2,376
Forms & Supplies	\$1,637	\$2,181	\$3,500	\$3,500
Professional Services	\$3	\$6,544	\$0	\$0
Professional Development	\$3,571	\$2,494	\$7,500	\$7,500
Dues & Subscriptions	\$346	\$1,223	\$1,250	\$1,250
Equipment Operation & Mtnce	\$12,916	\$217	\$28,550	\$28,550
Special Equipment - O & M	\$4,238	\$398	\$2,000	\$2,000
Tools, Supplies & Equip.	\$194	\$2,747	\$6,500	\$6,500
Training Programs	\$5,577	\$3,461	\$6,055	\$6,055
Insurance	\$30,844	\$46,580	\$41,060	\$73,112
Technology ISF	\$10,989	\$9,890	\$11,559	\$11,596
Total Supplies & Services:	\$72,724	\$77,580	\$110,405	\$142,439
Total:	\$1,636,956	\$1,659,981	\$1,906,332	\$1,938,092

Fire Administration

100-2305

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$680,682	\$928,641	\$1,025,736	\$1,055,368
Extra Help	\$1,593	\$0	\$13,500	\$13,500
Overtime	\$18,157	\$764	\$5,000	\$5,000
Total Benefits	\$476,243	\$623,862	\$681,376	\$736,916
Total Salaries & Wages:	\$1,176,676	\$1,553,267	\$1,725,612	\$1,810,784
Supplies & Services				
Telephone	\$2,027	\$1,844	\$1,847	\$1,764
Postage & Freight	\$1,225	\$964	\$1,500	\$1,500
Forms & Supplies	\$11	\$0	\$0	\$0
Printing & Binding	\$1,078	\$941	\$1,000	\$1,000
Professional Services	\$32,277	\$38,725	\$45,475	\$45,475
Professional Development	\$2,844	\$10,722	\$15,600	\$15,600
Vehicle - O & M	\$9,514	\$9,278	\$8,718	\$18,645
Buildings & Facility - O & M	\$0	\$426	\$500	\$500
Training Programs	\$302	\$4,424	\$9,000	\$9,000
Insurance	\$27,239	\$41,590	\$58,169	\$73,652
Technology ISF	\$12,032	\$15,149	\$15,904	\$15,960
Total Supplies & Services:	\$88,548	\$124,062	\$157,713	\$183,096
Total:	\$1,265,224	\$1,677,330	\$1,883,325	\$1,993,880

Fire Operations

100-2310

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$4,535,978	\$5,314,815	\$5,863,088	\$6,237,355
Overtime	\$2,244,271	\$2,046,295	\$2,169,540	\$2,050,676
Total Benefits	\$3,410,287	\$3,663,224	\$3,998,576	\$4,410,365
Total Salaries & Wages:	\$10,190,536	\$11,024,335	\$12,031,204	\$12,698,396
Supplies & Services				
Heat & Power	\$103,327	\$122,420	\$99,311	\$113,758
Telephone	\$42,893	\$45,461	\$50,304	\$49,224
Forms & Supplies	\$11,174	\$11,842	\$17,200	\$17,200
Professional Services	\$44,573	\$47,779	\$69,450	\$79,600
Professional Development	\$0	\$0	\$7,000	\$7,000
Dues & Subscriptions	\$27,556	\$33,913	\$30,100	\$30,100
Equipment Operation & Mtnce	\$2,427	\$14,227	\$25,382	\$26,382
Special Equipment - O & M	\$38,756	\$48,414	\$39,454	\$40,954
Vehicle - O & M	\$925,849	\$1,011,298	\$878,247	\$767,833
Buildings & Facility - O & M	\$113,057	\$106,244	\$113,850	\$123,050
Tools, Supplies & Equip.	\$18,686	\$21,422	\$28,817	\$40,818
Training Programs	\$96,530	\$158,888	\$150,899	\$151,399
Water Purchases	\$33,194	\$33,804	\$36,582	\$39,505
Uniform Clothing	\$42,229	\$94,810	\$77,653	\$77,653
Insurance	\$222,013	\$298,194	\$333,286	\$428,360
Suspense Account	\$727	\$0	\$0	\$0
Debt Service	\$16,670	\$17,403	\$18,167	\$18,964
Technology ISF	\$62,096	\$79,121	\$84,449	\$91,623
Total Supplies & Services:	\$1,801,757	\$2,145,240	\$2,060,151	\$2,103,423
Capital Acquisitions				
Equipment	\$0	\$0	\$17,500	\$0
Total Capital Acquisitions:	\$0	\$0	\$17,500	\$0
Total:	\$11,992,293	\$13,169,574	\$14,108,855	\$14,801,819

Public Works Administration

100-1905

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$92,802	\$75,065	\$108,629	\$244,202
Extra Help	\$0	\$26,765	\$0	\$0
Total Benefits	\$69,760	\$40,983	\$51,279	\$88,937
Total Salaries & Wages:	\$162,561	\$142,814	\$159,908	\$333,139
Supplies & Services				
Telephone	\$112	\$0	\$950	\$2,000
Postage & Freight	\$249	\$33	\$31	\$31
Forms & Supplies	\$2,107	\$1,156	\$1,375	\$1,500
Printing & Binding	\$0	\$0	\$35	\$35
Professional Services	\$37,724	\$46,154	\$43,000	\$67,900
Professional Development	\$354	\$64	\$3,000	\$20,750
Dues & Subscriptions	\$946	\$672	\$700	\$700
Vehicle - O & M	\$1,777	\$626	\$1,413	\$1,238
Tools, Supplies & Equip.	\$0	\$418	\$300	\$1,300
Training Programs	\$0	\$0	\$0	\$2,000
Water Purchases	\$83	\$89	\$93	\$98
Insurance	\$4,139	\$4,050	\$6,271	\$17,063
Total Supplies & Services:	\$47,491	\$53,263	\$57,168	\$114,615
Total:	\$210,052	\$196,076	\$217,076	\$447,754

Engineering

100-1930

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$707,662	\$991,122	\$1,101,972	\$1,283,950
Extra Help	\$7,306	\$4,959	\$15,000	\$15,000
Overtime	\$13,088	\$27,210	\$9,000	\$9,000
Total Benefits	\$420,570	\$442,216	\$513,946	\$558,488
Total Salaries & Wages:	\$1,148,626	\$1,465,507	\$1,639,918	\$1,866,438
Supplies & Services				
Telephone	\$4,776	\$4,691	\$7,304	\$5,620
Postage & Freight	\$571	\$1,453	\$1,000	\$1,000
Advertising	\$3,439	\$2,090	\$3,500	\$2,000
Forms & Supplies	\$6,829	\$17,161	\$8,595	\$7,295
Printing & Binding	\$1,881	\$3,853	\$500	\$3,500
Professional Services	\$25,071	\$79,752	\$40,450	\$41,950
Professional Development	\$5,092	\$9,468	\$4,500	\$6,000
Dues & Subscriptions	\$819	\$982	\$2,000	\$9,500
Equipment Operation & Mtnc	\$13,902	\$26,414	\$14,650	\$22,000
Special Equipment - O & M	\$5,734	\$864	\$582	\$1,082
Vehicle - O & M	\$18,337	\$18,026	\$17,578	\$36,709
Buildings & Facility - O & M	\$0	\$5,035	\$0	\$0
Tools, Supplies & Equip.	\$473	\$5,294	\$850	\$1,000
Training Programs	\$743	\$633	\$700	\$700
Water Purchases	\$699	\$751	\$793	\$834
Insurance	\$34,544	\$56,109	\$63,361	\$89,889
Technology ISF	\$23,077	\$28,406	\$44,848	\$44,213
Total Supplies & Services:	\$145,988	\$260,983	\$211,211	\$273,292
Total:	\$1,294,613	\$1,726,490	\$1,851,129	\$2,139,730

Street Maintenance

100-3130

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$497,273	\$642,669	\$724,431	\$778,315
Extra Help	\$18,319	\$16,541	\$32,000	\$32,000
Overtime	\$17,431	\$25,363	\$16,200	\$16,200
Total Benefits	\$329,241	\$350,148	\$401,915	\$410,961
Total Salaries & Wages:	\$862,263	\$1,034,721	\$1,174,546	\$1,237,476
Supplies & Services				
Telephone	\$11,332	\$12,254	\$13,637	\$10,757
Forms & Supplies	\$1,433	\$1,409	\$1,000	\$5,250
Printing & Binding	\$0	\$0	\$0	\$100
Professional Services	\$7,081	\$14,574	\$15,180	\$11,330
Professional Development	\$12,514	\$12,090	\$13,000	\$16,500
Dues & Subscriptions	\$1,688	\$6,014	\$2,880	\$16,000
Special Equipment - O & M	\$11,617	\$15,137	\$11,400	\$11,400
Vehicle - O & M	\$182,652	\$205,910	\$233,885	\$255,500
Buildings & Facility - O & M	\$297,375	\$429,123	\$372,970	\$434,700
Tools, Supplies & Equip.	\$7,553	\$19,389	\$18,000	\$18,000
Training Programs	\$7,263	\$11,040	\$8,000	\$20,000
Water Purchases	\$42,103	\$28,021	\$45,675	\$45,715
Insurance	\$155,214	\$236,050	\$65,214	\$65,138
Supplies & Services		\$1,305	\$0	\$5,000
Technology ISF	\$17,365	\$16,516	\$19,577	\$19,644
Total Supplies & Services:	\$755,191	\$1,008,832	\$820,418	\$935,034
Capital Acquisitions				
Equipment	\$15,430	\$0	\$5,333	\$0
Total Capital Acquisitions:	\$15,430	\$0	\$5,333	\$0
Total:	\$1,632,885	\$2,043,553	\$2,000,297	\$2,172,510

Electrical Maintenance

100-3150

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$73,089	\$81,904	\$74,883	\$133,034
Extra Help	\$33,809	\$35,012	\$32,400	\$32,400
Overtime	\$2,516	\$5,534	\$9,000	\$9,000
Total Benefits	\$39,173	\$36,088	\$52,650	\$55,182
Total Salaries & Wages:	\$148,586	\$158,539	\$168,933	\$229,616
Supplies & Services				
Heat & Power	\$212,131	\$303,106	\$215,750	\$435,690
Telephone	\$5,150	\$2,674	\$5,005	\$4,996
Forms & Supplies	\$173	\$71	\$250	\$500
Printing & Binding	\$0	\$0	\$0	\$500
Professional Services	\$5,973	\$6,006	\$31,000	\$20,000
Professional Development	\$2,907	\$2,289	\$5,400	\$7,500
Dues & Subscriptions	\$2,510	\$1,533	\$1,600	\$6,000
Equipment Operation & Mtnce	\$0	\$4,188	\$0	\$0
Special Equipment - O & M	\$80	\$225	\$0	\$3,000
Vehicle - O & M	\$26,983	\$45,546	\$32,789	\$15,618
Buildings & Facility - O & M	\$161,067	\$112,965	\$150,212	\$174,000
Tools, Supplies & Equip.	\$1,434	\$1,616	\$500	\$5,000
Training Programs	\$2,046	\$1,329	\$500	\$9,000
Water Purchases	\$145	\$156	\$164	\$175
Insurance	\$4,737	\$6,453	\$4,240	\$9,008
Debt Service	\$118,844	\$118,844	\$118,844	\$118,846
Technology ISF	\$2,146	\$1,489	\$1,767	\$1,773
Total Supplies & Services:	\$546,327	\$608,490	\$568,021	\$811,606
Total:	\$694,914	\$767,029	\$736,954	\$1,041,222

Facility Maintenance

100-1541

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$358,177	\$436,871	\$452,209	\$470,697
Extra Help	\$16,251	\$27,891	\$34,450	\$34,450
Overtime	\$8,326	\$11,024	\$3,350	\$3,350
Total Benefits	\$223,789	\$228,807	\$249,226	\$248,799
Total Salaries & Wages:	\$606,543	\$704,594	\$739,235	\$757,296
Supplies & Services				
Heat & Power	\$105,143	\$133,340	\$74,498	\$169,650
Telephone	\$18,578	\$27,461	\$18,566	\$29,034
Advertising	\$0	\$0	\$0	\$500
Forms & Supplies	\$1,620	\$2,426	\$3,050	\$2,850
Professional Services	\$6,416	\$8,075	\$19,597	\$6,450
Professional Development	\$984	\$1,357	\$8,000	\$10,500
Dues & Subscriptions	\$216	\$5,651	\$400	\$6,000
Equipment Operation & Mtnce	\$6,365	\$4,342	\$6,175	\$5,975
Special Equipment - O & M	\$112	\$315	\$0	\$500
Vehicle - O & M	\$15,324	\$22,664	\$20,694	\$34,436
Buildings & Facility - O & M	\$174,366	\$128,317	\$173,396	\$163,600
Tools, Supplies & Equip.	\$8,381	\$4,754	\$5,000	\$7,500
Training Programs	\$1,288	\$1,575	\$2,700	\$3,200
Insurance	\$14,661	\$21,196	\$26,401	\$33,172
Debt Service	\$50,809	\$53,044	\$55,372	\$59,070
Technology ISF	\$3,610	\$4,467	\$5,301	\$7,093
Total Supplies & Services:	\$407,873	\$418,985	\$419,150	\$539,530
Total:	\$1,014,416	\$1,123,579	\$1,158,385	\$1,296,826

Community Services Administration

100-5105

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$311,810	\$363,454	\$372,773	\$335,183
Extra Help	\$8,129	\$6,043	\$10,300	\$10,300
Overtime	\$987	\$1,109	\$0	\$0
Total Benefits	\$162,187	\$147,836	\$164,600	\$144,112
Total Salaries & Wages:	\$483,112	\$518,442	\$547,673	\$489,595
Supplies & Services				
Telephone	\$2,454	\$3,687	\$2,971	\$2,934
Postage & Freight	\$26	\$202	\$300	\$300
Forms & Supplies	\$1,833	\$1,945	\$2,100	\$2,100
Professional Services	\$15,399	\$9,509	\$16,800	\$16,800
Professional Development	\$1,284	\$4,628	\$5,300	\$5,300
Dues & Subscriptions	\$1,571	\$2,050	\$1,320	\$1,320
Equipment Operation & Mtnc	\$26,125	\$33,955	\$10,750	\$10,750
Vehicle - O & M	\$0	\$0	\$58	\$60
Buildings & Facility - O & M	\$866	\$0	\$0	\$0
Water Purchases	\$167	\$180	\$191	\$200
Insurance	\$13,052	\$16,594	\$21,200	\$23,266
Supplies & Services	\$2,147	\$910	\$800	\$800
Suspense Account	-\$736	\$0	\$0	\$0
Technology ISF	\$4,813	\$5,956	\$7,068	\$7,093
Total Supplies & Services:	\$69,001	\$79,616	\$68,858	\$70,923
Total:	\$552,114	\$598,058	\$616,531	\$560,518

Recreation Supervision

100-5110

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$185,247	\$199,657	\$224,866	\$235,250
Extra Help	\$7,334	\$5,578	\$11,500	\$21,500
Overtime	\$0	\$1,189	\$0	\$0
Total Benefits	\$108,790	\$96,235	\$98,904	\$101,951
Total Salaries & Wages:	\$301,371	\$302,659	\$335,270	\$358,701
Supplies & Services				
Heat & Power	\$1,622	\$2,037	\$79	\$6,800
Telephone	\$2,709	\$2,327	\$4,405	\$1,296
Postage & Freight	\$528	\$507	\$500	\$500
Forms & Supplies	\$857	\$1,380	\$1,600	\$1,600
Printing & Binding	\$5,168	\$13,056	\$29,000	\$19,000
Professional Services	\$5,165	\$7,063	\$1,200	\$1,200
Professional Development	\$2,457	\$3,057	\$6,300	\$6,300
Dues & Subscriptions	\$180	\$484	\$500	\$500
Equipment Operation & Mtnce	\$0	\$519	\$0	\$0
Vehicle - O & M	\$21,282	\$28,617	\$22,328	\$8,112
Buildings & Facility - O & M	\$354	\$371	\$0	\$0
Water Purchases	\$127	\$137	\$144	\$153
Insurance	\$7,733	\$12,120	\$12,819	\$16,340
Supplies & Services	\$426	\$982	\$1,031	\$1,031
Suspense Account	\$1,500	\$0	\$0	\$0
Debt Service	\$3,323	\$3,469	\$3,621	\$3,780
Technology ISF	\$2,407	\$1,489	\$1,767	\$1,773
Total Supplies & Services:	\$55,838	\$77,615	\$85,294	\$68,385
Total:	\$357,209	\$380,274	\$420,564	\$427,086

Senior Center

100-5120

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$102,514	\$95,530	\$95,886	\$95,701
Extra Help	\$15,616	\$19,387	\$18,160	\$24,160
Overtime	\$0	\$0	\$0	\$450
Total Benefits	\$42,174	\$46,643	\$47,870	\$47,220
Total Salaries & Wages:	\$160,303	\$161,560	\$161,916	\$167,531
Supplies & Services				
Heat & Power	\$12,394	\$15,197	\$11,073	\$19,245
Telephone	\$3,896	\$3,954	\$4,631	\$4,772
Postage & Freight	\$366	\$753	\$350	\$350
Forms & Supplies	\$2,643	\$2,626	\$2,800	\$2,800
Printing & Binding	\$418	\$0	\$2,000	\$2,000
Professional Services	\$380	\$1,057	\$300	\$300
Professional Development	\$0	\$1,935	\$1,150	\$1,150
Dues & Subscriptions	\$0	\$0	\$50	\$50
Equipment Operation & Mtnce	\$0		\$693	\$693
Buildings & Facility - O & M	\$9,476	\$47,394	\$54,707	\$54,707
Water Purchases	\$2,746	\$2,774	\$2,965	\$3,850
Insurance	\$3,704	\$5,426	\$5,421	\$6,618
Debt Service	\$2,910	\$3,038	\$3,239	\$3,312
Technology ISF	\$3,610	\$8,934	\$10,603	\$12,652
Total Supplies & Services:	\$42,544	\$93,088	\$99,982	\$112,499
Total:	\$202,847	\$254,648	\$261,898	\$280,030

Aquatics

100-5130

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$95,270	\$103,821	\$105,754	\$105,234
Extra Help	\$35,807	\$43,674	\$41,100	\$41,100
Total Benefits	\$64,020	\$50,765	\$49,818	\$49,228
Total Salaries & Wages:	\$195,097	\$198,261	\$196,672	\$195,562
Supplies & Services				
Heat & Power	\$52,981	\$98,287	-\$2,372	\$114,960
Telephone	\$10,295	\$12,372	\$9,676	\$9,639
Postage & Freight	\$25	\$56	\$600	\$600
Advertising	\$739	\$120	\$1,200	\$1,200
Forms & Supplies	\$4,208	\$4,622	\$4,800	\$4,800
Printing & Binding	\$268	\$183	\$500	\$500
Professional Services	\$5,623	\$10,327	\$4,500	\$4,500
Professional Development	\$0	\$1,372	\$4,200	\$4,200
Dues & Subscriptions	\$2,196	\$3,382	\$1,500	\$4,150
Equipment Operation & Mtnce	\$0		\$1,032	\$1,032
Special Equipment - O & M	\$22,340	\$15,440	\$12,000	\$12,000
Buildings & Facility - O & M	\$19,689	\$52,476	\$54,068	\$57,600
Chemicals	\$39,370	\$39,052	\$49,000	\$49,000
Tools, Supplies & Equip.	\$568	\$442	\$500	\$500
Training Programs	\$12,830	\$11,402	\$11,500	\$11,500
Water Purchases	\$17,746	\$24,467	\$20,524	\$25,975
Insurance	\$5,496	\$7,437	\$5,960	\$7,278
Supplies & Services	\$3,875	\$4,199	\$3,845	\$3,845
Debt Service	\$409,739	\$412,665	\$415,447	\$420,043
Technology ISF	\$6,698	\$5,995	\$7,307	\$7,332
Total Supplies & Services:	\$614,686	\$704,296	\$605,788	\$740,654
Total:	\$809,784	\$902,557	\$802,460	\$936,216

Park Maintenance

100-5115

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$435,351	\$655,021	\$817,337	\$705,460
Extra Help	\$47,232	\$6,163	\$44,500	\$44,500
Overtime	\$21,164	\$32,864	\$17,854	\$41,750
Total Benefits	\$313,822	\$359,679	\$466,738	\$396,544
Total Salaries & Wages:	\$817,569	\$1,053,726	\$1,346,429	\$1,188,254
Supplies & Services				
Heat & Power	\$29,121	\$32,060	\$28,690	\$35,000
Telephone	\$5,228	\$6,330	\$7,331	\$7,490
Postage & Freight	\$155	\$49	\$150	\$150
Forms & Supplies	\$1,010	\$682	\$1,050	\$1,050
Printing & Binding	\$82	\$0	\$100	\$100
Professional Services	\$44,439	\$70,689	\$56,700	\$51,700
Professional Development	\$9,192	\$10,594	\$12,000	\$12,000
Dues & Subscriptions	\$712	\$445	\$700	\$700
Rental-Bldgs./Equip/Land	\$540	\$1,402	\$1,025	\$1,025
Special Equipment - O & M	\$13,571	\$16,292	\$15,200	\$15,200
Vehicle - O & M	\$153,633	\$160,396	\$197,357	\$202,760
Buildings & Facility - O & M	\$191,795	\$203,864	\$244,476	\$269,485
Chemicals	\$1,145		\$0	\$0
Tools, Supplies & Equip.	\$16,218	\$18,600	\$23,637	\$23,637
Training Programs	\$10,995	\$13,350	\$12,200	\$12,200
Water Purchases	\$152,759	\$95,279	\$155,586	\$157,037
Insurance	\$43,722	\$39,473	\$45,494	\$46,789
Supplies & Services	\$420	\$2,297	\$0	\$0
Debt Service	\$5,790	\$6,045	\$6,310	\$6,732
Technology ISF	\$4,813	\$5,956	\$7,068	\$8,867
Total Supplies & Services:	\$685,341	\$683,800	\$815,074	\$851,922
Capital Acquisitions				
Equipment	\$11,905		\$0	\$12,000
Total Capital Acquisitions:	\$11,905		\$0	\$12,000
Total:	\$1,514,815	\$1,737,526	\$2,161,503	\$2,052,176

Recreational Programs

100-5200

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$526	\$1,384	\$0	\$0
Extra Help	\$300,665	\$320,630	\$433,965	\$490,581
Total Benefits	\$35,933	\$32,612	\$260	\$0
Total Salaries & Wages:	\$337,124	\$354,626	\$434,225	\$490,581
Supplies & Services				
Postage & Freight	\$378	\$38	\$0	\$0
Professional Services	\$1,367	\$1,860	\$0	\$0
Recreation Programs	\$178,104	\$210,136	\$194,406	\$254,502
Total Supplies & Services:	\$179,850	\$212,034	\$194,406	\$254,502
Total:	\$516,974	\$566,660	\$628,631	\$745,083

Animal Services

100-4110

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Professional Services	\$911,133	\$963,273	\$1,071,931	\$1,282,121
Debt Service	\$11,960	\$12,175	\$35,000	\$35,000
Total Supplies & Services:	\$923,093	\$975,448	\$1,106,931	\$1,317,121

Contingency

100-4215

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Contingency	\$0	\$0	\$100,000	\$100,000
Total Supplies & Services:	\$0	\$0	\$100,000	\$100,000

Non-Departmental

100-4220

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2024 Budgeted	FY2025 Budgeted
Supplies & Services					
Advertising	\$13,280	\$9,627	\$11,000	\$11,000	\$11,000
Professional Services	\$25,992	\$20,419	\$22,000	\$22,000	\$22,000
Professional Development	\$9,488	-\$1,018	\$0	\$0	\$0
Dues & Subscriptions	\$50,425	\$106,790	\$110,000	\$110,000	\$110,000
Rental-Bldgs./Equip/Land	\$6,240	\$5,200	\$6,240	\$6,240	\$6,240
Supplies & Services	\$77,696	\$145,237	\$139,900	\$139,900	\$139,900
Suspense Account			\$107,501		
Debt Service	\$0	\$0	\$0	\$0	\$96,000
Total Supplies & Services:	\$183,120	\$286,256	\$396,641	\$289,140	\$385,140

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Enterprise Fund

The City maintains the following Enterprise Funds:

Water Utility. Accounting for activity related to providing residents with water service and the billing for service provided by the City.

Wastewater Utility. Accounting for activity related to providing collection and treatment of wastewater.

Revenue Details - Proposed Budget - FY24/25

	Actual 2020-21	Actual 2021-22	Actual 2022-23	Adopted/ Ammended 2023-24	Projected 2023-24	Proposed 2024-25
Water Sales	\$ 15,034,470	\$ 14,947,041	\$ 14,750,660	\$ 16,157,100	\$ 15,963,200	\$ 16,000,000
Hydrants	47	3,321	1,252	1,500	1,600	1,500
Water Meters - Labor	31,830	46,646	121,862	50,000	40,000	40,000
Penalties	6,540	11,369	188,805	150,000	252,700	200,000
Tap Machine	47,888	83,405	70,235	50,000	25,000	25,000
Backflow Prevention Fees	23,114	21,591	25,385	20,000	23,400	23,500
Interest on Investments	162,284	86,558	323,971	155,100	155,100	100,000
State Grants	-	-	877,217	3,415,152	3,415,200	-
Other Revenue	2,669,096	1,229,312	323,367	53,000	58,900	47,500
Total Water Operating Fund	17,975,268	16,429,243	16,682,755	20,051,852	19,935,100	16,437,500
Water Main Extension Fees	15,479	26,064	13,344	15,000	100	10,000
Water Connection Fees	350,241	1,066,744	246,709	300,000	499,100	500,000
Water Meters - Materials	28,448	35,327	19,689	25,000	45,800	45,000
Interest on Investments	125,481	69,774	333,401	124,000	117,500	110,500
HWS Surcharge - Region 1	158,530	129,009	159,068	150,000	158,600	150,000
HWS Surcharge - Region 2/3	521,105	471,051	518,810	500,000	502,200	500,000
Total Water Capital Fund	1,199,283	1,797,969	1,291,022	1,114,000	1,323,300	1,315,500
Sub-total Water Funds	19,174,551	18,227,212	17,973,776	21,165,852	21,258,400	17,753,000
Wastewater Service Charges	14,127,350	15,212,883	16,618,212	17,360,200	16,959,800	16,900,000
Sunsweet-Operation & Maint.	1,652,249	1,669,509	1,506,231	1,894,100	1,664,300	1,650,000
Sunsweet-Capital Charges	35,304	35,304	32,362	35,300	-	-
Sunsweet-Debt Service	7,680	7,680	7,040	7,700	-	-
Septage Charges	117,876	137,917	201,668	336,000	319,000	301,100
Wastewater Lab Testing Fees	331,819	329,821	498,840	475,600	620,800	565,000
Pretreatment Permits	250	10,999	-	12,000	9,100	8,800
Stonegate Service Charges	73,642	71,998	77,672	80,900	81,200	80,000
Arrearage Revenue	-	-	-	-	138,300	-
Interest on Investments	166,430	100,882	338,564	149,900	149,900	149,000
Lease Payments	30,000	30,000	30,000	30,000	30,000	30,000
Transfer From Other Funds	-	-	772,391	-	-	-
Other Revenue	1,311,802	499,420	83,358	1,500	31,800	1,500
Total Wastewater Operating	17,854,403	18,106,413	20,166,338	20,383,200	20,004,200	19,685,400
Wastewater Main Extension Fees	-	(20,251)	10,954	15,000	2,900	5,000
Wastewater Connection Fees	571,257	802,695	376,984	250,000	403,900	350,000
Special Connection Fee	10,366	33,882	20,381	5,000	104,500	50,000
Interest on Investments	131,102	89,317	283,231	115,600	115,600	115,000
Total Wastewater Capital Fund	712,725	905,643	691,550	385,600	626,900	520,000
Sub-total Wastewater Funds	18,567,127	19,012,056	20,857,888	20,768,800	20,631,100	20,205,400
Total Enterprise Revenue	\$ 37,741,679	\$ 37,239,267	\$ 38,831,664	\$ 41,934,652	\$ 41,889,500	\$ 37,958,400

Enterprise Fund Expenditure Budget Changes

Description	Account	Personnel	Personnel	Personnel	MS&S	MS&S	MS&S
		On-Going	One-Time	Rejected	On-Going	One-time	Rejected
Public Works Utilities							
Hydrant Repairs and Replacements	7110-63642	-	-	-	25,000	-	-
Electrical Technician I/II	7120-61210	29,807	-	-	-	-	-
PW Administrative Manager	7120-61210	34,604	-	-	-	-	-
Administrative Assistant I/II - Maintenance	7120-61210	6,833	-	-	-	-	-
Administrative Assistant I/II - Utilities	7120-61210	6,892	-	-	-	-	-
PG&E Power for WTP	7120-62110	-	-	-	1,345,190	-	-
PG&E Gas Power for WTP	7120-62112	-	-	-	10,000	-	-
PG&E Power for Lift Pump	7120-62170	-	-	-	215,000	-	-
Herbicide for root control	8110-63701	-	-	-	14,900	-	-
Software subscription and organizations	8110-63101	-	-	-	6,600	-	-
Parts and repairs for specialty equipment	8110-63401	-	-	-	9,481	-	-
Parts and repairs for STEP system	8110-63473	-	-	-	14,962	-	-
Fuel for division vehicles	8110-63505	-	-	-	3,692	-	-
Electrical Technician I/II	8120-61210	29,807	-	-		-	-
PW Administrative Manager	8120-61210	34,604	-	-		-	-
Administrative Assistant I/II - Maintenance	8120-61210	2,929	-	-		-	-
Administrative Assistant I/II - Utilities	8120-61210	1,972	-	-		-	-
PG&E - WWTF	8120-62110	-	-	-	289,000	-	-
PG&E Gas - WWTF	8120-62112	-	-	-	148,425	-	-
PG&E Electrical - Lift Pumps	8120-62170	-	-	-	198,350	-	-
Biosolids Disposal by Recology	8120-62759	-	-	-	70,000	-	-
Dues & Subscriptions	8120-63101	-	-	-	38,820	-	-
Major maintenance of Plant Infrastructure	8120-63451	-	-	-	49,080	-	-
Sodium Bisulfite for treatment process	8120-63731	-	-	-	35,000	-	-
Liquid oxygen	8120-63732	-	-	-	100,000	-	-
Polymers	8120-63733	-	-	-	50,000	-	-
Printing & Binding	8130-62601	-	-	-	-	-	500
Professional Services	8130-62701	-	-	-	-	-	11,000
Vehicle Maint Fuel	8130-63505	-	-	-	-	-	2,000
Training Program/Aids	8130-63901	-	-	-	-	-	250
Safety Equipment - PPE	8130-63909	-	-	-	-	-	250
Commercial Lab Exp	8140-62725	-	-	-	20,000	-	-
Professional Development	8140-62801	-	-	-	-	-	4,500
Vehicle Fuel	8140-63505	-	-	-	-	-	700
Dues & Subscriptions	8140-63101	-	-	-	10,000	-	-
Building O&M - Maintenance	8140-63601	-	-	-	7,500	-	-
Total Public Works Utilities		\$ 147,448.00	\$ -	\$ -	\$ 2,661,000.00	\$ - \$ 19,200.00	
Total Enterprise Fund Proposed Expenditure Changes		\$ 147,448.00	\$ -	\$ -	\$ 2,661,000.00	\$ - \$ 19,200.00	



Water Fund Pro Forma Analysis

	Actual FY 2020-21	Actual FY 2021-22	Actual FY 2022-23	Adopted FY 2023-24	Projected FY 2023-24	Proposed FY 2024-25
Required Rate Increases	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%
New Dwelling Units	-	-	-	-	-	-
<u>Beginning Balance</u>						
Operating/CIP Beginning Balance	24,209,399	20,276,871	21,779,344	22,693,104	22,693,104	24,609,267
<u>Bond Proceeds Beginning Balance</u>	-	-	-	-	-	-
Total Beginning Balance	24,209,399	20,276,871	21,779,344	22,693,104	22,693,104	24,609,267
<u>Operating Revenues</u>						
Water Sales	15,034,470	14,947,041	14,750,660	16,157,100	15,963,200	16,000,000
Water Connection Fees	350,241	1,066,744	246,709	300,000	499,100	500,000
Hydrant Fees	47	3,321	1,252	1,500	1,600	1,500
Water Main Extension Fees	15,479	26,064	13,344	15,000	100	10,000
Water Meter Materials	28,448	35,327	19,689	25,000	45,800	45,000
Water Meter Labor	31,830	46,646	121,862	50,000	40,000	40,000
Penalties	6,540	11,369	188,805	150,000	252,700	200,000
Tap Machine	47,888	83,405	70,235	50,000	25,000	25,000
Fire System Flow Test	3,301	3,141	3,681	3,000	2,900	2,500
Backflow Prevention Fees	23,114	21,591	25,385	20,000	23,400	23,500
Interest Earnings @3%	-	-	-	279,100	272,600	210,500
Other Revenues	154,717	14,528	319,686	50,000	56,000	45,000
Region 1 Surcharge	158,530	129,009	159,068	150,000	158,600	150,000
Region 2/3 Surcharge	521,105	471,051	518,810	500,000	502,200	500,000
Sub-Total	\$16,375,710	\$16,859,237	\$16,439,187	\$17,750,700	\$17,843,200	\$17,753,000
<u>Operating Expenses</u>						
Salaries & Benefits	2,623,619	2,641,503	3,391,961	3,986,779	3,450,017	4,287,815
Materials, Supplies, & Services	5,484,866	5,871,528	6,101,392	4,781,943	4,474,964	4,971,370
Power and Utilities	1,071,100	1,079,662	1,243,563	1,791,513	1,416,683	1,587,630
<u>Contributions to Other Funds</u>	-	-	-	2,744,600	2,744,600	2,281,405
Sub-Total	\$9,179,585	\$9,592,693	\$10,736,916	\$13,304,835	\$12,086,264	\$13,128,220
Net Operating Revenues	7,196,125	7,266,544	5,702,270	4,445,865	5,756,936	4,624,780
<u>Debt Service</u>						
2005/2013 Water COP Debt Serv (P & I)	1,395,081	1,369,623	1,384,522	1,388,575	1,388,575	1,387,675
B of A - Opterra	159,187	164,993	172,250	179,810	179,810	187,687
2017 CREB's Water Bond	136,326	196,063	196,062	154,317	154,317	158,216
SRF Loan - Smart Meter Replacement	-	-	237,208	237,208	237,208	237,208
SRF Loan - Region 1	378,512	378,512	378,512	378,512	378,512	378,512
<u>SRF Loan - Region 2/3</u>	1,150,024	1,150,024	1,150,024	1,150,024	1,150,024	1,150,024
Total Debt Service	3,219,129	3,259,215	3,518,577	3,488,446	3,488,446	3,499,321
Debt Coverage Ratio (min = 1.20)	2.24	2.23	1.62	1.27	1.65	1.32
<u>Other Revenue</u>						
DWR Conservation Grant	-	-	-	3,415,200	3,415,200	-
FEMA						
SRF Smart Meter	2,546,766	977,486	877,217	-	-	-
Other State Revenue	(34,431)	-	-	-	-	-
Interest Earning	54,351	(561,129)	466,893	-	-	-
Contributed Capital/Sale of Property	(1,257)	234,156	-	-	-	-
Amortization Expense	(49,241)	(49,241)	(49,241)	-	-	-
Transfer In/Out	(165,000)	(267,522)	(150,000)	-	-	-
Incentive from PG&E	-	-	-	-	-	-
Total Other Revenue	2,351,187	333,750	1,144,869	3,415,200	3,415,200	-

	Actual FY 2020-21	Actual FY 2021-22	Actual FY 2022-23	Adopted FY 2023-24	Projected FY 2023-24	Proposed FY 2024-25
<u>Cap Acq/Transfers</u>						
Capital Acquisitions/Equipment	42,012	-	12,651	5,333	5,867	-
Capital Contributions to ISFs	-	8,280	-	-	-	-
Total Cap Acq/Transfers	42,012	8,280	12,651	5,333	5,867	-
<u>CIP Expenditures</u>						
Water CIP Projects	8,305,160	3,713,947	2,402,151	3,420,000	\$3,761,660	4,450,000
Total CIP Expenditures	\$8,305,160	\$2,830,326	\$2,402,151	\$3,420,000	\$3,761,660	\$4,450,000
Net Op Rev after D/S, Cap Acq & CIP Xfers	(4,370,177)	1,168,723	(231,108)	(2,467,913)	(1,499,037)	(3,324,541)
Year-End	\$22,190,410	\$21,779,344	\$22,693,104	\$23,640,391	\$24,609,267	\$21,284,726
Fund 517-Cash CIP	\$19,757,896	22,585,600	\$23,453,707	-	-	-
Fund 507-Water Operating Cash	(868,064)	1,065,384	2,760,563	-	-	-
Fund 509-Water Connection Fee Cash	1,155,624	1,151,050	573,206	-	-	-
Fund 533 - Reg 1 SRF Loan	296,579	270,775	275,289	-	-	-
Fund 534 - Reg 2/3 SRF Loan	(65,163)	(116,384)	(65,259)	-	-	-
Total Cash Available	\$20,276,871	\$24,956,426	\$26,997,506	\$0	\$0	\$0

Water Distribution

507-7110

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$476,291	\$673,383	\$855,333	\$858,714
Extra Help	\$31,224	\$18,977	\$45,000	\$45,000
Overtime	\$23,380	\$25,077	\$12,000	\$12,000
Total Benefits	\$303,480	\$355,222	\$474,111	\$444,944
Total Salaries & Wages:	\$834,376	\$1,072,659	\$1,386,444	\$1,360,658
Supplies & Services				
Telephone	\$7,358	\$8,399	\$8,566	\$7,088
Postage & Freight	\$645	\$910	\$1,000	\$1,000
Forms & Supplies	\$2,556	\$2,211	\$2,200	\$2,750
Printing & Binding	\$2,752	\$0	\$2,000	\$2,000
Professional Services	\$26,965	\$25,530	\$34,344	\$31,450
Professional Development	\$1,543	\$13,795	\$13,000	\$13,500
Dues & Subscriptions	\$7,124	\$15,857	\$16,000	\$17,800
Rental-Bldgs./Equip/Land	\$402	\$267	\$1,000	\$1,000
Equipment Operation & Mtnce	\$3,110	\$0	\$900	\$0
Special Equipment - O & M	\$62,941	\$45,465	\$40,200	\$40,200
Vehicle - O & M	\$206,105	\$140,904	\$135,829	\$175,683
Buildings & Facility - O & M	\$212,649	\$265,506	\$210,200	\$238,169
Tools, Supplies & Equip.	\$14,089	\$21,474	\$8,000	\$12,000
Training Programs	\$16,452	\$22,104	\$19,900	\$21,500
Water Purchases	\$1,529	\$1,642	\$1,730	\$1,842
Insurance	\$88,627	\$135,585	\$184,594	\$221,433
Supplies & Services	\$7,043	\$6,608	\$12,000	\$6,000
Depreciation	\$3,244,704	\$3,197,323	\$3,198,916	\$3,191,727
Technology ISF	\$43,134	\$16,505	\$16,425	\$10,359
Total Supplies & Services:	\$3,949,727	\$3,920,085	\$3,906,804	\$3,995,501
Capital Acquisitions				
Equipment	\$0	\$0	\$5,333	\$0
Total Capital Acquisitions:	\$0	\$0	\$5,333	\$0
Total:	\$4,784,103	\$4,992,744	\$5,298,581	\$5,356,159

Water Treatment

507-7120

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$1,343,617	\$1,540,769	\$1,652,815	\$1,851,507
Extra Help	\$15,793	\$0	\$15,000	\$15,000
Overtime	\$88,560	\$139,735	\$83,664	\$80,500
Total Benefits	\$796,821	\$760,471	\$848,856	\$907,341
Total Salaries & Wages:	\$2,244,791	\$2,440,975	\$2,600,335	\$2,854,348
Supplies & Services				
Heat & Power	\$1,061,273	\$1,223,095	\$1,770,190	\$1,570,190
Telephone	\$11,032	\$12,069	\$12,757	\$10,352
Postage & Freight	\$786	\$597	\$2,500	\$1,000
Advertising	\$1,561	\$2,648	\$2,500	\$2,500
Forms & Supplies	\$4,892	\$5,278	\$8,600	\$8,600
Printing & Binding	\$4,975	\$7,451	\$9,000	\$9,000
Professional Services	\$272,937	\$252,438	\$404,100	\$401,225
Professional Development	\$6,800	\$18,327	\$10,000	\$18,000
Dues & Subscriptions	\$127,861	\$157,227	\$170,000	\$170,000
Rental-Bldgs./Equip/Land	\$577	\$0	\$2,000	\$2,000
Equipment Operation & Mtnc	\$0	\$162	\$555	\$555
Special Equipment - O & M	\$297,397	\$431,569	\$389,987	\$403,487
Vehicle - O & M	\$36,343	\$41,036	\$56,321	\$43,285
Buildings & Facility - O & M	\$97,972	\$114,938	\$192,145	\$198,945
Chemicals	\$449,623	\$485,311	\$808,000	\$778,000
Tools, Supplies & Equip.	\$10,062	\$8,491	\$9,836	\$9,836
Training Programs	\$11,452	\$21,077	\$28,000	\$18,000
Water Purchases	\$1,324,338	\$1,432,459	\$1,500,789	\$1,500,826
Insurance	\$187,662	\$242,052	\$352,856	\$475,842
Supplies & Services	\$20,896	\$7,261	\$25,000	\$10,000
Bad Debt Expense	\$279,320	\$0	\$0	\$0
Depreciation	\$2,120,442	\$2,106,360	\$2,111,580	\$2,102,116
Debt Service	\$46,056	\$45,027	\$41,404	\$37,275
Technology ISF	\$37,351	\$109,947	\$108,932	\$114,951
Total Supplies & Services:	\$6,411,608	\$6,724,822	\$8,017,052	\$7,885,985
Operating Transfers				
Operating Transfers	\$3,555,625	\$4,241,044	\$4,275,216	\$4,243,666

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Total Operating Transfers:	\$3,555,625	\$4,241,044	\$4,275,216	\$4,243,666
Total:	\$12,212,024	\$13,406,841	\$14,892,603	\$14,983,999



509

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Operating Transfers				
Transfers	\$1,184,842	\$1,148,654	\$1,149,791	\$1,149,342
Total Operating Transfers:	\$1,184,842	\$1,148,654	\$1,149,791	\$1,149,342



Water HWS Surcharge - Region 1

Reg 1 SRF

533-7341

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Professional Services	\$750	\$750	\$750	\$0
Debt Service	\$88,687	\$80,882	\$73,995	\$66,330
Total Supplies & Services:	\$89,437	\$81,632	\$74,745	\$66,330



Water HWS Surcharge - Region 2/3

Reg 2/3 SRF

534-7342

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services	\$249,575	\$227,452	\$207,958	\$185,555
Total Supplies & Services:	\$249,575	\$227,452	\$207,958	\$185,555



Wastewater Fund Proforma Analysis

	Actual FY 2020-21	Actual FY 2021-22	Actual FY 2022-23	Adopted FY 2023-24	Projected FY 2023-24	Proposed FY 2024-25
Required Rate Increases	0.0%	8.0%	8.0%	5.6%	5.6%	8.0%
New Dwelling Units	-	-	-	-	-	-
<u>Beginning Balance</u>						
Operating/CIP Beginning Balance	31,034,521	26,746,838	26,209,481	27,305,736	27,305,736	27,323,482
<u>Bond Proceeds Beginning Balance</u>	-	-	-	-	-	-
Total Beginning Balance	31,034,521	26,746,838	26,209,481	27,305,736	27,305,736	27,323,482
<u>Operating Revenues</u>						
Sewer Sales	15,971,117	17,099,168	18,403,783	19,671,200	19,024,300	18,931,100
Sewer Connection Fees	571,257	802,695	376,984	250,000	403,900	350,000
Special Sewer Connection Fees (Bogue)	10,366	33,882	20,381	5,000	104,500	50,000
Sewer Main Extension Fees	13,679	(20,251)	10,954	15,000	2,900	5,000
Sunsweet Capital Charges	35,304	35,304	32,362	35,300	-	-
Sunsweet Debt Service Charges	7,680	7,680	7,040	7,700	-	-
Interest Earnings @3%	-	-	-	265,500	265,500	264,000
Sewer Lab Tests	166,819	179,821	306,651	300,600	445,800	425,000
Contribution from Water Fund - lab	-	-	-	175,000	175,000	140,000
<u>Other Revenues</u>	9,548	10,999	63,978	43,500	209,200	40,300
Sub-Total	\$16,785,770	\$18,149,298	\$19,222,133	\$20,768,800	\$20,631,100	\$20,205,400
<u>Operating Expenses</u>						
Salaries & Benefits	3,825,540	3,793,558	4,652,088	5,367,303	5,073,921	5,573,880
Materials, Supplies, & Services	5,688,158	6,605,407	7,130,895	6,060,396	5,759,651	6,754,363
Power and Utilities	590,395	518,897	654,383	690,319	586,986	675,777
<u>Contributions to Other Funds</u>	-	-	-	2,562,100	2,562,100	2,386,000
Sub-Total	\$10,104,092	\$10,917,862	\$12,437,367	\$14,680,117	\$13,982,658	\$15,390,020
Net Operating Revenues	6,681,678	7,231,436	6,784,766	6,088,683	6,648,442	4,815,380
<u>Debt Service</u>						
2017 (refunding of 2011) WWRC Debt Serv (P & I)	332,053	347,535	325,412	325,731	325,731	1,085,494
2014 WWRC Debt Serv (refunding 2007) (P & I)	758,350	758,049	757,973	759,174	759,174	0
2018 WW Revenue Bonds	1,298,206	1,445,000	1,297,706	1,298,206	1,298,206	1,297,456
B of A - OpTerra	20,999	21,925	22,889	23,894	23,894	24,940
2017 WW Bond CREBs	281,998	260,601	328,329	264,292	264,292	269,242
Solar Lease Debt Service	173,315	173,315	173,315	173,315	173,315	173,315
SRF Loan (P & I) - 541	195,400	198,502	195,400	195,400	195,400	195,400
SRF Loan (P & I) - 542	335,551	338,503	336,099	385,884	385,884	385,884
Total Debt Service	3,395,872	3,543,429	3,437,123	3,425,896	3,425,896	3,431,731
Debt Coverage Ratio (min = 1.20)	2.07	2.15	2.08	1.87	2.04	1.48
<u>Other Revenue</u>						
Grant Revenue	1,314,833	273,509	-	-	-	-
Lease Proceeds	-	-	30,000	-	-	-
Sale of Property/Contributed Capital	(26,007)	219,049	19,380	-	-	-
Interest Income	72,244	(565,536)	415,491	-	-	-
Amortization Expense/COI Refund	(52,603)	(51,578)	(51,578)	-	-	-
<u>Transfers In/Out</u>	165,000	(118,511)	-	-	-	-
Total Other Revenue	1,473,466	(243,067)	413,293	-	-	-
<u>Cap Acq/Transfers</u>						
Capital Acquisitions/Equipment	87,170	11,005	309,094	105,833	105,833	50,000
Total Cap Acq/Transfers	87,170	11,005	309,094	105,833	105,833	50,000

	Actual FY 2020-21	Actual FY 2021-22	Actual FY 2022-23	Adopted FY 2023-24	Projected FY 2023-24	Proposed FY 2024-25
<u>CIP Expenditures</u>						
WWTF Improvements	4,581,319	278,809	-	-	-	-
<u>Sewer Plant CIP Projects</u>	2,426,000	3,692,484	2,355,587	3,020,000	3,098,967	3,791,000
Total CIP Expenditures	\$7,007,319	\$3,971,293	\$2,355,587	\$3,020,000	\$3,098,967	\$3,791,000
Net Op Rev after D/S, Cap Acq & CIP Xfers	3,198,636	3,677,002	3,038,549	2,556,954	3,116,713	1,333,649
Year-End	\$28,699,305	\$26,209,481	\$27,305,736	\$26,842,689	\$27,323,482	\$24,866,131
Fund 528-WW CIP Cash	\$23,218,398	\$26,936,133	\$23,392,175	-	-	-
Fund 518-WW Operating Cash	1,252,119	878,275	1,595,530	-	-	-
Fund 518-WW Operating - SRF Reserve Cash	388,358	388,358	388,358	-	-	-
Fund 527-Connection Fee Cash	598,220	852,442	776,613	-	-	-
Fund 527-Connection Fee-Reserved Cash	728,924	728,924	728,924	-	-	-
Fund 535 - WW 2011 Bond	-	-	-	-	-	-
Fund 538 - WW 2017 CREBS (Interest Subsidy)	-	-	-	-	-	-
Fund 543 - WW 2018 Revenue Bond Project Cash	560,819	184,965	20,310	-	-	-
Total Cash Wastewater	\$26,746,838	\$29,784,132	\$26,881,600	\$0	\$0	\$0

Wastewater Collections

518-8110

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$558,995	\$574,796	\$577,592	\$499,009
Extra Help	\$9,989	\$3,877	\$70,000	\$70,000
Overtime	\$21,857	\$21,621	\$7,000	\$7,000
Total Benefits	\$304,968	\$296,184	\$312,168	\$282,225
Total Salaries & Wages:	\$895,809	\$896,479	\$966,760	\$858,234
Supplies & Services				
Telephone	\$5,909	\$5,115	\$7,910	\$6,392
Postage & Freight	\$0	\$0	\$0	\$1,500
Forms & Supplies	\$2,071	\$2,990	\$2,000	\$5,000
Professional Services	\$14,390	\$18,774	\$25,120	\$14,620
Professional Development	\$11,209	\$15,356	\$13,000	\$10,500
Dues & Subscriptions	\$5,291	\$8,041	\$3,400	\$10,000
Rental-Bldgs./Equip/Land	\$0	\$807	\$2,000	\$2,000
Equipment Operation & Mtnce	\$300	\$0	\$300	\$300
Special Equipment - O & M	\$11,048	\$21,029	\$50,557	\$75,000
Vehicle - O & M	\$219,294	\$226,345	\$194,562	\$163,539
Buildings & Facility - O & M	\$20,288	\$18,059	\$37,600	\$39,600
Chemicals	\$40,366	\$59,151	\$60,100	\$75,000
Tools, Supplies & Equip.	\$11,599	\$17,135	\$14,000	\$17,000
Training Programs	\$5,745	\$8,341	\$8,000	\$13,000
Water Purchases	\$1,200	\$2,386	\$1,867	\$3,443
Insurance	\$82,144	\$110,466	\$124,055	\$133,970
Depreciation	\$1,471,397	\$1,500,593	\$1,460,791	\$1,501,962
Technology ISF	\$5,000	\$8,498	\$9,054	\$9,067
Total Supplies & Services:	\$1,907,250	\$2,023,086	\$2,014,316	\$2,081,893
Capital Acquisitions				
Equipment	\$0	\$0	\$5,333	\$0
Total Capital Acquisitions:	\$0	\$0	\$5,333	\$0
Total:	\$2,803,059	\$2,919,565	\$2,986,409	\$2,940,127

Wastewater Treatment

518-8120

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Expense Objects				
Salaries & Wages				
Salaries & Wages	\$1,663,218	\$1,872,863	\$2,036,660	\$2,247,558
Extra Help	\$18,703	\$0	\$24,000	\$24,000
Overtime	\$80,966	\$102,118	\$58,285	\$56,000
Total Benefits	\$1,054,884	\$964,745	\$1,087,316	\$1,113,956
Total Salaries & Wages:	\$2,817,770	\$2,939,726	\$3,206,261	\$3,441,514
Supplies & Services				
Heat & Power	\$474,003	\$609,567	\$645,708	\$635,775
Telephone	\$37,952	\$38,280	\$34,265	\$30,846
Postage & Freight	\$601	\$452	\$500	\$7,500
Advertising	\$490	\$1,105	\$1,000	\$1,000
Forms & Supplies	\$12,576	\$19,727	\$14,100	\$18,000
Printing & Binding	\$76	\$877	\$500	\$1,000
Professional Services	\$690,645	\$788,886	\$1,022,570	\$1,199,016
Professional Development	\$15,546	\$33,973	\$3,500	\$24,000
Dues & Subscriptions	\$118,380	\$94,066	\$121,180	\$160,000
Rental-Bldgs./Equip/Land	\$0	\$0	\$2,500	\$5,000
Equipment Operation & Mtnce	\$3,197	\$97	\$4,705	\$2,350
Special Equipment - O & M	\$598,283	\$578,281	\$559,320	\$630,000
Vehicle - O & M	\$206,418	\$137,617	\$110,688	\$149,941
Buildings & Facility - O & M	\$183,769	\$187,248	\$224,758	\$223,963
Chemicals	\$1,069,127	\$1,446,365	\$2,019,500	\$2,199,500
Tools, Supplies & Equip.	\$24,749	\$12,878	\$12,500	\$15,000
Training Programs	\$30,767	\$49,393	\$45,500	\$40,500
Water Purchases	\$9,343	\$9,284	\$10,674	\$12,683
Insurance	\$241,765	\$310,517	\$436,241	\$589,171
Supplies & Services	\$31,232	\$10,396	\$25,000	\$15,000
Bad Debt Expense	\$273,509	\$0	\$0	\$0
Depreciation	\$2,195,928	\$2,151,849	\$2,142,630	\$2,117,423
Debt Service	\$71,183	\$66,716	\$61,731	\$56,500
Technology ISF	\$74,724	\$125,400	\$126,498	\$141,997
FOG Program	\$7,614	\$2,108	\$10,000	\$12,500
Total Supplies & Services:	\$6,371,877	\$6,675,081	\$7,635,567	\$8,288,665

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Capital Acquisitions				
Equipment	\$0	\$0	\$44,000	\$0
Total Capital Acquisitions:	\$0	\$0	\$44,000	\$0
Operating Transfers				
Operating Transfers	\$4,687,387	\$4,773,853	\$5,011,204	\$5,021,242
Total Operating Transfers:	\$4,687,387	\$4,773,853	\$5,011,204	\$5,021,242
Total Expense Objects:	\$13,877,034	\$14,388,660	\$15,897,032	\$16,751,421

Environmental Compliance

518-8130

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$176,686	\$306,296	\$321,196	\$325,558
Overtime	\$0	\$276	\$750	\$750
Total Benefits	\$107,416	\$130,409	\$148,625	\$140,549
Total Salaries & Wages:	\$284,102	\$436,981	\$470,571	\$466,857
Supplies & Services				
Wastewater Pretreatment	\$6,267			\$0
Telephone	\$1,032	\$1,421	\$1,205	\$1,196
Postage & Freight	\$93	\$127	\$300	\$300
Advertising	\$0	\$145	\$500	\$500
Forms & Supplies	\$1,123	\$12	\$600	\$600
Professional Services	\$17,963	\$19,540	\$29,000	\$29,000
Professional Development	\$1,639	\$4,005	\$4,500	\$4,500
Dues & Subscriptions	\$4,313	\$9,588	\$14,000	\$14,000
Special Equipment - O & M	\$2,819	\$6,749	\$9,000	\$9,000
Vehicle - O & M	\$0	\$1,621	\$0	\$9,000
Buildings & Facility - O & M	\$0	\$824	\$1,000	\$1,000
Tools, Supplies & Equip.	\$0	\$1,925	\$2,000	\$2,000
Training Programs	\$38	\$442	\$1,250	\$1,250
Insurance	\$33,762	\$44,754	\$68,198	\$86,870
Technology ISF	\$4,082	\$1,490	\$1,767	\$1,773
FOG Program	\$1,709	\$7,595	\$20,000	\$20,000
Total Supplies & Services:	\$74,839	\$100,237	\$153,320	\$180,989
Total:	\$358,941	\$537,218	\$623,891	\$647,846

Laboratory

518-8140

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$327,335	\$366,177	\$486,226	\$497,157
Extra Help	\$0	\$45,178	\$5,000	\$5,000
Overtime	\$4,753	\$4,760	\$8,297	\$8,000
Total Benefits	\$176,921	\$163,339	\$224,188	\$223,563
Total Salaries & Wages:	\$509,009	\$579,453	\$723,711	\$733,720
Supplies & Services				
Telephone	\$0	\$0	\$1,231	\$1,568
Postage & Freight	\$4,582	\$5,474	\$6,700	\$1,700
Advertising	\$0	\$0	\$0	\$500
Forms & Supplies	\$4,567	\$3,902	\$4,100	\$4,600
Printing & Binding	\$0	\$0	\$0	\$300
Professional Services	\$172,494	\$243,229	\$226,000	\$98,500
Professional Development	\$2,447	\$1,904	\$4,500	\$4,500
Dues & Subscriptions	\$27,268	\$30,754	\$25,000	\$35,000
Special Equipment - O & M	\$169,931	\$222,694	\$200,000	\$200,000
Vehicle - O & M	\$7,118	\$1,253	\$1,914	\$10,195
Buildings & Facility - O & M	\$3,123	\$3,164	\$10,350	\$16,850
Training Programs	\$918	\$477	\$2,000	\$3,500
Insurance	\$46,708	\$61,762	\$105,106	\$133,979
Supplies & Services	\$2,255	\$448	\$15,000	\$15,000
Depreciation	\$32,147	\$30,913	\$31,712	\$33,470
Technology ISF	\$0	\$10,840	\$10,762	\$14,346
Total Supplies & Services:	\$473,558	\$616,814	\$644,375	\$574,008
Capital Acquisitions				
Equipment	\$0	\$0	\$56,500	\$50,000
Total Capital Acquisitions:	\$0	\$0	\$56,500	\$50,000
Total:	\$982,567	\$1,196,268	\$1,424,586	\$1,357,728



527

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Operating Transfers	\$717,728	\$704,298	\$705,218	\$705,575
Total Operating Transfers:	\$717,728	\$704,298	\$705,218	\$705,575



Internal Service Funds

Internal Service Funds are used to account for the financing of goods or other services provided by one department or agency to other departments or agencies of the City on a cost-reimbursement basis.

ISF Revenue Details

	Actual 2020-21	Actual 2021-22	Actual 2022-23	Adopted/ Ammended 2023-24	Projected 2023-24	Proposed 2024-25
Vehicle Replacement Fee	\$ 1,019,800	\$ 1,148,200	\$ 1,329,606	\$ 968,603	\$ 968,603	\$ 83,000
Sale of Property	9,552	(24,178)	48,776	-	-	-
Interest on Investments	208,177	135,833	311,048	140,000	140,000	140,000
Lease Proceeds	-	-	-	359,490	359,490	480,748
Other Current Service Charges	3,556	53,825	2,930	13,000	13,000	13,000
Total Vehicle Replacement	1,241,085	1,313,680	1,692,360	1,481,093	1,481,093	716,748
Vehicle Maintenance Fee	1,155,000	1,186,000	1,012,166	1,002,838	1,002,838	1,171,316
Interest on Investments	991	1,880	6,608	3,857	3,857	1,600
Other Revenue	5,000	20,465	13,939	-	5,000	-
Total Vehicle Maintenance	1,160,991	1,208,345	1,032,713	1,006,695	1,011,695	1,172,916
Health - Employer Contrib.	3,610,598	3,519,338	3,849,993	3,685,527	3,685,527	4,346,654
Unemployment Insurance	25,345	66,396	18,889	53,342	53,477	30,439
Interest on Investments	3,802	2,195	10,428	1,773	1,773	566
Other Revenue	-	-	-	-	-	-
Total Employee Benefits	3,639,745	3,587,929	3,879,310	3,740,642	3,740,777	4,377,659
Dental/Vision	525,944	532,184	524,288	520,200	520,200	529,641
Interest on Investments	4,539	2,805	10,869	4,500	4,500	3,955
Total Dental/Vision	530,483	534,989	535,157	524,700	524,700	533,596
Disability	89,248	101,741	125,713	124,800	124,655	100,000
Interest on Investments	1,997	1,008	5,281	2,250	2,250	2,290
Total Disability	91,245	102,749	130,994	127,050	126,905	102,290
Contributions	1,392,100	2,109,500	2,893,500	3,359,685	3,359,685	4,186,859
Interest on Investments	-	-	-	5,519	5,519	6,700
Other Revenue	-	2,332	1,360	-	-	-
Total General Liability	1,392,100	2,111,832	2,894,860	3,365,204	3,365,204	4,193,559
Worker Compensation	1,449,353	1,425,243	1,300,017	1,164,861	1,164,861	1,201,069
Interest on Investments	11,813	6,749	30,851	12,450	12,450	12,300
Other	13,330	-	2,133	-	-	-
Total Worker Compensation	1,474,496	1,431,992	1,333,001	1,177,311	1,177,311	1,213,369
Technology Replacement Fee	630,739	604,118	894,800	1,020,952	1,020,952	1,092,665
Interest on Investments	34,088	18,383	61,032	27,149	27,149	27,800
Other Revenues	58,901	71,464	71,464	65,464	68,464	65,464
Sale of Property	-	(92,336)	-	-	-	-
Total Technology Replacement	723,728	601,629	1,027,296	1,113,565	1,116,565	1,185,929
Total Internal Service	10,253,873	10,893,145	12,525,691	12,536,260	12,544,250	13,496,066

ISF Expenditure Budget Changes

Description	Account	Personnel On-Going	Personnel One-Time	Personnel Rejected	MS&S On-Going	MS&S One-time	MS&S Rejected
Fleet Maintenance							
Fleet Maintenance Mechanic I/II	6605-61210	103,419	-	-	-	-	-
Heat/Power-Electric - Fleet Building	6605-62110	-	-	-	16,610	-	1,390
Postage & Freight	6605-62301	-	-	-	200	-	-
Office Supplies	6605-62501	-	-	-	400	-	-
Dues & Subscription	6605-63101	-	-	-	2,000	-	2,500
Vehicle Parts - Division Operations	6605-63510	-	-	-	-	-	-
Special Equipment Parts	6605-63511	-	-	-	-	-	-
Vehicle - Outside Repairs	6605-63512	-	-	-	27,820	-	-
Spec Eqp O/S Repairs	6605-63513	-	-	-	-	-	-
Building O&M MTCE	6605-63601	-	-	-	7,200	-	-
Tools, Supplies, Equipment <5K	6605-63801	-	-	-	10,275	-	-
Haz Materials & Equipment	6605-63810	-	-	-	2,330	-	-
Total Fleet Maintenance		\$ 103,419.00	\$ -	\$ -	\$ 66,835.00	\$ -	\$ 3,890.00
Total ISF Proposed Expenditure Changes		\$ 103,419.00	\$ -	\$ -	\$ 66,835.00	\$ -	\$ 3,890.00

Internal Service Funds

Budget Summary

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full-Time Equivalent Positions	4.00	4.00	4.00	5.15	1.15	28.8%

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted	% Change
Internal Service Funds					
Supplies & Services	\$9,564,461	\$10,364,254	\$12,016,400	\$13,182,840	9.7%
Salaries & Wages	\$499,732	\$489,869	\$500,014	\$584,303	21.2%
Capital Acquisitions	\$0	\$0	\$2,076,342	\$776,000	-58.5%
Total Internal Service Funds:	\$10,064,193	\$10,854,123	\$14,592,756	\$14,543,143	1.2%

Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Expenditures				
Internal Service Fund				
Employee Benefits	\$3,600,453	\$3,875,116	\$3,740,642	\$4,389,659
Vision/Dental Plan	\$476,183	\$525,720	\$535,000	\$535,000
Disability Program	\$35,802	\$85,690	\$100,000	\$100,000
General Liability	\$1,778,599	\$2,519,223	\$3,359,685	\$4,186,859
Workers Compensation	\$1,462,376	\$951,710	\$1,200,000	\$1,213,369
Vehicle Maintenance	\$1,087,983	\$1,098,021	\$1,040,741	\$1,138,616
Vehicle Replacement	\$705,648	\$810,240	\$3,161,413	\$1,573,233
Technology Replacement	\$917,149	\$988,404	\$1,455,275	\$1,406,407
Total Internal Service Fund:	\$10,064,193	\$10,854,123	\$14,592,756	\$14,543,143
Total Expenditures:	\$10,064,193	\$10,854,123	\$14,592,756	\$14,543,143

Dental/Vision Plan Fund

603-6512

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Professional Services	\$19,527	\$20,232	\$25,000	\$25,000
Benefits/Paid Claims	\$456,657	\$505,488	\$510,000	\$510,000
Total Supplies & Services:	\$476,183	\$525,720	\$535,000	\$535,000

Disability Program Fund

604-6520

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Benefits/Paid Claims	\$35,802	\$85,690	\$100,000	\$100,000
Total Supplies & Services:	\$35,802	\$85,690	\$100,000	\$100,000

Employee Benefits Fund

601-6521

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Forms & Supplies	\$10,639	\$825	\$12,000	\$12,000
Professional Services	-\$63,191	\$37,887	\$48,300	\$60,300
Benefits/Paid Claims	\$3,653,004	\$3,826,548	\$3,680,342	\$4,317,359
Contingency		\$9,856	\$0	\$0
Total Supplies & Services:	\$3,600,453	\$3,875,116	\$3,740,642	\$4,389,659

General Liability Fund

605-6535

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Expense Objects				
Supplies & Services				
Insurance	\$1,748,131	\$2,481,900	\$3,339,685	\$4,166,855
Benefits/Paid Claims	\$30,468	\$37,323	\$20,000	\$20,004
Total Supplies & Services:	\$1,778,599	\$2,519,223	\$3,359,685	\$4,186,859
Total Expense Objects:	\$1,778,599	\$2,519,223	\$3,359,685	\$4,186,859

Workers Compensation Fund

607-6555

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Professional Services	\$0	\$0	\$25,000	\$25,000
Benefits/Paid Claims	\$1,462,376	\$951,710	\$1,175,000	\$1,188,369
Total Supplies & Services:	\$1,462,376	\$951,710	\$1,200,000	\$1,213,369

Vehicle Replacement Fund

620-6610

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Forms & Supplies	\$4,088	\$4,045	\$5,000	\$5,000
Rental-Bldgs./Equip/Land	\$627	\$0	\$0	\$0
Vehicle - O & M	\$6,309	\$125,847	\$703,170	\$406,175
Tools, Supplies & Equip.	\$0	\$37,829	\$0	\$0
Depreciation	\$654,366	\$596,831	\$635,080	\$560,485
Debt Service	\$40,259	\$45,687	\$41,043	\$74,573
Total Supplies & Services:	\$705,648	\$810,240	\$1,384,293	\$1,046,233
Capital Acquisitions				
Vehicles	\$0	\$0	\$1,777,120	\$527,000
Total Capital Acquisitions:	\$0	\$0	\$1,777,120	\$527,000
Total:	\$705,648	\$810,240	\$3,161,413	\$1,573,233

Vehicle Maintenance Fund

619-6605

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Salaries & Wages				
Salaries & Wages	\$297,595	\$306,330	\$310,452	\$374,200
Extra Help	\$15,029	\$3,877	\$10,500	\$10,500
Overtime	\$7,293	\$13,468	\$6,000	\$6,000
Total Benefits	\$179,816	\$166,195	\$173,062	\$193,603
Total Salaries & Wages:	\$499,732	\$489,869	\$500,014	\$584,303
Supplies & Services				
Heat & Power	\$8,824	\$8,199	\$8,500	\$16,610
Telephone	\$2,697	\$4,477	\$5,187	\$3,772
Postage & Freight	\$118	\$518	\$100	\$300
Forms & Supplies	\$767	\$534	\$600	\$1,250
Printing & Binding	\$37	\$0	\$150	\$150
Professional Services	\$32,623	\$20,342	\$42,730	\$33,150
Professional Development	\$2,908	\$3,333	\$2,093	\$6,000
Dues & Subscriptions	\$366	\$5,201	\$5,500	\$7,500
Equipment Operation & Mtnce	\$1,020	\$839	\$1,000	\$600
Special Equipment - O & M	\$7,737	\$15,690	\$2,796	\$10,000
Vehicle - O & M	\$475,429	\$476,052	\$408,471	\$383,000
Buildings & Facility - O & M	\$9,318	\$16,164	\$15,500	\$22,700
Tools, Supplies & Equip.	\$17,088	\$16,804	\$8,895	\$21,500
Training Programs	\$1,910	\$3,307	\$4,530	\$4,530
Insurance	\$8,092	\$11,660	\$11,444	\$16,228
Depreciation	\$10,783	\$14,531	\$10,783	\$14,532
Suspense Account	\$111	\$0	\$0	\$0
Technology ISF	\$8,423	\$10,500	\$12,448	\$12,491
Total Supplies & Services:	\$588,251	\$608,152	\$540,727	\$554,313
Total:	\$1,087,983	\$1,098,021	\$1,040,741	\$1,138,616

Technology Replacement Fund

622-6630

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended Budget	FY2025 Budgeted
Supplies & Services				
Telephone	\$65,146	\$62,546	\$65,464	\$65,464
Professional Services	\$6,125	\$37,711	\$100,000	\$100,000
Equipment Operation & Mtnce	\$226,271	\$273,351	\$364,250	\$373,450
Tools, Supplies & Equip.	\$295,244	\$271,439	\$302,300	\$277,355
Depreciation	\$324,364	\$343,358	\$324,039	\$341,138
Total Supplies & Services:	\$917,149	\$988,404	\$1,156,053	\$1,157,407
Capital Acquisitions				
Equipment	\$0	\$0	\$299,222	\$249,000
Total Capital Acquisitions:	\$0	\$0	\$299,222	\$249,000
Total:	\$917,149	\$988,404	\$1,455,275	\$1,406,407

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Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts and major capital projects) that are legally restricted to expenditures for specified purposes or for which separate accounting is required by administrative action.

Special Revenue Fund Details

	Actual 2020-21	Actual 2021-22	Actual 2022-23	Adopted/ Amended 2023-24	Projected 2023-24	Proposed 2024-25
State Gasoline Tax-2103	\$ 470,077	\$ 559,144	\$ 571,983	\$ 695,447	\$ 656,241	\$ 662,086
State Gasoline Tax-2105	358,959	392,385	399,499	460,527	435,174	443,000
State Gasoline Tax-2106	210,922	232,197	236,890	263,747	248,222	252,854
State Gasoline Tax-2107	485,733	469,091	544,451	553,154	589,270	604,137
State Gasoline Tax-2107.5	7,500	7,500	7,500	7,500	7,500	7,500
Road Maintenance & Rehab Account	1,289,893	1,415,865	1,549,693	1,734,891	1,702,387	1,817,657
Road Maintenance Franchise Fee	855,128	685,587	997,011	800,000	800,000	800,000
Other Revenues	7,268,623	348,872	45,928	-	-	-
Interest on Investments	-	39,790	173,632	-	-	-
Total Streets/Roads	10,946,834	4,150,432	4,526,588	4,515,266	4,438,794	4,587,234
LTF/TDA Revenues	1,278,076	1,732,795	-	2,021,127	2,021,127	2,118,504
Interest on Investments	17,385	11,992	43,285	12,958	12,958	11,633
Total TDA	1,295,461	1,744,787	43,285	2,034,085	2,034,085	2,130,137
Vehicle Code Fines	147,535	274,383	159,870	140,000	135,000	160,000
Parking Citations	21,592	58,408	60,190	45,000	55,000	35,300
Interest on Investments	3,476	2,105	11,110	4,600	2,700	4,700
Total Traffic Safety	172,603	334,896	231,170	189,600	192,700	200,000
Suspended Traffic Offender Program	71,461	129,431	152,445	140,000	115,000	110,000
Interest on Investments	2,103	1,095	5,249	2,000	2,000	2,000
Total STOP	73,564	130,526	157,694	142,000	117,000	112,000
Special Assessments	826,399	861,015	930,354	968,936	968,936	1,088,608
Interest on Investments	5,587	2,471	7,916	14,325	14,325	14,630
Total LLMD	831,986	863,486	938,270	983,261	983,261	1,103,238
Special Assessments	103,133	102,930	102,491	109,593	105,168	109,227
Interest on Investments	1,284	707	2,366	2,406	2,406	2,214
Total Residential Street Lighting	104,417	103,637	104,857	111,999	107,574	111,441
Impact Fees	592,713	2,069,404	1,829,021	3,870,000	3,870,000	1,550,307
Interest on Investments	145,346	93,750	250,353	88,980	88,980	90,000
Other Revenue	372,609	382,958	38,201	-	-	-
Total Development Impact Fee	1,110,668	2,546,111	2,117,575	3,958,980	3,958,980	1,640,307
Impact Fees	1,444	4,333	-	1,500	1,500	1,500
Interest on Investments	60	55	863	100	100	100
Total Fire Mitigation Impact Fee	1,505	4,389	863	1,600	1,600	1,600
Block Grant	1,055,052	382,775	185,080	567,759	567,759	567,759
Total CDBG Fund	1,055,052	382,775	185,080	567,759	567,759	567,759

	Actual 2020-21	Actual 2021-22	Actual 2022-23	Amended 2023-24	Projected 2023-24	Proposed 2024-25
Program Income	24,649	103,945	100,110	100,000	100,000	100,000
Interest on Investments	17	419	4,513	3,000	30,000	3,000
Other Revenue	-	-	10,000	-	-	-
Total CDBG Housing RLF Fund	24,666	104,364	114,624	103,000	130,000	103,000
HOME Program	-	-	-	-	-	-
Program Income	142,396	392,942	121,302	200,000	20,000	100,000
Interest on Investments	2,142	3,992	18,047	5,000	5,000	5,000
Other Income	-	-	-	-	-	-
Total HOME Fund	144,538	396,934	139,349	205,000	25,000	105,000
Cares Act Funding	-	-	-	-	-	-
Total CDBG-CV Fund	-	-	-	-	-	-
H.R. 1319 American Rescue Plan Funding	-	15,615,517	-	-	-	-
Interest on Investments	-	26,622	337,555	-	69,270	25,000
Total H.R. 1319 ARP Fund	-	15,642,139	337,555	-	69,270	25,000
Program Income	13,307	-	-	-	-	-
Interest on Investments	644	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total DOE Energy Conservation	13,951	-	-	-	-	-
State COPS Grant	-	-	-	-	-	100,000
Interest on Investments	-	-	-	-	-	-
Total Citizens' Option for Public Safety	-	-	-	-	-	100,000
Rate Stabilization Revenue	-	-	-	-	-	-
Interest on Investments	787	431	1,546	671	671	686
Total Recology Rate Stabilization	787	431	1,546	671	671	686
Total Special Revenues	\$ 15,776,033	\$ 26,404,908	\$ 8,898,455	\$ 12,813,221	\$ 12,626,694	\$ 10,787,402

Special Revenue Funds

BUDGET SUMMARY

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Adopted Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	1,984,321	1,396,573	1,856,123	1,594,243	(261,880)	-14.1%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	5,415,941	12,968,413	19,269,210	9,464,336	(9,804,874)	-50.9%
Total	\$ 7,400,262	\$ 14,364,986	\$ 21,125,333	\$ 11,058,579	\$ (10,066,754)	-70.1%

Summary

CDBG Program	\$ 631,800	\$ 208,949	\$ 1,528,783	\$ 567,759
CDBG-CV	818,154	223,870	344,453	-
CDBG Housing RLF	1,417	-	25,000	25,000
Streets and Roads	1,938,650	3,921,864	4,037,700	5,308,065
Transportation Development Act	903,363	2,468,738	1,980,740	2,225,600
Traffic Safety	140,000	150,000	150,000	-
Lighting & Landscape Maint. Districts	739,797	905,277	771,328	917,311
Development Impact Fees	1,285,631	4,638,695	4,950,725	1,550,307
ARPA Funds	593,556	1,675,150	7,124,023	99,590
HOME Program	169,954	5,258	50,000	50,000
Suspended Traffic Offender Program	75,000	75,000	75,000	45,000
Residential Street Lighting	102,942	92,185	87,581	119,947
Citizens' Option for Public Safety (COPS)	-	-	-	150,000
Total	\$ 7,400,262	\$ 14,364,986	\$ 21,125,333	\$ 11,058,579

CDBG Fund

204-630*

Name	Actual 2021-22	Actual 2022-23	Adopted/ Amended 2023-24	Adopted 2024-25
Salaries & Wages	\$ -	\$ -	\$ -	\$ -
Extra Help	-	-	-	-
Total Benefits	-	-	-	-
Salaries & Benefits Sub - Total	-	-	-	-
Professional Services	126,400	31,353	110,616	110,000
Program Expenses	180,400	134,257	335,620	97,759
CIP Project Expenses	325,000	43,339	1,082,548	360,000
Supplies & Services Sub - Total	631,800	208,949	1,528,783	567,759
Capital Acquisitions	-	-	-	-
Acquisitions Sub - Total	-	-	-	-
Total Appropriations	\$ 631,800	\$ 208,949	\$ 1,528,783	\$ 567,759

CDBG-CV Fund

207-605*

Appropriation Line-Item	Actual 2021-22	Actual 2022-23	Adopted/ Amended 2023-24	Adopted 2024-25
Salaries & Wages	\$ -	\$ -	\$ -	\$ -
Extra Help	-	-	-	-
Total Benefits	-	-	-	-
Salaries & Benefits Sub - Total	-	-	-	-
Professional Services	18,438	-	-	-
Program Expenses	664,993	165,127	343,363	-
CIP Project Expenses	134,723	58,743	1,090	-
Supplies & Services Sub - Total	818,154	223,870	344,453	-
Capital Acquisitions	-	-	-	-
Acquisitions Sub - Total	-	-	-	-
Total Appropriations	\$ 818,154	\$ 223,870	\$ 344,453	\$ -

CDBG Housing RLF

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	1,417	-	25,000	25,000	-	0.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	-	-	-	-	-	0.0%
Total	\$ 1,417	\$ -	\$ 25,000	\$ 25,000	\$ -	0.0%

Financing Sources

CDBG Housing RLF	1,417	-	25,000	25,000
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Streets and Roads

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	-	-	-	-	-	0.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	1,938,650	3,921,864	4,037,700	5,308,065	1,270,365	31.5%
Total	\$ 1,938,650	\$ 3,921,864	\$ 4,037,700	\$ 5,308,065	\$ 1,270,365	31.5%

Financing Sources

Streets & Roads Fund	1,938,650	3,921,864	4,037,700	5,308,065
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Transportation Development Act

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	-	-	-	-	-	0.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	903,363	2,468,738	1,980,740	2,225,600	244,860	12.4%
Total	\$ 903,363	\$ 2,468,738	\$ 1,980,740	\$ 2,225,600	\$ 244,860	12.4%

Financing Sources

TDA Funds	903,363	2,468,738	1,980,740	2,225,600
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Traffic Safety

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-2025	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	-	-	-	-	-	0.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	140,000	150,000	150,000	-	(150,000)	-100.0%
Total	\$ 140,000	\$ 150,000	\$ 150,000	\$ -	\$ (150,000)	-100.0%

Financing Sources

Traffic Safety Fund	140,000	150,000	150,000	-
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Lighting & Landscape Maintenance Districts (LLMD)

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	468,792	584,184	531,487	698,041	166,554	31.3%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	271,005	321,093	239,841	219,270	(20,571)	-8.6%
Total	\$ 739,797	\$ 905,277	\$ 771,328	\$ 917,311	\$ 145,983	18.9%

Financing Sources

Lighting & Landscape Maint. Districts	739,797	905,277	771,328	917,311
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Development Impact Fees

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	261,679	386,516	374,416	345,307	(29,109)	-7.8%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds *	1,023,951	4,252,179	4,576,309	1,205,000	(3,371,309)	-73.7%
Total	\$ 1,285,631	\$ 4,638,695	\$ 4,950,725	\$ 1,550,307	\$ (3,400,418)	-68.7%

Financing Sources

Dev. Impact Fees Fund	1,285,631	4,638,695	4,950,725	1,550,307
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*Note: Subject to change based upon approved Capital Improvement Program approved projects requiring funding.

Budget Stabilization Reserves

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	-	-	-	-	-	0.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	593,556	1,675,150	7,124,023	99,590	(7,024,433)	-98.6%
Total	\$ 593,556	\$ 1,675,150	\$ 7,124,023	\$ 99,590	\$ (7,024,433)	-98.6%

Financing Sources

Budget Stabilization Reserves	593,556	1,675,150	7,124,023	99,590
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HOME Program

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	169,954	5,258	50,000	50,000	-	0.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	-	-	-	-	-	0.0%
Total	\$ 169,954	\$ 5,258	\$ 50,000	\$ 50,000	\$ -	0.0%

Financing Sources

Home Program	169,954	5,258	50,000	50,000
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Suspended Traffic Offender Program (STOP)

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	-	-	-	-	-	0.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	75,000	75,000	75,000	45,000	(30,000)	-40.0%
Total	\$ 75,000	\$ 75,000	\$ 75,000	\$ 45,000	\$ (30,000)	-40.0%

Financing Sources

Suspended Traffic Offender Program	75,000	75,000	75,000	45,000
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Residential Street Lighting

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-25	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	92,249	89,878	85,622	118,136	32,514	38.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	10,693	2,307	1,959	1,811	(148)	-7.6%
Total	\$ 102,942	\$ 92,185	\$ 87,581	\$ 119,947	\$ 32,366	37.0%

Financing Sources

Residential Street Lighting	102,942	92,185	87,581	119,947
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Citizens' Option for Public Safety

	Actual Expenditures 2021-22	Actual Expenditures 2022-23	Adopted/Amended Budget 2023-24	Proposed Budget 2024-2025	Change From Year 2023-24 to 2024-25	% Change
Full Time Equivalent Positions	0.0	0.0	0.0	0.0	0.0	0.0%
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Supplies & Services	-	-	-	150,000	150,000	100.0%
Capital Acquisitions	-	-	-	-	-	0.0%
Contributions to Other Funds	-	-	-	-	-	0.0%
Total	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	100.0%

Financing Sources

COPS Fund	-	-	-	150,000
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Personnel Changes

FISCAL YEAR 2024-2025

Dept. No.	Department/Division	Old Position/Title	Action	New Position/Title	Number Change
<u>Administration</u>					
1305	City Manager	Administrative Analyst III		Administrative Analyst I/II	
<u>Finance/IT</u>					
1510	Finance	Customer Service Rep I/II	Reclassify	Customer Service Rep Senior	
<u>Development Services</u>					
1910	Planning	Development Liaison Limited-Term	Reclassify	Development Liaison (Full-Time)	
1910	Planning	Development Liaison (Full-Time)	Reclassify	Development Manager	(1.00)
1910	Planning	Planner - Associate	Reclassify	Planner - Senior	
1910	Planning	Admin Analyst I	Reclassify	Admin Analyst II	
1920	Building	Code Enforcement Officer Limited-Term	Reclassify	Code Enforcement Officer (Full-Time)	
<u>Public Works</u>					
1541	Facilities	Custodian II	Reclassify	Custodian Senior	
1541	Facilities	Admin Clerk III	Reclassify	Administrative Assistant	
1905	Public Works Admin	Development Liaison	Reallocation	Development Manager	1.00
1905	Public Works Admin	Administrative Assistant	Reclassify	PW Administrative Manager	
1930	Engineering		New	PW Project Coordinator	1.00
3130	Streets	Admin Clerk III	Reclassify	Administrative Assistant	
3150	Electricians		New	Electrical Tech I/II	0.50
Total Personnel Changes - General Fund					1.50
<u>Utilities</u>					
7110	Water Distribution	Admin Clerk III	Reclassify	Administrative Assistant	
7120	Water Treatment Facility	Admin Clerk III	Reclassify	Administrative Assistant	
7120	Water Treatment Facility		New	Electrical Tech II	0.25
8110	Wastewater Collections	Admin Clerk III	Reclassify	Administrative Assistant	
8120	Wastewater Treatment Facility		New	Electrical Tech II	0.25
8120	Wastewater Treatment Facility	Admin Clerk III	Reclassify	Administrative Assistant	
<u>Vehicle Maintenance Fund (VMF)</u>					
6605	Fleet Maintenance		New	Mechanic I/II	1.00
6605	Fleet Maintenance	Admin Clerk III	Reclassify	Administrative Assistant	
Total Personnel Changes - Utilities and VMF					1.50

Capital Acquisition Budget FY 2024-25

General Fund - 100						
No.	Account	Division/Program	Description of Acquisition	Replacement/ New Addition	Quantity	Budgeted Amount
GF-2501	2140	Police	Police Canine	Replacement	1	\$ 25,000
GF-2502	5115	Park Maintenance	6x12 Utility Dump Trailer	New Addition	1	12,000
Total General Fund						\$ 37,000

Vehicle Replacement Fund - 620						
No.	Account	Division/Program	Description of Acquisition	Replacement/ New Addition	Quantity	Budgeted Amount
VRF-2501	1930	Engineering	Ford F-150 4x2 Extended Cab w/ toolbox	New Addition	1	\$ 42,000
VRF-2503	2310	Fire Operations	Nissan Frontier Pick-up	Replacement	1	41,000
VRF-2504	3150	Electrical Maintenance	Ford F-250 4x2 pick up trucks	New Addition	1	50,000
VRF-2505	3150	Electrical Maintenance	Ford F-250 4x2 pick up trucks	New Addition	1	50,000
VRF-2506	5115	Park Maintenance	Ford F-550 Flat Rack Dump Truck	New Addition	1	95,000
VRF-2507	5115	Park Maintenance	100 HP Tractor w/cab, Hydrostatic Drive and Grappling Bucket	Replacement	1	110,000
VRF-2508	7120	Water Treatment	Ford F-250 4x4 w/8 Foot Service/Contractor Body	Replacement	1	70,000
Total Vehicle Replacement Fund						\$ 458,000

Technology Replacement Fund - 622						
No.	Account	Division/Program	Description of Acquisition	Replacement/ New Addition	Quantity	Budgeted Amount
IT-2501	6630	Information Technology	Access Control CorpYard	Replacement	1	\$ 15,000
IT-2502	6630	Information Technology	Access Control YCPD	Replacement	1	15,000
IT-2503	6630	Information Technology	Network Switch for WTP	Replacement	1	5,000
IT-2504	6630	Information Technology	Network Switch for GAP	Replacement	1	7,000
IT-2505	6630	Information Technology	Firewall	Replacement	1	40,000
IT-2506	6630	Information Technology	Security Camera System for SASA	Replacement	1	30,000
IT-2507	6630	Information Technology	Security Camera System for YCPD	Replacement	1	75,000
IT-2508	6630	Information Technology	Security Camera System for Senior Center	Replacement	1	5,000
IT-2509	6630	Information Technology	Server for City Hall Domain Controller	Replacement	1	7,000
IT-2510	6630	Information Technology	Police Mobile & Handheld Radios	Replacement	1	50,000
Total Technology Replacement Fund						\$ 249,000

Wastewater Fund - 518						
No.	Account	Division/Program	Description of Acquisition	Replacement/ New Addition	Quantity	Budgeted Amount
WWTF-2501	8140	Laboratory	DI Water Purificaition System	Replacement	2	\$ 30,000
WWTF-2502	8140	Laboratory	BOD Incubator	Replacement	1	20,000
Total Wastewater Fund						\$ 50,000

Total Citywide						\$ 794,000
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Summary of City's Debt

Name of Bond/Loan	Original Amount of Issue	Final Issue Date	Payment Date	Interest Rate	Beginning Outstanding Balance 7/1/2024	Requirements for Fiscal Year Ending June 30, 2025			Debt Serv Fund
						Interest Payable	Principal Payable	Total	
2018 Wastewater Revenue Bonds	\$ 23,430,000	09/11/18	06/01/48	3.43%	\$ 20,810,000	\$ 757,456	\$ 540,000	\$ 1,297,456	543
Wastewater Revenue Bonds-2017 (CREBs)	6,820,000	04/12/17	06/01/42	1.00%	5,500,000	\$ 54,242	\$ 215,000	\$ 269,242	538
Wastewater Certificates-2017	9,065,639	10/17/17	06/01/32	2.11%	7,920,181	162,271	923,223	1,085,494	536
Wastewater SRF Loan - WWTF	3,148,746	10/21/11	04/30/35	2.20%	1,890,775	41,597	153,803	195,400	541
Wastewater SRF Loan - Collection	6,436,490	04/05/12	12/31/34	1.80%	3,819,912	68,758	317,125	385,884	542
Wastewater Solar Project	2,398,711	12/19/13	06/30/33	4.00%	1,288,651	51,546	121,768	173,315	518
Water Revenue Bonds-2017 (CREBs)	2,124,216	04/11/17	06/01/32	1.11%	1,304,374	18,111	140,105	158,216	531
Water Certificates-2013	21,710,000	05/16/13	06/01/35	3.43%	12,420,000	437,675	950,000	1,387,675	537
Water SRF Loan - Region 1	5,927,874	05/01/10	07/01/32	2.50%	2,728,939	66,330	312,183	378,512	533
Water SRF Loan - Region 2/3	18,381,507	05/01/10	07/01/32	2.28%	8,365,283	185,555	964,469	1,150,024	534
Water SRF - Smart Meter Replacement	3,244,932	11/16/17	08/31/31	1.80%	2,833,191	31,549	205,658	237,208	530
Street-Light Conversion	1,345,487	05/09/13	06/22/27	3.00%	338,532	9,343	109,501	118,844	100
Gauche Park Refunding LRBs-2015	9,730,000	11/24/15	06/01/36	2.99%	6,380,000	192,331	455,000	647,331	5130/304
Bank of America - OpTerra	4,967,214	11/13/14	06/13/31	2.89%	3,031,173	83,952	338,767	422,719	various
Solar Energy Project - 2017 (CREBs)	1,611,448	11/28/17	11/01/37	4.81%	1,326,308	24,810	59,456	84,266	2120
Bank of America - Equipment Sch. #1	2,175,979	08/26/21	09/01/31	1.44%	1,661,225	23,164	211,304	234,468	620
Bank of America - Equipment Sch. #2	670,178	08/26/21	09/01/31	1.44%	511,639	7,134	65,080	72,214	620
Bank of America - Equipment Sch. #3	486,387	12/07/21	09/01/31	1.68%	370,655	6,031	46,775	52,806	620
JP Morgan Chase (9922)	1,000,000	10/13/23	09/01/33	3.99%	1,000,000	38,244	83,016	121,260	620
RDA Successor Agency									
2015 Tax Allocation Refunding Bonds	31,545,000	12/23/15	09/01/39	3.59%	23,910,000	856,244	1,115,000	1,971,244	299
2005 CIEDB	1,905,700	06/01/05	09/01/34	2.93%	842,742	25,742	71,651	97,393	299
RDA Successor Agency	33,450,700				24,752,742	881,986	1,186,651	2,068,637	
Total All Debt Service	\$ 164,447,422				\$ 107,253,580	\$ 3,103,841	\$ 7,315,869	\$ 10,540,970	

COMPUTATION OF LEGAL DEBT MARGIN - FY 2024-25

Total Assessed Value All Real & Personal Property	\$ 6,895,789,584
Debt Limit Percentage	15%
Total Debt Limit	1,034,368,438
Total amount of debt applicable to debt limit	8,270,897
Legal Debt Margin	\$ 1,026,097,541

Note: The City is in compliance with all debt covenants in regard to debt coverage ratios as mandated by the California State Constitution. The amount of the debt applicable to the debt limit is low and doesn't consume a large amount of the City's financial resources. Because the amount of debt is low, it will facilitate the process of allocating financial resources in future years.

Future Year Debt Obligation

Name of Bond/Loan	Original	Principal and Interest						Principal
	Amount of	Issue	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Thereafter
	Issue	Date						
2018 Wastewater Revenue Bonds	\$ 23,430,000	09/11/18	1,297,456	1,295,456	1,297,206	1,297,456	1,296,206	17,830,000
Wastewater Revenue Bonds-2017 (CREBs)	6,820,000	04/12/17	269,242	278,911	283,339	292,525	300,548	4,340,000
Wastewater Certificates-2017	9,065,639	10/17/17	1,085,494	1,081,478	1,082,968	1,079,811	6,078,081	3,124,275
Wastewater SRF Loan - WWTF	3,148,746	10/21/11	195,400	195,400	195,400	195,400	195,400	1,087,171
Wastewater SRF Loan - Collection	6,436,490	04/05/12	385,884	385,884	385,884	385,884	385,884	2,176,166
Wastewater Solar Project	2,398,711	12/19/13	173,315	173,315	173,315	173,315	173,315	629,114
Water Revenue Bonds-2017 (CREBs)	2,124,216	04/11/17	158,216	162,281	166,521	170,942	175,554	541,110
Water Certificates-2013	21,710,000	05/16/13	1,387,675	1,388,700	1,387,340	1,389,010	1,388,480	7,355,000
Water SRF Loan - Region 1	5,927,874	05/01/10	378,512	378,512	378,512	378,512	378,512	1,087,435
Water SRF Loan - Region 2/3	18,381,507	05/01/10	1,150,024	1,150,024	1,150,024	1,150,024	1,150,024	3,316,288
Water SRF - Smart Meter Replacement	3,244,932	11/16/17	237,208	237,208	237,208	237,208	237,208	1,767,209
Street-Light Conversion	1,345,487	05/09/13	118,844	118,844	118,844	-	-	-
Gauche Park Refunding LRBs-2015	9,730,000	11/24/15	647,331	648,231	647,769	648,519	648,819	3,990,000
Bank of America - OpTerra	4,967,214	11/13/14	422,719	441,204	460,464	480,532	501,443	1,034,910
Solar Energy Project - 2017 (CREBs)	1,611,448	11/28/17	84,266	88,166	92,238	100,928	96,489	1,012,532
Bank of America - Equipment Sch. #1	2,175,979	08/26/21	234,468	234,469	234,468	234,468	234,468	573,720
Bank of America - Equipment Sch. #2	670,178	08/26/21	72,214	72,214	72,214	72,214	72,214	176,699
Bank of America - Equipment Sch. #3	486,387	12/07/21	52,806	52,807	52,807	52,806	52,807	128,753
JP Morgan Chase (9922)	1,000,000	10/13/23	121,260	121,260	121,260	121,260	121,261	549,717
RDA Successor Agency								
2015 Tax Allocation Refunding Bonds	31,545,000	12/23/15	1,971,244	1,969,119	1,964,244	1,940,044	1,325,000	17,785,000
2005 CIEDB	1,905,700	06/01/05	97,393	97,362	97,330	97,298	97,264	534,521
RDA Successor Agency	33,450,700		2,068,637	2,066,481	2,061,574	2,037,342	1,422,264	18,319,521
Total All Debt Service	\$ 164,447,422		\$ 10,540,970	\$ 10,570,843	\$ 10,599,354	\$ 10,498,155	\$ 14,908,975	\$ 69,039,621

Interfund Transfer Summary

Fund Description	Transfer to General Fund	Transfer to CIP Fund	Transfer to Wastewater Fund	Transfer to Debt Service	Total Transfers
General Fund Total	\$ -	\$ -	\$ -	\$ -	\$ -
Special Revenue Funds					
CDBG Fund	49,370	-	-	-	49,370
Streets & Roads Fund	1,886,065	3,422,000	-	-	5,308,065
TDA Fund	757,600	1,468,000	-	-	2,225,600
Traffic Safety Fund	470,000	-	-	-	-
Suspended Traffic Offender Program	75,000	-	-	-	45,000
Development Impact Fees	20,441	-	-	-	20,441
Lighting & Landscape Maintenance Districts	219,655	-	-	-	219,655
Residential Streetlight	1,424	-	-	-	1,424
ARPA Code Enforcement	99,590	-	-	-	99,590
Total Special Revenues	3,579,145	4,890,000	-	-	8,469,145
Capital Project Funds	1,027,112	-	-	-	1,027,112
Enterprise Funds					
Surface Water Operating	2,569,600	-	140,000	1,534,066	4,243,666
Water Capital	-	-	-	1,149,342	1,149,342
Wastewater Operating	2,562,100	-	-	2,459,144	5,021,244
Wastewater Capital	-	-	-	705,575	705,575
Total Enterprise	5,131,700	-	140,000	5,848,127	11,119,827
RDA Successor Agency					
RDA Successor Agency	31,900	-	-	47,292	79,192
Total RDA Successor Agency	31,900	-	-	47,292	79,192
Total Interfund Transfer	\$ 9,769,857	\$ 4,890,000	\$ 140,000	\$ 5,895,419	\$ 20,195,276

Internal Service Charge Summary

Fund Description	Contribution to General Liability	Contribution to Technology Replacement	Contribution to Worker's Compensation	Contribution to Vehicle Maintenance	Contribution to Vehicle Replacement	Total Contributions
General Fund	\$ 2,529,366	\$ 749,089	\$ 813,340	\$ 977,524	\$ 364,819	\$ 5,434,138
Enterprise Funds						
Water	697,275	125,310	165,376	67,399	76,715	1,132,075
Wastewater	943,990	167,183	183,089	108,861	122,214	1,525,337
Total Enterprise Funds	1,641,265	292,493	348,465	176,260	198,929	2,657,412
Internal Service Funds						
Vehicle Maintenance	16,228	12,491	27,153	-	-	55,872
Total Internal Service	16,228	12,491	27,153	-	-	55,872
Joint Powers Authority						
Sutter Animal Services Authority	-	38,592	12,208	17,533	-	68,333
Total Joint Powers Authority	-	38,592	12,208	17,533	-	68,333
Total	\$ 4,186,859	\$ 1,092,665	\$ 1,201,166	\$ 1,171,317	\$ 563,748	\$ 8,215,755

GANN Appropriations Limit

In 1979, California voters approved Proposition 4 (Article XIII-B of the California State Constitution). Informally known as the "Gann Initiative," Article XIII-B provides limits regarding the total amount of appropriations in any fiscal year from "the proceeds of taxes."

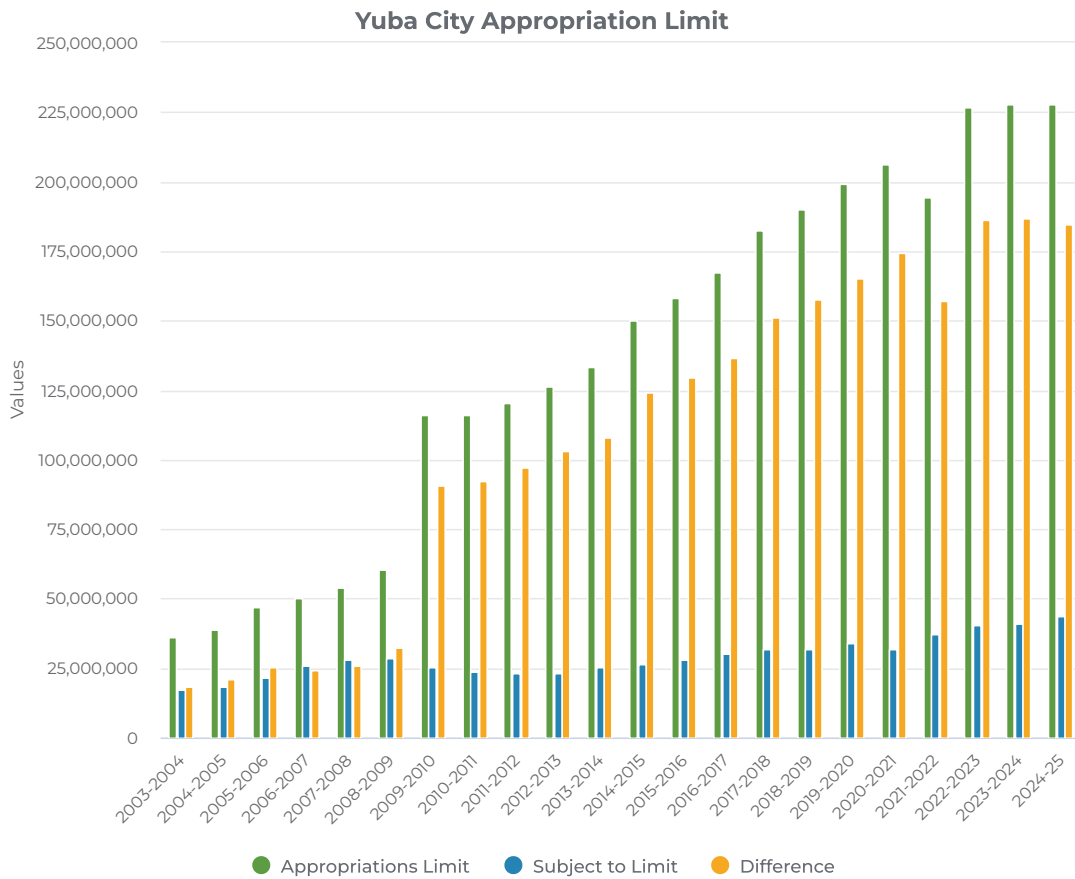
In 1980, the State Legislature added Section 9710 to the Government Code. This section states that the governing body of each city must establish, by resolution, an appropriations limit for the following year. The limit for any fiscal year is equal to the previous year's limit, adjusted for population changes and the change in the US Consumer Price Index (or California per capita personal income, if smaller). The necessary statistical information is provided by the California Department of Finance.

The original Article XIII-B (Proposition 4) and its implementing legislation were further modified by SB88 and Proposition 111 (approved by the voters in June 1990). The changes were incorporated into the FY 1990-91 and FY 1991-92 Appropriations Limits. Beginning with the FY 1990-91 Appropriations Limit, a city may choose annual adjustment factors. The adjustment factors include the growth in the California Per Capita Income, or the growth in the non-residential assessed valuation due to construction within the city and the population growth within the county or the city.

The following compares the difference between Yuba City's FY 2023-2024 Appropriations Limit and the estimated proceeds of taxes in the adopted FY 2025-2025 Annual Budget. It reflects a significant gap of \$184,492,345. The City remains well below its Appropriations Limit for FY 2025-2025.

Yuba City Appropriation Limit

Fiscal Year	Appropriations Limit	Subject to Limit	Difference
2003-2004	36,124,686	17,528,659	18,596,027
2004-2005	39,119,422	18,111,670	21,007,752
2005-2006	46,743,797	21,537,304	25,206,493
2006-2007	50,254,256	25,972,260	24,281,996
2007-2008	53,867,537	27,832,496	26,035,041
2008-2009	60,611,753	28,429,415	32,182,338
2009-2010	116,156,363	25,527,163	90,629,200
2010-2011	116,353,829	23,828,071	92,525,758
2011-2012	120,589,108	23,210,946	97,378,162
2012-2013	126,136,207	23,049,722	103,086,485
2013-2014	133,616,084	25,359,739	108,256,345
2014-2015	150,318,095	26,381,439	123,936,656
2015-2016	157,984,318	28,281,716	129,702,602
2016-2017	167,131,610	30,377,348	136,754,262
2017-2018	182,541,144	31,615,591	150,925,553
2018-2019	189,861,044	32,080,601	157,780,443
2019-2020	206,254,226	31,976,235	174,277,991
2020-2021	194,332,732	37,205,993	157,126,739
2021-2022	194,332,732	37,205,993	157,126,739
2022-2023	226,941,764	40,737,252	186,204,512
2023-2024	227,940,308	41,027,110	186,913,198
2024-2025	228,122,660	43,630,315	184,492,345



Appropriations Setting Limit Methodology

FY 2023-2024 Appropriations Limit	\$227,940,308
Percentage Change in Non-Residential Construction	5.73%
Percentage Change in Sutter County Population January 2023 to January 2024	1.90%
FY 2023-2024 Appropriations Limit Adjustment Factor <i>times (0.0008)</i> . (1.0002 x 1.0006)	
City of Yuba City FY 2024-2025 Appropriations Limit	\$228,122,660
Appropriations Subject to Limitation FY 2024-2025	\$43,630,315
Difference	\$184,492,345

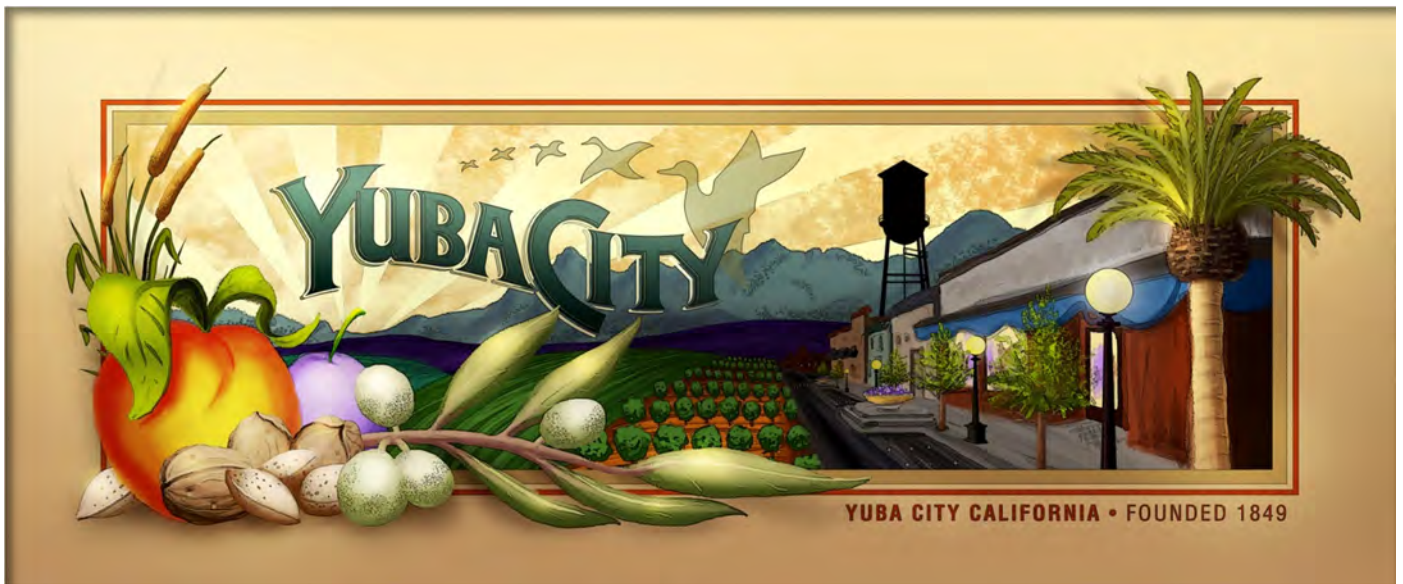
CIP Funding Summary-Proposed New Funding

No.	Title	General	TDA	S&R	DIF	Water	Wastewater	Other	Totals
General		82,000	-	10,000	-	10,000	10,000	2,886,000	2,998,000
16	442 B St Environmental Assessment							2,086,000	2,086,000
21	Fleet Master Plan	30,000		10,000		10,000	10,000	-	60,000
1023	City Hall Improvements	30,000							30,000
1072	Property Abatement								-
1080	General Plan Implementation and Future Update							300,000	300,000
1283	Citywide Accela	22,000							22,000
1313	ERP/HR/Payroll/Utility Billing Upgrade							500,000	500,000
Safety		275,000	-	-	-	-	-	-	275,000
1236	Fire Station No. 2 Remodel	-							-
1237	Fire Station Repair and Renovation	240,000							240,000
1278	Police Dept. Evidence Storage Building	-							-
1280	Fire Station No. 4 Training Grounds	35,000							35,000
Community Service		355,000	-	-	-	-	-	-	355,000
15	Veterans Park Replacement	20,000							20,000
1127	Capital Repl. Program Gauche Aquatic Park	40,000							40,000
1222	Annual Playground Replacement	165,000							165,000
1259	Well Installations & Upgrades	100,000							100,000
1287	Senior Center Building Repairs	10,000							10,000
1300	Sam Brannan Improvements	20,000							20,000
Facilities		140,000	-	40,000	-	20,000	125,000	-	325,000
1028	Improvements to Buildings and Grounds	115,000		15,000		20,000	125,000		275,000
1209	Union Pacific Railroad Property Acquisition	25,000		25,000					50,000
Streets		35,000	1,468,000	3,372,000	1,205,000	1,720,000	56,000	629,000	8,485,000
1	Active Transportation Plan			39,000				299,000	338,000
4	Shasta and Alturas Bus Stop Improvements			100,000				100,000	200,000
5	Sidewalk Inspection Repair		140,000						140,000
7	Garden Hwy Improvements			282,000				64,000	346,000
9	Tharp Road Improvements			25,000					25,000
11	Bird St. and Market St. Safety Improvements			42,000				41,000	83,000
17	El Margarita and SR-20 Safety Improvements			50,000					50,000
18	Bogue Rd - State Route 99 Intersection Improv				670,000				670,000
20	Levee Crossing Inspections			138,000		161,000	36,000		335,000
1025	Drainage Improvements		(367,000)	100,000					(267,000)
1027	Traffic Signals		245,000						245,000
1051	Road Rehabilitation		(150,000)						(150,000)
1188	Stormwater Management Program	35,000		35,000		20,000	20,000		110,000
1190	Pavement Management System			30,000					30,000
1213	Residential Road Rehabilitation			500,000					500,000
1220	ADA Public Facilities Sidewalk Improvements							125,000	125,000
1243	Bridge Street Utility Undergrounding			10,000					10,000
1255	Road Maintenance and Rehab (RMRA)			1,796,000					1,796,000
1295	Bogue Rd - State Route 99 to Railroad Ave		1,545,000		535,000	1,539,000			3,619,000
1296	Prop 1 IRWM - Gilsizer North Denton Basin Improv		30,000						30,000
1297	Prop 1 IRWM - Lincoln Road Trash Capture Project		25,000						25,000
1302	Walton Ave Improvements			225,000					225,000

Water	-	-	-	-	2,700,000	400,000	749,157	3,849,157
2 Water Planning					100,000			100,000
10 Utility Billing System Conversion					400,000	400,000		800,000
1092 Water Line Ext Proj & Distribution Piping Enhancement					300,000			300,000
1093 Replacement and Major Maintenance of Water Lines					300,000			300,000
1094 Replace Water Service and Water Meter					150,000			150,000
1096 Water Storage Rehabilitation					250,000			250,000
1227 Recurring WTP & Satellite Facility Maintenance					500,000			500,000
1258 Barry School Water Transmission Line							749,157	749,157
1289 Membrane Replacement					200,000			200,000
1325 WTP Basin Improvements					500,000			500,000
Wastewater	-	-	-	-	-	3,200,000	-	3,200,000
3 WWTF Reactor Improvements						250,000		250,000
8 Systemwide Odor Control						250,000		250,000
6 Wastewater Planning						100,000		100,000
1103 Recurring Plant Projects						250,000		250,000
1104 Recurring Collection or Rehabilitation System Project						500,000		500,000
1105 Lift Station Improvements						100,000		100,000
1116 Secondary Clarifier Improvements						650,000		650,000
1156 New Outfall and River Levee Crossing Replacements						150,000		150,000
1196 Rehabilitation of the West Chlorine Contact Basin						250,000		250,000
1290 Third Anaerobic Digester						400,000		400,000
1304 Temporary Discharge Point 003						100,000		100,000
1329 Septage Hauler Station						200,000		200,000
Totals	887,000	1,468,000	3,422,000	1,205,000	4,450,000	3,791,000	4,264,157	19,487,157

ATTACHMENT 5

City of Yuba City Capital Improvement Project Budget FY 2024-2029



Proposed

City of Yuba City
Summary of Capital Improvement Program Projects
Current General Projects

Account	Project Name	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
16	442 B Street Environmental Assessment		2,086,000					2,086,000
21	Fleet Master Plan		60,000					60,000
1072	Property Abatement	130,000						130,000
1080	General Plan Implementation and Future Update	910,000	300,000	175,000	175,000	175,000	175,000	1,910,000
1283	Citywide Accela/Technology Funding	70,000	22,000					92,000
1292	Citywide IT System Modernization	20,000						20,000
1294	City Welcome Signs	126,000						126,000
1313	ERP/HR/Payroll/Utility Billing Upgrade	1,000,000	500,000	75,000	75,000			1,650,000
		\$2,256,000	\$2,968,000	\$250,000	\$250,000	\$175,000	\$175,000	\$6,074,000

Sources of Funds	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
General	1,046,000	52,000	175,000	175,000	175,000	175,000	1,798,000
Transportation Development Act							
Streets and Roads		10,000					10,000
DIF							
Federal Grant	1,020,000	500,000	75,000	75,000			1,670,000
SRF	190,000	2,386,000					2,576,000
CDBG							
Water		10,000					10,000
Wastewater		10,000					10,000
Other							
	\$2,256,000	\$2,968,000	\$250,000	\$250,000	\$175,000	\$175,000	\$6,074,000

General

Project Name	442 B Street Environmental Assessment	Project Number	16
Est. Start Date	05/01/2024	Lead Department	Development Services
Est. Completion	01/31/2026	Project Manager	Ben Moody
Scope	To develop Environmental Assessment and an approved cleanup workplan for 442 B Street including; community engagement, investigative-workplan, implementation, testing, and pilot study.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction									
65502 Design/ Engineering			1,185,000					1,185,000	
65503 Const/Admin Cost			901,000					901,000	
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$2,086,000					\$2,086,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF			2,086,000						
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total			\$2,086,000						

Annual Impact on Operating Budget

Personnel	-	Note: City received grant from CA Dept of Toxic Substance Control in the amount of \$2,086,000 for the Equitable Community Revitalization Grant to complete a complete Environmental Assesment at 442 B Street
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

General

Project Name	Fleet Master Plan	Project Number	21
Est. Start Date	July 2024	Lead Department	Public Works
Est. Completion	December 2026	Project Manager	Ben Moody
Scope	Provides funding to prepare a master planning document for the Fleet Division, including consideration of potential new Public Safety coverage areas and eventual conversion of City vehicles to electrical power.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction			60,000					60,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total				\$60,000					\$60,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General			30,000					30,000	
(91)	Trans. Devel. Act									
(92)	Streets and Roads			10,000					10,000	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water			10,000					10,000	
(98)	Wastewater			10,000					10,000	
	Other									
Annual Funding Total				\$60,000					\$60,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

FY 24/25 funding includes staff time to develop scope, prepare and issue a request for proposal, and research/apply for potential grant funding.

General

Project Name	Property Abatement	Project Number	1072
Est. Start Date	October 2008	Lead Department	Development Services
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Provides funding for citywide abatement efforts.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction									
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense	230,000	130,000						130,000	
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$230,000	\$130,000						\$130,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	230,000	40,000						40,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF		90,000						90,000	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$230,000	\$130,000						\$130,000	

Annual Impact on Operating Budget

Personnel	6,500	
Supplies	-	
Services	-	
Capital	-	Increase annual funding to maintain city-wide clean up and property abatement; including site-securing for fire damaged buildings.
Other	-	
Total Impact	6,500	

General

Project Name	General Plan Implementation and Future Update	Project Number	1080
Est. Start Date	Ongoing	Lead Department	Development Services
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Provides funds to implement Yuba City's General Plan, Housing Element, SOI expansion, Annexation processes, supporting studies, and a community visioning process.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction									
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense	728,000	910,000	300,000	175,000	175,000	175,000	175,000	1,910,000	
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$728,000	\$910,000	\$300,000	\$175,000	\$175,000	\$175,000	\$175,000	\$1,910,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	728,000	910,000		175,000	175,000	175,000	175,000	1,610,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF			300,000					300,000	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$728,000	\$910,000	\$300,000	\$175,000	\$175,000	\$175,000	\$175,000	\$1,910,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	\$300k LEAP grant for zoning code
Other	-	update and \$175k annual allocation for
		comprehensive General Plan update
Total Impact	-	

General

Project Name	Citywide Accela/Technology Funding	Project Number	1283
Est. Start Date	July 2021	Lead Department	Development Services
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Install, upgrade, and maintain various software including; Accela, yc311, CivicPlus, Pentamation etc. for City-specific needs.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction									
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense	10,000	70,000	22,000					92,000	
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$10,000	\$70,000	\$22,000					\$92,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	10,000	70,000	22,000					92,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$10,000	\$70,000	\$22,000					\$92,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	Development Services received \$60k
Other	-	grant funding from the state CEC Grant
Total Impact	-	to implement solar permitting
		automation. Coordinating work to
		migrate Pentamation data into Accela.

General

Project Name	Citywide IT System Modernization	Project Number	1292
Est. Start Date	July 2022	Lead Department	Information Technology
Est. Completion	June 2025	Project Manager	Brian Hansen
Scope	Modernize the City's IT cybersecurity infrastructure and systems to protect against malicious attacks on the City.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	232,476	20,000						20,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$232,476	\$20,000						\$20,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant	232,476	20,000						20,000	
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$232,476	\$20,000						\$20,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

General

Project Name	City Welcome Signs	Project Number	1294
Est. Start Date	November 2021	Lead Department	Public Works
Est. Completion	December 2024	Project Manager	Ben Moody
Scope	Update City welcome signs on Highways 20 and 99.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	27,200	126,000						126,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$27,200	\$126,000						\$126,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General	27,200	26,000						26,000	
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF		100,000						100,000	
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$27,200	\$126,000						\$126,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	State funding consists of Community
Other	-	Design Grant Funding from SACOG
Total Impact	-	

General

Project Name ERP/HR/Payroll/Utility Billing Upgrade**Project Number** 1313**Est. Start Date** July 2022**Lead Department** Information Technology**Est. Completion** June 2025**Project Manager** Brian Hansen

Scope Replace existing Finance, HR, Payroll and Utility Billing software with modern software emphasizing on ease of use, customizable, enhanced capabilities, and modern interface that is more approachable for the next generation of City employees. Funded by ARPA.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	94,000	1,000,000	500,000	75,000	75,000			1,650,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$94,000	\$1,000,000	\$500,000	\$75,000	\$75,000			\$1,650,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant	94,000	1,000,000	500,000	75,000	75,000			1,650,000	
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$94,000	\$1,000,000	\$500,000	\$75,000	\$75,000			\$1,650,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	the GF will cover additional staffing; the
Other	-	ISF will cover additional purchase cost.
Total Impact	-	

City of Yuba City
Summary of Capital Improvement Program Projects
Current Facilities Projects

Account	Project Name	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
1023	City Hall Improvements	242,000	30,000	150,000	150,000	150,000	150,000	872,000
1028	Improvements to Buildings and Grounds	273,000	275,000	200,000	200,000	200,000	200,000	1,348,000
1209	Union Pacific Railroad Property Acquisition	7,000	25,000					32,000
		\$522,000	\$330,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,252,000

Sources of Funds	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
General	191,000	170,000	350,000	350,000	350,000	350,000	1,761,000
Transportation Development Act	3,000						3,000
Streets and Roads	12,000	15,000					27,000
DIF	27,000						27,000
Federal Grant	234,000						234,000
SRF							
CDBG							
Water		20,000					20,000
Wastewater	55,000	125,000					180,000
Other							
		\$522,000	\$330,000	\$350,000	\$350,000	\$350,000	\$2,252,000

Facilities

Project Name	City Hall Improvements	Project Number	1023
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Provides funds for upgrades, modifications and improvements of the City Hall facility and equipment.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	931,000	242,000	30,000	150,000	150,000	150,000	150,000	872,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$931,000	\$242,000	\$30,000	\$150,000	\$150,000	\$150,000	\$150,000	\$872,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	829,000	8,000	30,000	150,000	150,000	150,000	150,000	638,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant	12,000	234,000						234,000	
(95) SRF									
(96) CDBG	90,000								
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$931,000	\$242,000	\$30,000	\$150,000	\$150,000	\$150,000	\$150,000	\$872,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	(1,000)	
Capital	-	Minimized Maintenance
Other	-	
Total Impact	(1,000)	

Projects

FY 24/25 Main entry door replacement.
FY 23/24 Council Chambers roof repair and metal capping (\$35k).
FY 24/25 Restroom partition replacement (\$15k).
FY 24/25 Council seating rehab (\$21k).
FY 24/25 Cabinet upgrades (\$60k).
Federal funds are for Council Chambers security improvements

Facilities

Project Name Improvements to Buildings and Grounds

Project Number 1028

Est. Start Date Ongoing

Lead Department Public Works

Est. Completion Ongoing

Project Manager Ben Moody

Scope Provides funds to maintain and improve various City Facilities.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	1,589,000	273,000	275,000	200,000	200,000	200,000	200,000	1,348,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$1,589,000	\$273,000	\$275,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,348,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General	1,174,000	183,000	115,000	200,000	200,000	200,000	200,000	1,098,000	
(91)	Trans. Devel. Act									
(92)	Streets and Roads	82,000	8,000	15,000					23,000	
(93)	DIF	92,000	27,000						27,000	
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water	123,000		20,000					20,000	
(98)	Wastewater	118,000	55,000	125,000					180,000	
	Other									
Annual Funding Total		\$1,589,000	\$273,000	\$275,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,348,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	5,000	
Capital	-	\$5,000 for maintenance and repair
Other	-	needs.
Total Impact	5,000	

Projects

FY 23/24 Repair Corp Yard Elevator (\$125K)
FY 24/25 Corp Yard roof and in-wall gutter repairs (\$80k), floor coating (\$25k)
FY 24/25 WWTF Lab floor coating (\$60k), Lab roof repair (\$25k)
FY 24/25 WWTF Lab cabinet/countertop replacement (\$75k)
FY 24/25 Madden House roof replacement (\$60k), dry not repair/painting (\$110k)
FY 24/25 Madden House fencing (\$50k)

Facilities

Project Name	Union Pacific Railroad Property Acquisition	Project Number	1209
Est. Start Date	July 2015	Lead Department	Public Works
Est. Completion	June 2024	Project Manager	Josh Wolffe
Scope	Provides funds for Right-of-Way acquisition, professional costs, and costs associated with pursuing grants, which may lead to the acquisition of the Union Pacific Railroad properties throughout the City.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	26,000	7,000	25,000					32,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense	25,000								
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$51,000	\$7,000	\$25,000					\$32,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	36,000		25,000					25,000	
(91) Trans. Devel. Act		3,000						3,000	
(92) Streets and Roads	15,000	4,000						4,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$51,000	\$7,000	\$25,000					\$32,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

City of Yuba City
Summary of Capital Improvement Program Projects
Current Community Services Projects

Account	Project Name	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
15	Veterans Park Replacement		20,000					20,000
1127	Capital Repl. Prog - Gauche Aquatic Park	141,824	40,000	40,000	40,000	40,000	40,000	341,824
1222	Annual Playground Replacement		165,000	165,000	165,000	165,000	165,000	825,000
1259	Well Installations & Upgrades	92,386	100,000	100,000	100,000	100,000	100,000	592,386
1268	Plumas Street Improvements	1,475,000						1,475,000
1287	Senior Center Building Repairs	277,462	10,000	10,000	10,000	10,000	10,000	327,462
1300	Sam Brannan Improvements	12,409	20,000	20,000	20,000	20,000	20,000	112,409
		\$1,999,081	\$355,000	\$335,000	\$335,000	\$335,000	\$335,000	\$3,694,081

Sources of Funds	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
General	524,081	355,000	335,000	335,000	335,000	335,000	2,219,081
Transportation Development Act							
Streets and Roads							
DIF							
Federal Grant							
SRF	1,385,000						1,385,000
CDBG							
Water	90,000						90,000
Wastewater							
Other							
		\$1,999,081	\$355,000	\$335,000	\$335,000	\$335,000	\$3,694,081

Community Services

Project Name	Veterans Park Replacement	Project Number	15
Est. Start Date	July 2024	Lead Department	Community Services
Est. Completion	December 2024	Project Manager	Ernesto Hernandez
Scope	Includes a new 36"x36" bronze plaque with installation, new electrical and lighting, and vandalism prevention for the monument, flag, and for a new flag pole.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			20,000					20,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$20,000					\$20,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General			20,000					20,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total			\$20,000					\$20,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-



Community Services

Project Name Capital Repl. Prog - Gauche Aquatic Park

Project Number 1127

Est. Start Date July 2010

Lead Department Community Services

Est. Completion Ongoing

Project Manager Ann Gillen

Scope Funding is needed to maintain the equipment and facility that serves the 30,000 participants that attend Gauche Aquatic Park in the summer. This also provides funds to create a reserve fund for capital item repair and replacement at the Gauche Aquatic Park that is difficult to anticipate, i.e. deck repairs, slide replacement, pool resurfacing, shade sail replacement and water play feature repair and replacement.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	75,604	141,824	40,000	40,000	40,000	40,000	40,000	341,824	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$75,604	\$141,824	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$341,824	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	75,604	141,824	40,000	40,000	40,000	40,000	40,000	341,824	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$75,604	\$141,824	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$341,824	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	(2,000)	
Capital	-	Minimized Maintenance
Other	-	
Total Impact	-	



Community Services

Project Name	Annual Playground Replacement	Project Number	1222
Est. Start Date	November 2016	Lead Department	Community Services
Est. Completion	On going	Project Manager	Ernesto Hernandez
Scope	The average life of a playstructure is 20 years. The next park to be replaced will be Bogue Park.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	156,052		165,000	165,000	165,000	165,000	165,000	825,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$156,052		\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$825,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General			165,000	165,000	165,000	165,000	165,000	825,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG	156,052								
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$156,052		\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$825,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	(2,000)
Capital	-
Other	-
Total Impact	(2,000)

Projects

Bogue Park Replace 25/26 \$130,000
Hillcrest Park Replace 26/27 \$260,000

Community Services

Project Name Well Installations & Upgrades**Project Number** 1259**Est. Start Date** July 2022**Lead Department** Community Services**Est. Completion** On going**Project Manager** Ernesto Hernandez

Scope Provides funds to install and replace existing wells in Yuba City Parks. Wells will reduce domestic water usage and cost. Currently the Parks Department is spending \$128,000 per year to irrigate parks with domestic water.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	107,625	92,386	100,000	100,000	100,000	100,000	100,000	592,386	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$107,625	\$92,386	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$592,386	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General	107,625	92,386	100,000	100,000	100,000	100,000	100,000	592,386	
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$107,625	\$92,386	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$592,386	

Annual Impact on Operating Budget

Personnel	-	
Supplies	16,500	
Services	-	
Capital	-	
Other	(20,000)	Will reduce water by approximately (\$20,000) per well per year.
Total Impact	(3,500)	

Projects

Greenwood \$100,000 FY 24/25
Shanghai Bend \$100,000 FY 25/26
Kingwood Park \$100,000 FY 26/27

Community Services

Project Name	Plumas Street Improvements	Project Number	1268
Est. Start Date	July 2019	Lead Department	Public Works
Est. Completion	June 2024	Project Manager	Josh Wolffe
Scope	Various restoration and improvements to Plumas Street Historic District.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	851,000	1,475,000						1,475,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$851,000	\$1,475,000						\$1,475,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF	851,000	1,385,000						1,385,000	
(96) CDBG									
(97) Water		90,000						90,000	
(98) Wastewater									
Other									
Annual Funding Total	\$851,000	\$1,475,000						\$1,475,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	State funds are Caltrans Clean
Other	-	California grant funds.
Total Impact	-	

Community Services

Project Name Senior Center Building Repairs**Project Number** 1287**Est. Start Date** July 2022**Lead Department** Community Services**Est. Completion** Ongoing**Project Manager** Anthony Brunson

Scope Funding to repair dry rot and water intrusion issues in the facility. The work will include structural repairs of dry rot damage and stucco work to address large cracks in the stucco and the lack of a weep screed along the bottom of the walls, resulting in water intrusion. The entire facility will also be re-modernized inside.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	94,000	277,462	10,000	10,000	10,000	10,000	10,000	327,462	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$94,000	\$277,462	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$327,462	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General	35,000	277,462	10,000	10,000	10,000	10,000	10,000	327,462	
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG	59,000								
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$94,000	\$277,462	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$327,462	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Community Services

Project Name	Sam Brannan Improvements	Project Number	1300
Est. Start Date	September 2022	Lead Department	Community Services
Est. Completion	Ongoing	Project Manager	Tim Bybee
Scope	Create a reserve to manage the maintenance and repair of the pickleball surfacing, skate park, lighting, and picnic areas at Sam Brannan Park.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	15,190	12,409	20,000	20,000	20,000	20,000	20,000	112,409	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$15,190	\$12,409	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$112,409	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	15,190	12,409	20,000	20,000	20,000	20,000	20,000	112,409	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$15,190	\$12,409	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$112,409	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-



City of Yuba City
Summary of Capital Improvement Program Projects
Current Public Safety Projects

Account	Project Name	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
1236	Fire Station No.2 Remodel	1,073,469						1,073,469
1237	Fire Station Repair and Renovation	85,000	240,000					325,000
1278	Police Dept Evidence Storage Building	770,000						770,000
1280	Fire Station No.4 Training Grounds	15,460	35,000					50,460
1288	Firefighter Cancer Prevention Initiative - Proper St	43,029						43,029
		\$1,986,958	\$275,000					\$2,261,958

Sources of Funds	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
General	1,404,929	275,000					1,679,929
Transportation Development Act							
Streets and Roads							
DIF							
Federal Grant	539,000						539,000
SRF							
CDBG	43,029						43,029
Water							
Wastewater							
Other							
		\$1,986,958	\$275,000				\$2,261,958

Public Safety

Project Name Fire Station No.2 Remodel**Project Number** 1236**Est. Start Date** July 2021**Lead Department** Fire Department**Est. Completion** June 2023**Project Manager** Jesse Alexander

Scope Funding for the addition of a dorm area and remodel Fire Station No.2. This phase will complete the final phase of the renovation. Current funding is anticipated to fall short of necessary funds needed to complete the project due to rising costs of construction. Modification desires include bathroom and dorm upgrades.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	195,000	1,073,469						1,073,469	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$195,000	\$1,073,469						\$1,073,469	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General	195,000	1,073,469						1,073,469	
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$195,000	\$1,073,469						\$1,073,469	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

Dorm Remodel

Public Safety

Project Name	Fire Station Repair and Renovation	Project Number	1237
Est. Start Date	July 2020	Lead Department	Fire Department
Est. Completion	Ongoing	Project Manager	Jesse Alexander
Scope	Provide funding for various repair & renovation projects at the City's Fire Stations and Administration Building.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	653,058	85,000	240,000					325,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$653,058	\$85,000	\$240,000					\$325,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	653,058	85,000	240,000					325,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$653,058	\$85,000	\$240,000					\$325,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

Fire Admin - New Carpet Offices
Station 1 Bathrooms
Station 3 kitchen update
Replace 4 bay doors at stations
Station 3 replace Generator

Public Safety

Project Name Police Dept Evidence Storage Building**Project Number** 1278**Est. Start Date** July 2023**Lead Department** Public Works**Est. Completion** September 2024**Project Manager** Brian Baker**Scope** Provides funding for the construction of a building to handle unmet evidence and bulk storage needs at the Police Department.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	78,000	770,000						770,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$78,000	\$770,000						\$770,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	13,000	231,000						231,000	
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant	65,000	539,000						539,000	
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$78,000	\$770,000						\$770,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	600	
Capital	-	Federal funding is provided by H.R. 1319 ARPA monies.
Other	-	
Total Impact	600	



Public Safety

Project Name	Fire Station No.4 Training Grounds	Project Number	1280
Est. Start Date	July 2021	Lead Department	Fire Department
Est. Completion	June 2024	Project Manager	Jesse Alexander

Scope The fenced in training grounds will host two required ISO components (enhanced burn building and training tower) and offer realistic and versatile training that will benefit both YCFD/YCPD personnel. The toughness, versatility and easy customization of Connex Boxes, coupled with a high strength steel drill tower, will provide a cost effective mechanism for basic and advanced level training that match a growing training program.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	194,695	15,460	35,000					50,460	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$194,695	\$15,460	\$35,000					\$50,460	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General	194,695	15,460	35,000					50,460	
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$194,695	\$15,460	\$35,000					\$50,460	

Annual Impact on Operating Budget

Personnel	-	
Supplies	1,000	
Services	-	
Capital	-	Maintenance
Other	-	
Total Impact	1,000	

Projects

Roof & forcible entry props

Public Safety

Project Name Firefighter Cancer Prevention Initiative - Proper Storage of PPE**Project Number** 1288**Est. Start Date** July 2021**Lead Department** Fire Department**Est. Completion** June 2023**Project Manager** Ali Williams**Scope** To purchase a TUFF-SHED type building for Station 7 for exterior storage of PPE. Project includes wiring for plumbing/electricity, ventilation installation, and shelving for each shed.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	26,693	43,029						43,029	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$26,693	\$43,029						\$43,029	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG	26,693	43,029						43,029	
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$26,693	\$43,029						\$43,029	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

Purchase of Storage Shed for Proper PPE Storage

City of Yuba City
Summary of Capital Improvement Program Projects
Current Streets Projects

Account	Project Name	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
1	Active Transportation Plan		338,000					338,000
4	Shasta and Alturas Bus Stop Improvements		200,000					200,000
5	Sidewalk Inspection and Repair		140,000	150,000	150,000	150,000	150,000	740,000
7	Garden Highway Improvements		346,000	648,000	3,903,000			4,897,000
9	Tharp Road Improvements		25,000	125,000				150,000
11	Bird St. and Market St. Safety Improvements		83,000	200,000				283,000
17	El Margarita and SR-20 Safety Improvements		50,000					50,000
18	Bogue Road - State Route 99 Intersection Improv		670,000			4,353,000		5,023,000
20	Levee Crossing Inspections		335,000	40,000	40,000	40,000	40,000	495,000
1024	Striping and Marking	392,000			150,000	150,000	150,000	842,000
1025	Drainage Improvements	539,000	(267,000)	100,000	100,000	100,000	100,000	672,000
1027	Traffic Signals	277,000	245,000	245,000	50,000	50,000	50,000	917,000
1051	Road Rehabilitation	1,521,000	(150,000)	1,000,000	1,000,000	1,000,000	1,000,000	5,371,000
1069	Tuly Parkway - Queens Ave Extension	1,407,000						1,407,000
1180	Consolidated Streetlight District-Acquisition and C	823,000						823,000
1188	Stormwater Management Program	70,000	110,000	110,000	110,000	110,000	110,000	620,000
1190	Pavement Management System	125,000	30,000	25,000	25,000	25,000		230,000
1213	Residential Road Rehabilitation	1,385,000	500,000	500,000	500,000	500,000	500,000	3,885,000
1220	ADA Public Facilities Sidewalk Improvements	484,000	125,000	210,000	210,000	210,000	210,000	1,449,000
1241	Center Bore Street Light Pole Replacement Proje	100,000						100,000
1243	Bridge Street Utility Undergrounding	162,000	10,000					172,000
1255	Road Maintenance and Rehab. Account (RMRA)	3,564,000	1,796,000	1,850,000	1,905,000	1,963,000	2,022,000	13,100,000
1266	Sutter Bike Path Gap Closure	2,062,000						2,062,000
1276	Bridge Street Reconstruction Development Phase							
1295	Bogue Road Improvements - State Route 99 to R	3,418,641	3,619,000	5,315,000				12,352,641
1296	Prop 1 IRWM - Gilsizer North Detention Basin Im		30,000					30,000
1297	Prop 1 IRWM - Lincoln Road Trash Capture Proje	445,000	25,000					470,000
1301	Butte House Road Community Design Improvem	590,000						590,000
1302	Walton Avenue Improvements	5,092,000	225,000	225,000				5,542,000
1314	Citywide Signal Hardware Upgrades	569,400						569,400
1315	Roadway Safety Signing Audit and Upgrades	1,509,000						1,509,000
1316	Pedestrian Safety Crosswalk Upgrades	184,000						184,000
1317	SHS Signal Hardware Upgrades	510,000						510,000
1319	EV Charging Stations	258,000						258,000
1322	Yuba-Sutter Regional Safety Action Plan	62,000						62,000
1323	Stabler Ln - Pease Rd Intersection Improvement	60,000		270,000				330,000

City of Yuba City
Summary of Capital Improvement Program Projects
Current Streets Projects

\$25,609,041	\$8,485,000	\$11,013,000	\$8,143,000	\$8,651,000	\$4,332,000	\$66,233,041
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Sources of Funds	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
General	(9,000)	35,000	35,000	35,000	35,000	35,000	166,000
Transportation Development Act	3,421,200	1,468,000	1,395,000	1,350,000	1,350,000	1,350,000	10,334,200
Streets and Roads	7,645,000	3,372,000	8,212,000	2,588,000	6,999,000	2,680,000	31,496,000
DIF	878,602	1,205,000					2,083,602
Federal Grant	8,161,039						8,161,039
SRF	3,227,200	363,000	365,000	3,903,000			7,858,200
CDBG	190,000	125,000	210,000	210,000	210,000	210,000	1,155,000
Water	21,000	1,720,000	31,000	31,000	31,000	31,000	1,865,000
Wastewater	1,524,000	56,000	765,000	26,000	26,000	26,000	2,423,000
Other	823,000	141,000					964,000
	\$25,882,041	\$8,485,000	\$11,013,000	\$8,143,000	\$8,651,000	\$4,332,000	\$66,506,041

Streets

Project Name	Active Transportation Plan	Project Number	1
Est. Start Date	March 2024	Lead Department	Public Works
Est. Completion	April 2026	Project Manager	Fabiola Vazquez
Scope	Development of an Active Transportation Plan to identify needs and improve mobility for bicyclists, pedestrians, disabled individuals, and for the public transit system.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			338,000					338,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$338,000					\$338,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads			39,000					39,000	
(93) DIF									
(94) Federal Grant									
(95) SRF			299,000					299,000	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total			\$338,000					\$338,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	State funds are from the Caltrans
Other	-	Sustainable Transportation Planning
		Grant program
Total Impact	-	

Streets

Project Name	Shasta and Alturas Bus Stop Improvements	Project Number	4
Est. Start Date	July 2024	Lead Department	Public Works
Est. Completion	December 2024	Project Manager	Josh Wolffe
Scope	Removal and replacement of existing failed roadway adjacent to the Shasta & Alturas intersection/bus stop.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			200,000					200,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$200,000					\$200,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads			100,000					100,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other			100,000					100,000	
Annual Funding Total			\$200,000					\$200,000	

Annual Impact on Operating Budget		
Personnel	-	Other funding is reimbursement from Yuba-Sutter Transit
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Streets

Project Name	Sidewalk Inspection and Repair	Project Number	5
Est. Start Date	July 2024	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Josh Wolffe
Scope	This project will fund ongoing inspection of sidewalks, and sidewalk non-ADA-compliance repairs throughout the City.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction			140,000	150,000	150,000	150,000	150,000	740,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total				\$140,000	\$150,000	\$150,000	\$150,000	\$150,000	\$740,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act			140,000	150,000	150,000	150,000	150,000	740,000	
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total				\$140,000	\$150,000	\$150,000	\$150,000	\$150,000	\$740,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name Garden Highway Improvements**Project Number** 7**Est. Start Date** July 2024**Lead Department** Public Works**Est. Completion** December 2027**Project Manager** Josh Wolffe**Scope** Full depth reclamation of Garden Highway, between Bogue Road and Lincoln Road. Work will also include striping, ADA ramp improvements, and traffic signal upgrades.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			346,000	648,000	3,903,000			4,897,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$346,000	\$648,000	\$3,903,000			\$4,897,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads			282,000	283,000				565,000	
(93) DIF									
(94) Federal Grant									
(95) SRF			64,000	365,000	3,903,000			4,332,000	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total			\$346,000	\$648,000	\$3,903,000			\$4,897,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name Tharp Road Improvements**Project Number** 9**Est. Start Date** July 2024**Lead Department** Public Works**Est. Completion** December 2025**Project Manager** Fabiola Vazquez

Scope Tharp Rd, north of State Route 20. Various improvements to reduce congestion and improve vehicle safety. Work will be phased. Phase 1 will include new striping and signage to help with traffic flow. Phase 2 will include relocating the center median easterly to allow for a second southbound through lane.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			25,000	125,000				150,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$25,000	\$125,000				\$150,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads			25,000	125,000				150,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total			\$25,000	\$125,000				\$150,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

Striping and Signage Improvements (FY 24-25)

Median relocation (FY 25-26)

Streets

Project Name Bird St. and Market St. Safety Improvements**Project Number** 11**Est. Start Date** July 2024**Lead Department** Public Works**Est. Completion** June 2026**Project Manager** Josh Wolffe

Scope Pedestrian improvements at the intersection of Market St and Bird St. Project will be phased with the first phase installing bulbouts, striping improvements, and conduit, pull boxes, and foundations for High-Intensity Activated Crosswalk (HAWK) beacons. Phase 2 will install the HAWK beacons and pedestrian push buttons.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			83,000	200,000				283,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$83,000	\$200,000				\$283,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads			42,000	200,000				242,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other			41,000					41,000	
Annual Funding Total			\$83,000	\$200,000				\$283,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	Other funds are FRAQMD's Blue Sky
Other	-	Grant.
Total Impact	-	

Projects

Phase 1 - Bulbouts and Signal Infrastructure (FY 24-25)

Phase 2 - HAWK Beacons & Push Buttons (FY 25-26)

Streets

Project Name	El Margarita and SR-20 Safety Improvements	Project Number	17
Est. Start Date	07/01/2024	Lead Department	Public Works
Est. Completion	09/30/2025	Project Manager	Fabiola Vazquez
Scope	Safety analysis and improvements to the intersection of El Margarita Road and eastbound State Route 20.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			50,000					50,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$50,000					\$50,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads			50,000					50,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total			\$50,000					\$50,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name Bogue Road - State Route 99 Intersection Improvements**Project Number** 18**Est. Start Date** July 2024**Lead Department** Public Works**Est. Completion** December 2028**Project Manager** Ben Moody**Scope** Construction of dual, 500-foot long southbound left-turn lanes on State Route 99 at Bogue Road, a dedicated right-turn lane on westbound Bogue Road at State Route 99, and related traffic signal modifications.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction						3,783,000		3,783,000	
65502 Design/ Engineering			670,000					670,000	
65503 Const/Admin Cost						570,000		570,000	
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$670,000			\$4,353,000		\$5,023,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads						4,353,000		4,353,000	
(93) DIF			670,000					670,000	
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total			\$670,000			\$4,353,000		\$5,023,000	

Annual Impact on Operating Budget	Funding
Personnel	- Existing Customers 0.00%
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name	Levee Crossing Inspections	Project Number	20
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Provides funding to test and inspect all City pipeline crossings of the Feather River West Levee every 5 years in accordance with US Army Corps of Engineers requirements for maintaining levee flood protection certification.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			335,000	40,000	40,000	40,000	40,000	495,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$335,000	\$40,000	\$40,000	\$40,000	\$40,000	\$495,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads			138,000	23,000	23,000	23,000	23,000	230,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water			161,000	11,000	11,000	11,000	11,000	205,000	
(98) Wastewater			36,000	6,000	6,000	6,000	6,000	60,000	
Other									
Annual Funding Total			\$335,000	\$40,000	\$40,000	\$40,000	\$40,000	\$495,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	FY 24/25 includes testing/inspection in
Other	-	Year 1 and 1/5 of estimated
		testing/inspection in Year 5.
Total Impact	-	

Projects

FY 24/25 Prep raw water lines for testing/inspection

FY 24/25 Test/inspect all storm drain, raw water, and wastewater crossings

FY 29/30 Test/inspect all storm drain, raw water, and wastewater crossings

Streets

Project Name	Striping and Marking	Project Number	1024
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Fabiola Vazquez
Scope	Provides funds for the striping and marking of various City streets throughout the community.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	1,660,000	392,000			150,000	150,000	150,000	842,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency	5,000								
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$1,665,000	\$392,000			\$150,000	\$150,000	\$150,000	\$842,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act	575,000	392,000			150,000	150,000	150,000	842,000	
(92)	Streets and Roads	1,090,000								
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$1,665,000	\$392,000			\$150,000	\$150,000	\$150,000	\$842,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

- 2024 Striping Project
- 2025 Striping Project
- 2026 Striping Project
- 2027 Striping Project
- 2028 Striping Project

Streets

Project Name	Drainage Improvements	Project Number	1025
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Provides funding to continue upgrading drainage throughout the City.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	1,861,000	539,000	(267,000)	100,000	100,000	100,000	100,000	672,000	
65502	Design/ Engineering	38,000								
65503	Const/Admin Cost	38,000								
65504	Contingency	39,000								
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$1,976,000	\$539,000	\$(267,000)	\$100,000	\$100,000	\$100,000	\$100,000	\$672,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act	131,000	367,000	(367,000)						
(92)	Streets and Roads	1,845,000	172,000	100,000	100,000	100,000	100,000	100,000	672,000	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$1,976,000	\$539,000	\$(267,000)	\$100,000	\$100,000	\$100,000	\$100,000	\$672,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	2,000
Capital	-
Other	-
Total Impact	2,000

Projects

Transfer \$367,000 in TDA funds to CIP Acct No. 1295 in FY 2024-25

Streets

Project Name	Traffic Signals	Project Number	1027
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Josh Wolffe
Scope	Provides funds for the construction of, and upgrades to, traffic signals at various City intersections.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	2,077,000	277,000	245,000	245,000	50,000	50,000	50,000	917,000	
65502 Design/ Engineering	32,000								
65503 Const/Admin Cost	81,000								
65504 Contingency	29,000								
65514 Professional Expense	36,000								
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$2,255,000	\$277,000	\$245,000	\$245,000	\$50,000	\$50,000	\$50,000	\$917,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act	219,000	277,000	245,000	245,000	50,000	50,000	50,000	917,000	
(92) Streets and Roads	598,000								
(93) DIF	1,438,000								
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$2,255,000	\$277,000	\$245,000	\$245,000	\$50,000	\$50,000	\$50,000	\$917,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	2,000
Capital	-
Other	-
Total Impact	2,000

Projects

Second St. & B St. Signal Upgrade (FY 2025-26)
Traffic Signal Upgrades-Variou Intersections

Streets

Project Name	Road Rehabilitation	Project Number	1051
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Josh Wolffe
Scope	Provides funding for the ongoing maintenance and rehabilitation of streets throughout the City.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	12,440,000	1,521,000	(150,000)	1,000,000	1,000,000	1,000,000	1,000,000	5,371,000	
65502	Design/ Engineering	154,000								
65503	Const/Admin Cost	13,000								
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$12,607,000	\$1,521,000	\$(150,000)	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,371,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act	1,297,000	1,100,000	(150,000)	1,000,000	1,000,000	1,000,000	1,000,000	4,950,000	
(92)	Streets and Roads	9,078,000	421,000						421,000	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other	2,232,000								
Annual Funding Total		\$12,607,000	\$1,521,000	\$(150,000)	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,371,000	

Annual Impact on Operating Budget

Personnel	2,000
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	2,000

Projects

2024 Resurfacing Project
2025 Resurfacing Project
2026 Resurfacing Project
Transfer \$150,000 in TDA funds to CIP account # 1295 in FY 2024-25

Streets

Project Name Tuly Parkway - Queens Ave Extension**Project Number** 1069**Est. Start Date** April 2017**Lead Department** Public Works**Est. Completion** December 2025**Project Manager** Ben Moody**Scope** Provides funds to extend Tuly Parkway and Queens Avenue north of Butte House Road and west of Blevin Road.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	686,000	1,407,000						1,407,000	
65502	Design/ Engineering	112,000								
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio	295,000								
65518	Equipment/ Furnishing									
Annual Project Total		\$1,093,000	\$1,407,000						\$1,407,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act	404,000								
(92)	Streets and Roads		731,000						731,000	
(93)	DIF	689,000	676,000						676,000	
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$1,093,000	\$1,407,000						\$1,407,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	2,000
Capital	-
Other	-
Total Impact	2,000

Streets

Project Name	Consolidated Streetlight District-Acquisition and Conversion	Project Number	1180
Est. Start Date	July 2013	Lead Department	Public Works
Est. Completion	December 2025	Project Manager	Ben Moody
Scope	Utilizes Consolidated Streetlight District funds collected by Sutter County to purchase streetlights within the district from PG&E.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		823,000						823,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing	4,000								
Annual Project Total	\$4,000	\$823,000						\$823,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other	4,000	823,000						823,000	
Annual Funding Total	\$4,000	\$823,000						\$823,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name	Stormwater Management Program	Project Number	1188
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Provides funds to implement NPDES MS4 Phase II permit requirements.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	84,000	70,000	110,000	110,000	110,000	110,000	110,000	620,000	
65502 Design/ Engineering	456,000								
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense	393,000								
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$933,000	\$70,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$620,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General	314,000	(9,000)	35,000	35,000	35,000	35,000	35,000	166,000	
(91) Trans. Devel. Act	248,000								
(92) Streets and Roads	33,000	34,000	35,000	35,000	35,000	35,000	35,000	209,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water	169,000	21,000	20,000	20,000	20,000	20,000	20,000	121,000	
(98) Wastewater	169,000	24,000	20,000	20,000	20,000	20,000	20,000	124,000	
Other									
Annual Funding Total	\$933,000	\$70,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$620,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name	Pavement Management System	Project Number	1190
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Josh Wolffe
Scope	Provides funds to collect data and update the City's pavement management system.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	5,000	125,000	30,000	25,000	25,000	25,000		230,000	
65502	Design/ Engineering	69,000								
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense	81,000								
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$155,000	\$125,000	\$30,000	\$25,000	\$25,000	\$25,000		\$230,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act	16,000								
(92)	Streets and Roads	139,000	125,000	30,000	25,000	25,000	25,000		230,000	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$155,000	\$125,000	\$30,000	\$25,000	\$25,000	\$25,000		\$230,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

- 2024 Citywide PCI Inspections
- 2026 Arterial & Collector PCI Inspections
- 2028 Citywide PCI Inspections

Streets

Project Name	Residential Road Rehabilitation	Project Number	1213
Est. Start Date	July 2015	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Fabiola Vazquez
Scope	Provides funds from Solid Waste Yuba-Sutter, franchise fees for maintenance of local streets.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	1,257,000	1,385,000	500,000	500,000	500,000	500,000	500,000	3,885,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$1,257,000	\$1,385,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,885,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads	1,257,000	1,385,000	500,000	500,000	500,000	500,000	500,000	3,885,000	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$1,257,000	\$1,385,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,885,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name	ADA Public Facilities Sidewalk Improvements	Project Number	1220
Est. Start Date	July 2014	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Fabiola Vazquez
Scope	Provides funding to construct ADA Improvements in accordance with the City's Transition Plan for the Public right-of-way.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	1,524,000	484,000	125,000	210,000	210,000	210,000	210,000	1,449,000	
65502 Design/ Engineering	81,000								
65503 Const/Admin Cost	36,000								
65504 Contingency	46,000								
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$1,687,000	\$484,000	\$125,000	\$210,000	\$210,000	\$210,000	\$210,000	\$1,449,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act	31,000	250,000						250,000	
(92) Streets and Roads	133,000	44,000						44,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG	1,523,000	190,000	125,000	210,000	210,000	210,000	210,000	1,155,000	
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$1,687,000	\$484,000	\$125,000	\$210,000	\$210,000	\$210,000	\$210,000	\$1,449,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

2024 ADA Improvements Project
2025 ADA Improvements Project

Streets

Project Name Center Bore Street Light Pole Replacement Project**Project Number** 1241**Est. Start Date** September 2017**Lead Department** Public Works**Est. Completion** Ongoing**Project Manager** Josh Wolffe**Scope** Provides funds to replace aging center bore wooden street light poles with metal poles prior to the end of their life expectancy.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		100,000						100,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total		\$100,000						\$100,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act		100,000						100,000	
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total		\$100,000						\$100,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name Bridge Street Utility Undergrounding**Project Number** 1243**Est. Start Date** July 2017**Lead Department** Public Works**Est. Completion** December 2025**Project Manager** Ben Moody**Scope** Provides funds to establish a Utility Underground District along Bridge Street from Gray Avenue to 2nd Street. Work will involve coordinating with PG&E to initiate the Rule 20A process.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	34,000	162,000	10,000					172,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$34,000	\$162,000	\$10,000					\$172,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads	34,000	1,000	10,000					11,000	
(93)	DIF		161,000						161,000	
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$34,000	\$162,000	\$10,000					\$172,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name	Road Maintenance and Rehab. Account (RMRA)	Project Number	1255
Est. Start Date	January 2018	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Josh Wolffe
Scope	Allocates SB1 fuel tax and registration revenues for various road maintenance and rehabilitation projects which are listed in the City's annual SB1 Project List.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	2,758,000	3,564,000	1,796,000	1,850,000	1,905,000	1,963,000	2,022,000	13,100,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$2,758,000	\$3,564,000	\$1,796,000	\$1,850,000	\$1,905,000	\$1,963,000	\$2,022,000	\$13,100,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads	2,758,000	3,564,000	1,796,000	1,850,000	1,905,000	1,963,000	2,022,000	13,100,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$2,758,000	\$3,564,000	\$1,796,000	\$1,850,000	\$1,905,000	\$1,963,000	\$2,022,000	\$13,100,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Projects

Bogue Road Improvements (FY 24-25)
 Lincoln Road Improvements (FY 24-25)
 Walton Avenue Improvements (FY 25-27)
 Butte House Road Improvements
 Stabler Lane Improvements

Streets

Project Name Sutter Bike Path Gap Closure**Project Number** 1266**Est. Start Date** January 2016**Lead Department** Public Works**Est. Completion** September 2024**Project Manager** Josh Wolffe**Scope** To construct a Class I bike path extension from Hooper Avenue to Harter Parkway, and a Class I shared use path on Harter Parkway from Butte House Road to State Route 20.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	286,000	2,062,000						2,062,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$286,000	\$2,062,000						\$2,062,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act	114,000	78,000						78,000	
(92)	Streets and Roads	19,000								
(93)	DIF									
(94)	Federal Grant		1,984,000							
(95)	SRF	153,000								
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$286,000	\$2,062,000							

Annual Impact on Operating Budget

Personnel	1,000	
Supplies	-	
Services	-	
Capital	-	Federal funds are Regional Surface
Other	-	Transportation/State Transportation
		Program Block Grant funds. State funds
Total Impact	1,000	are Active Transportation Program
		funds.

Streets

Project Name	Bridge Street Reconstruction Development Phase	Project Number	1276
Est. Start Date	July 2020	Lead Department	Public Works
Est. Completion	December 2025	Project Manager	Ben Moody
Scope	Provides funds to complete the environmental and design phases for roadway improvements that will support biking, walking, and increased traffic volumes on Bridge Street between State Route 99 and Gray Avenue and between Cooper Avenue and Second Street.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	200	273,000						273,000	
65502 Design/ Engineering	4,000								
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$4,200								

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act	4,200	24,000						24,000	
(92) Streets and Roads		249,000						249,000	
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$4,200	\$273,000						\$273,000	

Annual Impact on Operating Budget

Personnel	3,000
Supplies	-
Services	2,000
Capital	-
Other	-
Total Impact	5,000

Streets

Project Name	Bogue Road Improvements - State Route 99 to Railroad Avenue	Project Number	1295
Est. Start Date	November 2021	Lead Department	Public Works
Est. Completion	June 2025	Project Manager	Ben Moody
Scope	Construction of transportation and wastewater collection improvements on Bogue Road from SR-99 to Railroad Avenue to address capacity issues and accommodate new development in the Bogue Stewart Master Plan area. City received \$2 million in ARPA funds for wastewater construction in Fiscal Year 21/22.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	381,359	3,418,641	3,619,000	5,315,000				12,352,641	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$381,359	\$3,418,641	\$3,619,000	\$5,315,000				\$12,352,641	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act			1,545,000					1,545,000	
(92) Streets and Roads	30,000			4,576,000				4,576,000	
(93) DIF	228,398	41,602	535,000					576,602	
(94) Federal Grant	122,961	1,877,039						1,877,039	
(95) SRF									
(96) CDBG									
(97) Water			1,539,000					1,539,000	
(98) Wastewater		1,500,000		739,000				2,239,000	
Other									
Annual Funding Total	\$381,359	\$3,418,641	\$3,619,000	\$5,315,000				\$12,352,641	

Annual Impact on Operating Budget	Funding
Personnel	- Existing Customers 0.00%
Supplies	- New Customers 100.00%
Services	- Bonds/Grants 0.00%
Capital	-
Other	-
Total Impact	-

Projects

DIF funding consists of Third Bridge R/W transfer.

Water funding consists of unallocated water.

TDA funding consists of Drainage and Road Rehab transfer.

Streets

Project Name Prop 1 IRWM - Gilsizer North Detention Basin Improvements**Project Number** 1296**Est. Start Date** June 2022**Lead Department** Public Works**Est. Completion** December 2024**Project Manager** Ben Moody

Scope Provides funding to improve the detention basin east of the City's Corporation Yard, construct a cover for the existing fuel station at the Corporation Yard, and install retractable tarps for the bulk material storage areas at the Corp Yard. State funding is through a North Sacramento Valley Intergrated Regional Water Management Proposition 1, Round 1 grant.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	871,100		30,000					30,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$871,100		\$30,000					\$30,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act	260,000		30,000					30,000	
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF	611,100								
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$871,100		\$30,000					\$30,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name Prop 1 IRWM - Lincoln Road Trash Capture Project**Project Number** 1297**Est. Start Date** June 2022**Lead Department** Public Works**Est. Completion** June 2025**Project Manager** Ben Moody

Scope Provides funding to install a trash capture device to a newly constructed concrete pad at the bottom of Gilsizer Slough downstream of Lincoln Road. State funding is through a North Sacramento Valley Intergrated Regional Water Management Proposition 1, Round 1 grant.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	83,000	445,000	25,000					470,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$83,000	\$445,000	\$25,000					\$470,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act	9,000	160,000	25,000					185,000	
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF	74,000	285,000						285,000	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$83,000	\$445,000	\$25,000					\$470,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name	Butte House Road Community Design Improvements	Project Number	1301
Est. Start Date	July 2022	Lead Department	Public Works
Est. Completion	December 2025	Project Manager	Josh Wolffe
Scope	Construct bicycle and pedestrian improvements on the north side of Butte House Road between Tharp Road and Blevin Road.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction		590,000						590,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total			\$590,000						\$590,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act		590,000						590,000	
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total			\$590,000						\$590,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	500
Capital	-
Other	-
Total Impact	500

Streets

Project Name Walton Avenue Improvements**Project Number** 1302**Est. Start Date** September 2022**Lead Department** Public Works**Est. Completion** December 2025**Project Manager** Josh Wolffe

Scope Rehabilitate and modernize Walton Avenue between Hazel Avenue and Sam's Club, including new bicycle and pedestrian improvements on the west side of the street and upgrades to traffic signals throughout the corridor. Other funding consists of SACOG Regional Maintenance and Modernization grant.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	108,000	5,092,000	225,000	225,000				5,542,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$108,000	\$5,092,000	\$225,000	\$225,000				\$5,542,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads	108,000	792,000	225,000	225,000				1,242,000	
(93) DIF									
(94) Federal Grant		4,300,000						4,300,000	
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$108,000	\$5,092,000	\$225,000	\$225,000				\$5,542,000	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	5,000	
Capital	-	Federal funding: \$1.2M Congestion
Other	-	Mitigation and Air Quality (CMAQ);
		\$3.1M Regional Surface
Total Impact	5,000	Transportation/Surface Transportation
		Block Grant Program.

Streets

Project Name Citywide Signal Hardware Upgrades**Project Number** 1314**Est. Start Date** February 2023**Lead Department** Public Works**Est. Completion** December 2025**Project Manager** Ben Moody**Scope** Improve signal hardware at 38 intersections throughout the City.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	1,000	569,400						569,400	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$1,000	\$569,400						\$569,400	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act	1,000	21,200						21,200	
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF		548,200						548,200	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$1,000	\$569,400						\$569,400	

Annual Impact on Operating Budget

Personnel	-	
Supplies	-	
Services	-	
Capital	-	State funds are State Highway Safety
Other	-	Improvement Program Funds.
Total Impact	-	

Streets

Project Name	Roadway Safety Signing Audit and Upgrades	Project Number	1315
Est. Start Date	February 2023	Lead Department	Public Works
Est. Completion	December 2025	Project Manager	Ben Moody
Scope	Will evaluate roadway signing on critical corridors in the City for safety and generate the necessary information and prioritization to proceed with signage replacement and installation.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	326,400	1,509,000						1,509,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$326,400	\$1,509,000						\$1,509,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF	326,400	1,509,000						1,509,000	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$326,400	\$1,509,000						\$1,509,000	

Annual Impact on Operating Budget

Personnel	-	State funds are State Highway Safety Improvement Program Funds.
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Streets

Project Name Pedestrian Safety Crosswalk Upgrades**Project Number** 1316**Est. Start Date** February 2023**Lead Department** Public Works**Est. Completion** December 2025**Project Manager** Ben Moody**Scope** Crosswalk improvements at 15 unsignalized intersections in the City.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	15,100	184,000						184,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$15,100	\$184,000						\$184,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF	15,100	184,000						184,000	
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total		\$15,100	\$184,000						\$184,000	

Annual Impact on Operating Budget

Personnel	-	State funds are State Highway Safety Improvement Program Funds.
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Streets

Project Name	SHS Signal Hardware Upgrades	Project Number	1317
Est. Start Date	February 2023	Lead Department	Public Works
Est. Completion	December 2025	Project Manager	Fabiola Vazquez
Scope	Improve signal hardware at 17 State Highway signalized intersections in the City.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	600	510,000						510,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$600	\$510,000						\$510,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF	600	510,000						510,000	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$600	\$510,000						\$510,000	

Annual Impact on Operating Budget

Personnel	-	State funds are State Highway Safety Improvement Program Funds.
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Streets

Project Name	EV Charging Stations	Project Number	1319
Est. Start Date	January 2023	Lead Department	Public Works
Est. Completion	June 2024	Project Manager	Ben Moody
Scope	Installation of four (4) electric vehicle charging stations at the Plumas St. Water Tower and Gauche Aquatic Park (GAP).		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction		258,000						258,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total			\$258,000						\$258,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads		67,000						67,000	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF		191,000						191,000	
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total			\$258,000						\$258,000	

Annual Impact on Operating Budget		
Personnel	-	Other funds are FRAQMD grant funds.
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Streets

Project Name Yuba-Sutter Regional Safety Action Plan**Project Number** 1322**Est. Start Date** July 2023**Lead Department** Public Works**Est. Completion** December 2024**Project Manager** Ben Moody

Scope Develop a safety action plan to indentify projects and strategies to improve transportation safety throughout the Yuba-Sutter region. The development of the plan is being led by the County of Yuba and coordinated with other local agencies in the region. The CIP budget reflects the City's share of match requirements for 2022 Safe Streets 4 All grant funds awarded for the plan.

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction		62,000						62,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total			\$62,000						\$62,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act		62,000						62,000	
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total			\$62,000						\$62,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Streets

Project Name	Stabler Ln - Pease Rd Intersection Improvement	Project Number	1323
Est. Start Date	January 2024	Lead Department	Public Works
Est. Completion	December 2025	Project Manager	Ben Moody
Scope	Evaluate and implement various safety improvements at the intersection of Stabler Lane and Pease Road.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction		60,000		270,000				330,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total			\$60,000		\$270,000				\$330,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads		60,000		270,000				330,000	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater									
	Other									
Annual Funding Total			\$60,000		\$270,000				\$330,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

City of Yuba City
Summary of Capital Improvement Program Projects
Current Water Projects

Account	Project Name	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
2	Water Planning		100,000					100,000
10	Utility Billing System Conversion		800,000					800,000
1092	Water Line Ext Proj & Distribution Piping Enhanc	1,129,632	300,000					1,429,632
1093	Replacement and Major Maintenance of Water Li	2,403,796	300,000					2,703,796
1094	Replace Water Service or Water Meter	51,107	150,000					201,107
1096	Water Storage Rehabilitation	1,081,712	250,000					1,331,712
1098	Water Capitalization Fund	100,000						100,000
1145	Groundwater Well Abandonments	534,352						534,352
1191	Second Groundwater Well	2,288,774						2,288,774
1224	WTP Electrical and Instrumentation Improvement	4,293,827						4,293,827
1227	Recurring WTP & Satellite Facility Maintenance	447,442	500,000					947,442
1248	Storm Damage Repairs to Low Lift Facility & Acc	1,999,688						1,999,688
1257	SCADA Master Plan	274,472						274,472
1258	Barry School Water Transmission Line	3,647,170	749,157					4,396,327
1289	Membrane Replacement	448,544	200,000					648,544
1320	Aquifer Storage Recovery System	6,125,153						6,125,153
1324	Alum Tank Replacement	550,000						550,000
1325	WTP Basin Improvements	200,000	500,000					700,000
1330	Urban Community Drought Relief Program	3,355,152						3,355,152
		\$28,930,821	\$3,849,157					\$32,779,978

Sources of Funds	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
General							
Transportation Development Act							
Streets and Roads	44,869						44,869
DIF							
Federal Grant							
SRF	9,829,933	749,157					10,579,090
CDBG							
Water	18,946,150	2,700,000					21,646,150
Wastewater	109,869	400,000					509,869
Other							
		\$28,930,821	\$3,849,157				\$32,779,978

Water

Project Name	Water Planning	Project Number	2
Est. Start Date	July 2025	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Development of recurring long-range planning documents, including the Water Master Plan and Urban Water Management Plan.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction			100,000					100,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total				\$100,000					\$100,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water			100,000					100,000	
(98)	Wastewater									
	Other									
Annual Funding Total				\$100,000					\$100,000	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	75.00%
Supplies	-	New Customers	25.00%
Services	-		
Capital	-		
Other	-		
Total Impact	-		

Water

Project Name	Utility Billing System Conversion	Project Number	10
Est. Start Date	July 2027	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Replacement of the City's water and wastewater utility billing software.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction			800,000					800,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total			\$800,000					\$800,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water			400,000					400,000	
(98) Wastewater			400,000					400,000	
Other									
Annual Funding Total			\$800,000					\$800,000	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	75.00%
Supplies	-	New Customers	25.00%
Services	-	Bonds/Grants	0.00%
Capital	-		
Other	-		
Total Impact	-		

Water

Project Name	Water Line Ext Proj & Distribution Piping Enhancement	Project Number	1092
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Extension of water mains for new customers and improvement of existing water mains, as needed. Water mains for new customers are financed through development connection fee revenue.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	2,457,028	1,129,632	300,000					1,429,632	
65502 Design/ Engineering	136,000								
65503 Const/Admin Cost	114,000								
65504 Contingency	243,000								
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$2,950,028	\$1,129,632	\$300,000					\$1,429,632	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant	1,776,000								
(95) SRF	394,000								
(96) CDBG									
(97) Water	780,028	1,129,632	300,000					1,429,632	
(98) Wastewater									
Other									
Annual Funding Total	\$2,950,028	\$1,129,632	\$300,000					\$1,429,632	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 25.00%
Supplies	-	New Customers 75.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Water

Project Name	Replacement and Major Maintenance of Water Lines	Project Number	1093
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Ongoing replacement of water distribution lines which are aged, undersized, damaged, or otherwise obsolete. Funds are often used for upgrading mains and services in conjunction with street reconstruction or other adjacent construction projects.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	1,387,838	2,403,796	300,000					2,703,796	
65502 Design/ Engineering									
65503 Const/Admin Cost	15,000								
65504 Contingency	38,000								
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$1,440,838	\$2,403,796	\$300,000					\$2,703,796	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant	62,000								
(95) SRF									
(96) CDBG									
(97) Water	1,378,838	2,403,796	300,000					2,703,796	
(98) Wastewater									
Other									
Annual Funding Total	\$1,440,838	\$2,403,796	\$300,000					\$2,703,796	

Annual Impact on Operating Budget		Funding	
Personnel	(3,000)	Existing Customers	75.00%
Supplies	-	New Customers	25.00%
Services	-	Bonds/Grants	0.00%
Capital	-		
Other	(2,000)		
Total Impact	(5,000)		

Projects

Downtown Water Line Replacements
 Spiva Avenue (State IRWM Funding)
 Richland Road

Water

Project Name	Replace Water Service or Water Meter	Project Number	1094
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Replacement and maintenance of water service meters and associated equipment.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	111,082	51,107	150,000					201,107	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing	7,979,000								
Annual Project Total	\$8,090,082	\$51,107	\$150,000					\$201,107	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF	6,434,000								
(96) CDBG									
(97) Water	1,656,082	51,107	150,000					201,107	
(98) Wastewater									
Other									
Annual Funding Total	\$8,090,082	\$51,107	\$150,000					\$201,107	

Annual Impact on Operating Budget		Funding	
Personnel	(25,000)	Existing Customers	100.00%
Supplies	-	New Customers	0.00%
Services	-	Bonds/Grants	0.00%
Capital	-		
Other	(15,000)		
Total Impact	(40,000)		

Water

Project Name	Water Storage Rehabilitation	Project Number	1096
Est. Start Date	July 2007	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Recoating and other necessary improvements or restoration for the reservoirs located at Harter, Rowe, Garden, Sanborn, and Sam Brannan.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	2,566,717	1,081,712	250,000					1,331,712	
65502 Design/ Engineering	60,000								
65503 Const/Admin Cost	20,000								
65504 Contingency	10,000								
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$2,656,717	\$1,081,712	\$250,000					\$1,331,712	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water	2,656,717	1,081,712	250,000					1,331,712	
(98) Wastewater									
Other									
Annual Funding Total	\$2,656,717	\$1,081,712	\$250,000					\$1,331,712	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Water

Project Name	Water Capitalization Fund	Project Number	1098
Est. Start Date	March 2023	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Funding for rehabilitation or expansion of existing capital utility assets, including Water Treatment Plant and delivery system assets.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction		100,000						100,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total			\$100,000						\$100,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water		100,000						100,000	
(98)	Wastewater									
	Other									
Annual Funding Total			\$100,000						\$100,000	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Water

Project Name	Groundwater Well Abandonments	Project Number	1145
Est. Start Date	July 2012	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Abandonment of former groundwater well sites. Costs may be offset by future sales of project properties for residential use.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	298,048	534,352						534,352	
65502 Design/ Engineering	6,000								
65503 Const/Admin Cost	6,000								
65504 Contingency									
65514 Professional Expense	27,000								
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$337,048	\$534,352						\$534,352	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water	337,048	534,352						534,352	
(98) Wastewater									
Other									
Annual Funding Total	\$337,048	\$534,352						\$534,352	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Water

Project Name	Second Groundwater Well	Project Number	1191
Est. Start Date	July 2014	Lead Department	Public Works
Est. Completion	December 2024	Project Manager	Ben Moody
Scope	Installation of a second groundwater well at the Water Treatment Plant. Funding is provided by a combination of City water funds and a federal grant through the Bureau of Reclamation.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	2,536,733	2,288,774						2,288,774	
65502	Design/ Engineering	434,583								
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$2,971,316	\$2,288,774						\$2,288,774	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant	750,000								
(95)	SRF									
(96)	CDBG									
(97)	Water	2,221,316	2,288,774						2,288,774	
(98)	Wastewater									
	Other									
Annual Funding Total		\$2,971,316	\$2,288,774						\$2,288,774	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-	New Customers	0.00%
Services	-	Bonds/Grants	0.00%
Capital	-		
Other	5,000		
Total Impact	5,000		

Water

Project Name	WTP Electrical and Instrumentation Improvement	Project Number	1224
Est. Start Date	July 2016	Lead Department	Public Works
Est. Completion	December 2025	Project Manager	Ben Moody
Scope	Replacement of the electrical and instrumentation control systems and equipment upgrades at the Water Treatment Plant and offsite facilities.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	112,173	4,293,827						4,293,827	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$112,173	\$4,293,827						\$4,293,827	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water	112,173	4,293,827						4,293,827	
(98) Wastewater									
Other									
Annual Funding Total	\$112,173	\$4,293,827						\$4,293,827	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-	New Customers	0.00%
Services	(10,000)	Bonds/Grants	0.00%
Capital	-		
Other	(5,000)		
Total Impact	(15,000)		

Water

Project Name	Recurring WTP & Satellite Facility Maintenance	Project Number	1227
Est. Start Date	July 2016	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Ongoing program which provides funding for recurring improvements to the Water Treatment Plant, water storage sites, and other offsite facilities.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	1,686,435	447,442	500,000					947,442	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$1,686,435	\$447,442	\$500,000					\$947,442	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water	1,686,435	447,442	500,000					947,442	
(98) Wastewater									
Other									
Annual Funding Total	\$1,686,435	\$447,442	\$500,000					\$947,442	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Projects

Concrete Assessment
Conventional Filter & Air Blower

Water

Project Name	Storm Damage Repairs to Low Lift Facility & Access Rd	Project Number	1248
Est. Start Date	July 2017	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Repairs to the Low Lift Access Water Intake Facility and access road due to the 2017 high water event. FEMA/CalOES approval required to start work and reimbursement is anticipated after construction.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	150,510	1,999,688						1,999,688	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$150,510	\$1,999,688						\$1,999,688	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water	150,510	1,999,688						1,999,688	
(98) Wastewater									
Other									
Annual Funding Total	\$150,510	\$1,999,688						\$1,999,688	

Annual Impact on Operating Budget	Funding
Personnel (5,000)	Existing Customers 6.25%
Supplies -	New Customers 0.00%
Services -	Bonds/Grants 0.00%
Capital -	*It is anticipated that 93.75% of cost will be funded by FEMA and OES.
Other -	
Total Impact	
(5,000)	

Water

Project Name	SCADA Master Plan	Project Number	1257
Est. Start Date	September 2018	Lead Department	Public Works
Est. Completion	December 2024	Project Manager	Ben Moody
Scope	Development of a Citywide Master Plan for the Supervisory Control and Data Acquisition System (SCADA)/Automatic Control System for the water, wastewater, and stormwater systems.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction		274,472						274,472	
65502	Design/ Engineering									
65503	Const/Admin Cost	529								
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$529	\$274,472						\$274,472	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads	131	44,869						44,869	
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water	267	119,734						119,734	
(98)	Wastewater	131	109,869						109,869	
	Other									
Annual Funding Total		\$529	\$274,472						\$274,472	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-	New Customers	0.00%
Services	-	Bonds/Grants	0.00%
Capital	-		
Other	-		
Total Impact	-		

Water

Project Name	Barry School Water Transmission Line	Project Number	1258
Est. Start Date	July 2018	Lead Department	Public Works
Est. Completion	December 2024	Project Manager	Ben Moody
Scope Construction of the water transmission line to Barry School. Funding is anticipated through the DWSRF grant.			

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	552,830	3,647,170	749,157					4,396,327	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$552,830	\$3,647,170	\$749,157					\$4,396,327	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF	525,512	499,628	749,157					1,248,785	
(96)	CDBG									
(97)	Water	27,318	3,147,542						3,147,542	
(98)	Wastewater									
	Other									
Annual Funding Total		\$552,830	\$3,647,170	\$749,157					\$4,396,327	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	0.00%
Supplies	-	New Customers	100.00%
Services	-	Bonds/Grants	0.00%
Capital	-	100% grant funding	
Other	-		
Total Impact	-		

Water

Project Name	Membrane Replacement	Project Number	1289
Est. Start Date	January 2022	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Replacement of membranes after service life of 8 to 10 years.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	751,456	448,544	200,000					648,544	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$751,456	\$448,544	\$200,000					\$648,544	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water	751,456	448,544	200,000					648,544	
(98) Wastewater									
Other									
Annual Funding Total	\$751,456	\$448,544	\$200,000					\$648,544	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Water

Project Name	Aquifer Storage Recovery System	Project Number	1320
Est. Start Date	July 2023	Lead Department	Public Works
Est. Completion		Project Manager	Ben Moody
Scope	Construction of an Aquifer Storage Recovery (ASR) system to store treated surface water. Grant received in Fiscal Year 21/22 from the Bureau of Reclamation.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	374,847	6,125,153						6,125,153	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$374,847	\$6,125,153						\$6,125,153	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF	349,847	5,975,153						5,975,153	
(96) CDBG									
(97) Water	25,000	150,000						150,000	
(98) Wastewater									
Other									
Annual Funding Total	\$374,847	\$6,125,153						\$6,125,153	

Annual Impact on Operating Budget

Personnel	-
Supplies	-
Services	-
Capital	-
Other	-
Total Impact	-

Water

Project Name	Alum Tank Replacement	Project Number	1324
Est. Start Date	December 2023	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Replacement of the alum tank and associated improvements at the Water Treatment Plant.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	250,000	550,000						550,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$250,000	\$550,000						\$550,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water	250,000	550,000						550,000	
(98)	Wastewater									
	Other									
Annual Funding Total		\$250,000	\$550,000						\$550,000	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-		
Services	-		
Capital	-		
Other	-		
Total Impact	-		

Water

Project Name	WTP Basin Improvements	Project Number	1325
Est. Start Date	October 2023	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope Improvements to the sedimentation basin and associated structures at the Water Treatment Plant.			

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		200,000	500,000					700,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total		\$200,000	\$500,000					\$700,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water		200,000	500,000					700,000	
(98) Wastewater									
Other									
Annual Funding Total		\$200,000	\$500,000					\$700,000	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Water

Project Name	Urban Community Drought Relief Program	Project Number	1330
Est. Start Date	January 2024	Lead Department	Public Works
Est. Completion	June 2026	Project Manager	Ben Moody
Scope	Replacement of non-functional turf at designated City-owned properties and a rebate program for replacement of non-functional turf by commercial and industrial customers provided by a grant from the Department of Water Resources		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	60,000	3,355,152						3,355,152	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$60,000	\$3,355,152						\$3,355,152	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF	60,000	3,355,152						3,355,152	
(96) CDBG									
(97) Water									
(98) Wastewater									
Other									
Annual Funding Total	\$60,000	\$3,355,152						\$3,355,152	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-		
Services	-		
Capital	-		
Other	-		
Total Impact	-		

City of Yuba City
Summary of Capital Improvement Program Projects
Current Wastewater Projects

Account	Project Name	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
3	WWTF Reactor Improvements		250,000					250,000
6	Wastewater Planning		100,000					100,000
8	Systemwide Odor Control		250,000					250,000
1103	Recurring Plant Projects	237,586	250,000					487,586
1104	Recurring Collection or Rehabilitation System Pro	654,163	500,000					1,154,163
1105	Lift Station Improvements	236,598	100,000					336,598
1116	Secondary Clarifier Improvements	767,562	650,000					1,417,562
1155	Stonegate Treatment Works Demolition	474,474						474,474
1156	New Outfall and River Levee Crossing Replacem	5,809	150,000					155,809
1179	Oxygen Generation System Improvements	358,515						358,515
1196	Rehabilitation of the West Chlorine Contact Basin	1,432,359	250,000					1,682,359
1219	Secondary Clarifier No.4	96,571						96,571
1229	Wastewater Capitalization Fund	3,353,638						3,353,638
1250	Recurring Pond and Road Maintenance	499,745						499,745
1252	Wastewater Treatment Facility Improvements	1,375,153						1,375,153
1277	Harter-Bridge Sewer Trunk Connection	2,448,937						2,448,937
1290	Third Anaerobic Digester	777,406	400,000					1,177,406
1303	Regional Septic System Conversion	100,000						100,000
1304	Temporary Discharge Point 003	227,077	100,000					327,077
1328	Recycled Water Preparation	500,000						500,000
1329	Septage Hauler Station	400,000	200,000					600,000
		\$13,945,593	\$3,200,000					\$17,145,593

Sources of Funds	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding
General							
Transportation Development Act							
Streets and Roads							
DIF							
Federal Grant	2,250,000						2,250,000
SRF							
CDBG							
Water							
Wastewater	10,320,440	3,200,000					13,520,440
Other	1,375,153						1,375,153
		\$13,945,593	\$3,200,000				\$17,145,593

Wastewater

Project Name	WWTF Reactor Improvements	Project Number	3
Est. Start Date	July 2025	Lead Department	Public Works
Est. Completion		Project Manager	Ben Moody
Scope	Rehabilitation of the wastewater treatment reactor, including electrical control and monitoring upgrades		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction			250,000					250,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total				\$250,000					\$250,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater			250,000					250,000	
	Other									
Annual Funding Total				\$250,000					\$250,000	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-		
Services	-		
Capital	-		
Other	-		
Total Impact	-		

Wastewater

Project Name	Wastewater Planning	Project Number	6
Est. Start Date	July 2025	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Development of recurring long-range planning documents, including the Wastewater Master Plan and Sewer System Management Plan.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction			100,000					100,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total				\$100,000					\$100,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater			100,000					100,000	
	Other									
Annual Funding Total				\$100,000					\$100,000	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	75.00%
Supplies	-	New Customers	25.00%
Services	-		
Capital	-		
Other	-		
Total Impact	-		

Wastewater

Project Name	Systemwide Odor Control	Project Number	8
Est. Start Date	July 2024	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Multiple-approach program to address odor-control issues throughout the wastewater collection and treatment system.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction			250,000					250,000	
65502	Design/ Engineering									
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total				\$250,000					\$250,000	

Sources		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90)	General									
(91)	Trans. Devel. Act									
(92)	Streets and Roads									
(93)	DIF									
(94)	Federal Grant									
(95)	SRF									
(96)	CDBG									
(97)	Water									
(98)	Wastewater			250,000					250,000	
	Other									
Annual Funding Total				\$250,000					\$250,000	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-		
Services	-		
Capital	-		
Other	-		
Total Impact	-		

Wastewater

Project Name	Recurring Plant Projects	Project Number	1103
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Ongoing program which provides funding for recurring improvements to the Wastewater Treatment Facility and offsite facilities.		

Project Cost		Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501	Construction	2,012,486	237,586	250,000					487,586	
65502	Design/ Engineering	6,000								
65503	Const/Admin Cost									
65504	Contingency									
65514	Professional Expense									
65517	Prop./ ROW Acquistio									
65518	Equipment/ Furnishing									
Annual Project Total		\$2,018,486	\$237,586	\$250,000					\$487,586	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	2,018,486	237,586	250,000					487,586	
Other									
Annual Funding Total		\$2,018,486	\$237,586	\$250,000				\$487,586	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-	New Customers	0.00%
Services	-	Bonds/Grants	0.00%
Capital	-		
Other	-		
Total Impact	-		

Projects

Primary Sludge Flowmeter

Wastewater

Project Name	Recurring Collection or Rehabilitation System Projects	Project Number	1104
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Ongoing program which provides funding for recurring improvements to the wastewater collections system. Rehabilitation of the collection system is necessary to reduce sanitary sewer overflows per State Water Board's waste discharge regulations.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	3,440,214	654,163	500,000					1,154,163	
65502 Design/ Engineering	305,000								
65503 Const/Admin Cost	185,000								
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$3,930,214	\$654,163	\$500,000					\$1,154,163	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	3,930,214	654,163	500,000					1,154,163	
Other									
Annual Funding Total	\$3,930,214	\$654,163	\$500,000					\$1,154,163	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Projects

Market Street

Wastewater

Project Name	Lift Station Improvements	Project Number	1105
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Ongoing program which provides funding for recurring improvements to existing lift stations and related pumping equipment, as well as odor control measures, new instrumentation system (SCADA), and equipment upgrades.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	1,627,902	236,598	100,000					336,598	
65502 Design/ Engineering	3,000								
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$1,630,902	\$236,598	\$100,000					\$336,598	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	1,630,902	236,598	100,000					336,598	
Other									
Annual Funding Total	\$1,630,902	\$236,598	\$100,000					\$336,598	

Annual Impact on Operating Budget	Funding	
Personnel (5,000)	Existing Customers	100.00%
Supplies -	New Customers	0.00%
Services -	Bonds/Grants	0.00%
Capital -		
Other (5,000)		
Total Impact		
(10,000)		

Projects

Lift Station 13

Wastewater

Project Name	Secondary Clarifier Improvements	Project Number	1116
Est. Start Date	January 2014	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Repairs and improvements to the three existing Secondary Clarifiers.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	342,438	767,562	650,000					1,417,562	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$342,438	\$767,562	\$650,000					\$1,417,562	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	342,438	767,562	650,000					1,417,562	
Other									
Annual Funding Total	\$342,438	\$767,562	\$650,000					\$1,417,562	

Annual Impact on Operating Budget	Funding
Personnel (5,000)	Existing Customers 100.00%
Supplies -	New Customers 0.00%
Services -	Bonds/Grants 0.00%
Capital -	Contingent on future funding availability.
Other -	
Total Impact	
<u>(5,000)</u>	

Wastewater

Project Name	Stonegate Treatment Works Demolition	Project Number	1155
Est. Start Date	July 2014	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Demolition of the obsolete STEP treatment works, evaporation pond, and other equipment located in the vicinity of Stonegate Drive.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	2,526	474,474						474,474	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$2,526	\$474,474						\$474,474	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	2,526	474,474						474,474	
Other									
Annual Funding Total	\$2,526	\$474,474						\$474,474	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	(3,000)	
Total Impact	(3,000)	

Wastewater

Project Name	New Outfall and River Levee Crossing Replacement	Project Number	1156
Est. Start Date	July 2014	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Engineering design, construction, and required permitting for the Wastewater Treatment Facility's new outfall diffuser pipeline, in accordance with the City's NPDES permit. The City is pursuing grant funds for project construction.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		5,809	150,000					155,809	
65502 Design/ Engineering	5,235,139								
65503 Const/Admin Cost									
65504 Contingency	150,000								
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$5,385,139	\$5,809	\$150,000					\$155,809	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	5,385,139	5,809	150,000					155,809	
Other									
Annual Funding Total	\$5,385,139	\$5,809	\$150,000					\$155,809	

Annual Impact on Operating Budget	Funding
Personnel	- Existing Customers 100.00%
Supplies	- New Customers 0.00%
Services	- Bonds/Grants 0.00%
Capital	- Additional costs to be estimated during
Other	- final design.
Total Impact	-

Wastewater

Project Name	Oxygen Generation System Improvements	Project Number	1179
Est. Start Date	July 2014	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Replacement of the oxygen supply system with a Vacuum Pressure Swing Adsorption (VPSA) system. It is anticipated that this project will reduce maintenance and operational costs.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		358,515						358,515	
65502 Design/ Engineering	21,485								
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$21,485	\$358,515						\$358,515	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	21,485	358,515						358,515	
Other									
Annual Funding Total	\$21,485	\$358,515						\$358,515	

Annual Impact on Operating Budget		Funding	
Personnel	-	Existing Customers	100.00%
Supplies	-	New Customers	0.00%
Services	-	Bonds/Grants	0.00%
Capital	-	Contingent on future funding availability.	
Other	50,000		
Total Impact	50,000		

Wastewater

Project Name	Rehabilitation of the West Chlorine Contact Basin	Project Number	1196
Est. Start Date	July 2014	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Rehabilitation of the existing West Chlorine Contact Basin.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	67,641	1,432,359	250,000					1,682,359	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$67,641	\$1,432,359	\$250,000					\$1,682,359	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	67,641	1,432,359	250,000					1,682,359	
Other									
Annual Funding Total	\$67,641	\$1,432,359	\$250,000					\$1,682,359	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Wastewater

Project Name	Secondary Clarifier No.4	Project Number	1219
Est. Start Date	July 2015	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope Design and construction of a fourth Secondary Clarifier for redundancy and to accommodate system growth.			

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		96,571						96,571	
65502 Design/ Engineering	423,429								
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$423,429	\$96,571						\$96,571	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	423,429	96,571						96,571	
Other									
Annual Funding Total	\$423,429	\$96,571						\$96,571	

Annual Impact on Operating Budget		Funding	
Personnel	5,000	Existing Customers	100.00%
Supplies	-		
Services	-		
Capital	-		
Other	10,000		
Total Impact	15,000		

Wastewater

Project Name	Wastewater Capitalization Fund	Project Number	1229
Est. Start Date	July 2016	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	This project will provide funding for future projects benefiting the existing customers. The project will include new facilities for existing customers, as needed, and replacement and/or rehabilitation of the existing facilities.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	1,275,971	3,353,638						3,353,638	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$1,275,971	\$3,353,638						\$3,353,638	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	1,275,971	3,353,638						3,353,638	
Other									
Annual Funding Total	\$1,275,971	\$3,353,638						\$3,353,638	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Wastewater

Project Name	Recurring Pond and Road Maintenance	Project Number	1250
Est. Start Date	Ongoing	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Ongoing program which provides funding for recurring maintenance, repairs, and restoration of the percolation ponds and access roads.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	4,950	499,745						499,745	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$4,950	\$499,745						\$499,745	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	4,950	499,745						499,745	
Other									
Annual Funding Total	\$4,950	\$499,745						\$499,745	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Wastewater

Project Name	Wastewater Treatment Facility Improvements	Project Number	1252
Est. Start Date	July 2018	Lead Department	Public Works
Est. Completion	December 2023	Project Manager	Ben Moody

Scope Improvements project for the Wastewater Treatment Facility. These improvements include: headworks bar screen replacement, replacement of digester covers, replacement of the dewatering system, a facility-wide Electrical, Instrumentation and Control System, and other miscellaneous improvements deemed necessary. Funding is through 2018 Wastewater Revenue Bond financing.

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	20,052,966	1,375,153						1,375,153	
65502 Design/ Engineering									
65503 Const/Admin Cost	1,781,000								
65504 Contingency	974,000								
65514 Professional Expense	879,000								
65517 Prop./ ROW Acquisitio									
65518 Equipment/ Furnishing									
Annual Project Total	\$23,686,966	\$1,375,153						\$1,375,153	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater									
Other	23,686,966	1,375,153						1,375,153	
Annual Funding Total	\$23,686,966	\$1,375,153						\$1,375,153	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 0.00%
Supplies	-	New Customers 0.00%
Services	(20,000)	Bonds/Grants 100.00%
Capital	-	Maintenance Savings
Other	-	
Total Impact	(20,000)	

Wastewater

Project Name	Harter-Bridge Sewer Trunk Connection	Project Number	1277
Est. Start Date	July 2020	Lead Department	Public Works
Est. Completion	December 2024	Project Manager	Ben Moody
Scope	Connect the existing 24-inch diameter gravity main in Harter Parkway to the existing 24-inch gravity main in Harding Road just south of Bridge Street. City received ARPA grant funds in Fiscal Year 21/22 for project construction.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	16,794	2,448,937						2,448,937	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$16,794	\$2,448,937						\$2,448,937	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant		2,000,000						2,000,000	
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	16,794	448,937						448,937	
Other									
Annual Funding Total	\$16,794	\$2,448,937						\$2,448,937	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 34.00%
Supplies	-	New Customers 66.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Wastewater

Project Name	Third Anaerobic Digester	Project Number	1290
Est. Start Date	TBD	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Design and build a third anaerobic digester and associated improvements to meet existing and near-term capacity, as identified in the 2019 Wastewater Master Plan.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	72,594	777,406	400,000					1,177,406	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$72,594	\$777,406	\$400,000					\$1,177,406	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	72,594	777,406	400,000					1,177,406	
Other									
Annual Funding Total	\$72,594	\$777,406	\$400,000					\$1,177,406	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Projects

Primary Clarifier Drum

Wastewater

Project Name	Regional Septic System Conversion	Project Number	1303
Est. Start Date	July 2022	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Program to convert existing septic systems to City sewer, including the City-managed Stonegate STEP system as well as private septic systems for new customers within the City and Sphere of Influence. City to pursue grant funding for this program, such as the SRF septic to sewer grant.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		100,000						100,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total		\$100,000						\$100,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater		100,000						100,000	
Other									
Annual Funding Total		\$100,000						\$100,000	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Wastewater

Project Name	Temporary Discharge Point 003	Project Number	1304
Est. Start Date	July 2022	Lead Department	Public Works
Est. Completion	Ongoing	Project Manager	Ben Moody
Scope	Construction and maintenance of a temporary wastewater discharge point (Point 003) into the Feather River per City's NPDES permit.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction	222,923	227,077	100,000					327,077	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total	\$222,923	\$227,077	\$100,000					\$327,077	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater	222,923	227,077	100,000					327,077	
Other									
Annual Funding Total	\$222,923	\$227,077	\$100,000					\$327,077	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	
Services	-	
Capital	-	
Other	-	
Total Impact	-	

Wastewater

Project Name	Recycled Water Preparation	Project Number	1328
Est. Start Date	July 2023	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Advanced planning and preparation projects for conversion to tertiary wastewater treatment. Includes WWTF Water Recycling Feasibility Study, funded in part by a grant from the Bureau of Reclamation.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		500,000						500,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total		\$500,000						\$500,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant		250,000						250,000	
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater		250,000						250,000	
Other									
Annual Funding Total		\$500,000						\$500,000	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 75.00%
Supplies	-	New Customers 25.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

Projects

WWTF Water Recycling Feasibility Study (50% BOR Grant)

Wastewater

Project Name	Septage Hauler Station	Project Number	1329
Est. Start Date	August 2023	Lead Department	Public Works
Est. Completion	TBD	Project Manager	Ben Moody
Scope	Construction of a receiving station and infrastructure for the septic hauler program, as identified in the 2019 Wastewater Master Plan.		

Project Cost	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
65501 Construction		400,000	200,000					600,000	
65502 Design/ Engineering									
65503 Const/Admin Cost									
65504 Contingency									
65514 Professional Expense									
65517 Prop./ ROW Acquistio									
65518 Equipment/ Furnishing									
Annual Project Total		\$400,000	\$200,000					\$600,000	

Sources	Previous Expenditures	Current Funding	Adopted 2024-25	2025-26	2026-27	2027-28	2028-29	Projected Funding	Future
(90) General									
(91) Trans. Devel. Act									
(92) Streets and Roads									
(93) DIF									
(94) Federal Grant									
(95) SRF									
(96) CDBG									
(97) Water									
(98) Wastewater		400,000	200,000					600,000	
Other									
Annual Funding Total		\$400,000	\$200,000					\$600,000	

Annual Impact on Operating Budget	Funding	
Personnel	-	Existing Customers 100.00%
Supplies	-	New Customers 0.00%
Services	-	Bonds/Grants 0.00%
Capital	-	
Other	-	
Total Impact	-	

City of Yuba City
List of Capital Improvement Program Projects
General Fund with Current Funding
FY 2024-2025

Fund 301 - General	Dept.	Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
900015 Veterans Park Replacement	CS			20,000	20,000
900021 Fleet Master Plan	PW	*		30,000	30,000
901023 City Hall Improvements	PW	*	8,000	30,000	38,000
901028 Improvements to Buildings and Grounds	PW	*	183,000	115,000	298,000
901072 Property Abatement	DS	*	40,000		40,000
901080 General Plan Implementation and Future Update	DS	*	910,000		910,000
901127 Capital Repl. Prog - Gauche Aquatic Park	CS		141,824	40,000	181,824
901188 Stormwater Management Program	PW	*	(9,000)	35,000	26,000
901209 Union Pacific Railroad Property Acquisition	PW	*		25,000	25,000
901222 Annual Playground Replacement	CS	*		165,000	165,000
901236 Fire Station No.2 Remodel	FD		1,073,469		1,073,469
901237 Fire Station Repair and Renovation	FD		85,000	240,000	325,000
901259 Well Installations & Upgrades	CS		92,386	100,000	192,386
901278 Police Dept Evidence Storage Building	PW	*	231,000		231,000
901280 Fire Station No.4 Training Grounds	FD		15,460	35,000	50,460
901283 Citywide Accela/Technology Funding	DS	*	70,000	22,000	92,000
901287 Senior Center Building Repairs	CS	*	277,462	10,000	287,462
901294 City Welcome Signs	PW	*	26,000		26,000
901298 Town Center Fountain	CS		31,708		31,708
901300 Sam Brannan Improvements	CS		12,409	20,000	32,409
Total			\$3,188,718	\$887,000	\$4,075,718

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
Transportation Development Act Programs with Current Funding
FY 2024-2025

Fund 305 - Transportation Development Act	Dept. Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
910005 Sidewalk Inspection and Repair	PW		140,000	140,000
911024 Striping and Marking	PW *	392,000		392,000
911027 Traffic Signals	PW *	277,000	245,000	522,000
911051 Road Rehabilitation	PW *	1,100,000	(150,000)	950,000
911209 Union Pacific Railroad Property Acquisition	PW *	3,000		3,000
911220 ADA Public Facilities Sidewalk Improvements	PW *	250,000		250,000
911241 Center Bore Street Light Pole Replacement Project	PW	100,000		100,000
911266 Sutter Bike Path Gap Closure	PW *	78,000		78,000
911276 Bridge Street Reconstruction Development Phase	PW *	24,000		24,000
911295 Bogue Road Improvements - State Route 99 to Railroad Avenue	PW *		1,545,000	1,545,000
911296 Prop 1 IRWM - Gilsizer North Detention Basin Improvements	PW *		30,000	30,000
911297 Prop 1 IRWM - Lincoln Road Trash Capture Project	PW *	160,000	25,000	185,000
911301 Butte House Road Community Design Improvements	PW	590,000		590,000
911314 Citywide Signal Hardware Upgrades	PW *	21,200		21,200
911322 Yuba-Sutter Regional Safety Action Plan	PW	62,000		62,000
Total		\$3,057,200	\$1,835,000	\$4,892,200

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
Streets and Roads Fund with Current Funding
FY 2024-2025

Fund 303 - Streets and Roads	Dept. Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
920001 Active Transportation Plan	PW *		39,000	39,000
920004 Shasta and Alturas Bus Stop Improvements	PW *		100,000	100,000
920007 Garden Highway Improvements	PW *		282,000	282,000
920009 Tharp Road Improvements	PW		25,000	25,000
920011 Bird St. and Market St. Safety Improvements	PW *		42,000	42,000
920017 El Margarita and SR-20 Safety Improvements	PW		50,000	50,000
920020 Levee Crossing Inspections	PW *		138,000	138,000
920021 Fleet Master Plan	PW *		10,000	10,000
921025 Drainage Improvements	PW *	172,000	100,000	272,000
921028 Improvements to Buildings and Grounds	PW *	8,000	15,000	23,000
921051 Road Rehabilitation	PW *	421,000		421,000
921069 Tuly Parkway - Queens Ave Extension	PW *	731,000		731,000
921188 Stormwater Management Program	PW *	34,000	35,000	69,000
921190 Pavement Management System	PW *	125,000	30,000	155,000
921209 Union Pacific Railroad Property Acquisition	PW *	4,000		4,000
921213 Residential Road Rehabilitation	PW	1,385,000	500,000	1,885,000
921220 ADA Public Facilities Sidewalk Improvements	PW *	44,000		44,000
921243 Bridge Street Utility Undergrounding	PW *	1,000	10,000	11,000
921255 Road Maintenance and Rehab. Account (RMRA)	PW	3,564,000	1,796,000	5,360,000
921257 SCADA Master Plan	PW *	44,869		44,869
921276 Bridge Street Reconstruction Development Phase	PW *	249,000		249,000
921302 Walton Avenue Improvements	PW *	792,000	225,000	1,017,000
921319 EV Charging Stations	PW	67,000		67,000
921323 Stabler Ln - Pease Rd Intersection Improvement	PW	60,000		60,000
Total		\$7,701,869	\$3,397,000	\$11,098,869

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
Development Impact Fee Fund with Current Funding
FY 2024-2025

Fund 304 - Development Impact Fees	Dept.	Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
9318 Bogue Road - State Route 99 Intersection Improvements	PW	*		670,000	670,000
931028 Improvements to Buildings and Grounds	PW	*	27,000		27,000
931069 Tuly Parkway - Queens Ave Extension	PW	*	676,000		676,000
931243 Bridge Street Utility Undergrounding	PW	*	161,000		161,000
931295 Bogue Road Improvements - State Route 99 to Railroad Avenue	PW	*	41,602	535,000	576,602
Total			\$905,602	\$1,205,000	\$2,110,602

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
SRF Fund with Current Funding
FY 2024-2025

Fund 534 - State Revolving Loan Fund	Dept.	Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
950001 Active Transportation Plan	PW	*		299,000	299,000
950007 Garden Highway Improvements	PW	*		64,000	64,000
951072 Property Abatement	DS	*	90,000		90,000
951080 General Plan Implementation and Future Update	DS	*		300,000	300,000
951258 Barry School Water Transmission Line	PW	*	499,628	749,157	1,248,785
951268 Plumas Street Improvements	PW	*	1,385,000		1,385,000
951294 City Welcome Signs	PW	*	100,000		100,000
951297 Prop 1 IRWM - Lincoln Road Trash Capture Project	PW	*	285,000		285,000
951314 Citywide Signal Hardware Upgrades	PW	*	548,200		548,200
951315 Roadway Safety Signing Audit and Upgrades	PW		1,509,000		1,509,000
951316 Pedestrian Safety Crosswalk Upgrades	PW		184,000		184,000
951317 SHS Signal Hardware Upgrades	PW		510,000		510,000
951319 EV Charging Stations	PW		191,000		191,000
951320 Aquifer Storage Recovery System	PW	*	5,975,153		5,975,153
951330 Urban Community Drought Relief Program	PW		3,355,152		3,355,152
Total			\$14,632,133	\$1,412,157	\$16,044,290

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
Community Development Block Grant Fund with Current Funding
FY 2024-2025

Fund 205 - CDBG	Dept.	Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
961220 ADA Public Facilities Sidewalk Improvements	PW	*	190,000	125,000	315,000
961288 Firefighter Cancer Prevention Initiative - Proper Storage of PPE	FD		43,029		43,029
Total			\$233,029	\$125,000	\$358,029

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
Water Fund with Current Funding
FY 2023 - 2025

Fund 517 - Water	Dept.	Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
970002 Water Planning	PW			100,000	100,000
970010 Utility Billing System Conversion	PW	*		400,000	400,000
970020 Levee Crossing Inspections	PW	*		161,000	161,000
970021 Fleet Master Plan	PW	*		10,000	10,000
971028 Improvements to Buildings and Grounds	PW	*		20,000	20,000
971092 Water Line Ext Proj & Distribution Piping Enhancement	PW	*	1,129,632	300,000	1,429,632
971093 Replacement and Major Maintenance of Water Lines	PW	*	2,403,796	300,000	2,703,796
971094 Replace Water Service or Water Meter	PW	*	51,107	150,000	201,107
971096 Water Storage Rehabilitation	PW		1,081,712	250,000	1,331,712
971098 Water Capitalization Fund	PW		100,000		100,000
971145 Groundwater Well Abandonments	PW		534,352		534,352
971188 Stormwater Management Program	PW	*	21,000	20,000	41,000
971191 Second Groundwater Well	PW	*	2,288,774		2,288,774
971224 WTP Electrical and Instrumentation Improvement	PW		4,293,827		4,293,827
971227 Recurring WTP & Satellite Facility Maintenance	PW		447,442	500,000	947,442
971248 Storm Damage Repairs to Low Lift Facility & Access Rd	PW		1,999,688		1,999,688
971257 SCADA Master Plan	PW	*	119,734		119,734
971258 Barry School Water Transmission Line	PW	*	3,147,542		3,147,542
971268 Plumas Street Improvements	PW	*	90,000		90,000
971273 FEMA Feather River Parkway	PW	*	2,063		2,063
971289 Membrane Replacement	PW		448,544	200,000	648,544
971295 Bogue Road Improvements - State Route 99 to Railroad Avenue	PW	*		1,539,000	1,539,000
971320 Aquifer Storage Recovery System	PW	*	150,000		150,000
971324 Alum Tank Replacement	PW		550,000		550,000
971325 WTP Basin Improvements	PW		200,000	500,000	700,000
Total			\$19,059,213	\$4,450,000	\$23,509,213

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
Wastewater Fund with Current Funding
FY 2024 - 2025

Fund 528 - Wastewater	Dept.	Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
980003 WWTF Reactor Improvements	PW			250,000	250,000
980006 Wastewater Planning	PW			100,000	100,000
980008 Systemwide Odor Control	PW			250,000	250,000
980010 Utility Billing System Conversion	PW	*		400,000	400,000
980020 Levee Crossing Inspections	PW	*		36,000	36,000
980021 Fleet Master Plan	PW	*		10,000	10,000
981028 Improvements to Buildings and Grounds	PW	*	55,000	125,000	180,000
981103 Recurring Plant Projects	PW		237,586	250,000	487,586
981104 Recurring Collection or Rehabilitation System Projects	PW		654,163	500,000	1,154,163
981105 Lift Station Improvements	PW		236,598	100,000	336,598
981116 Secondary Clarifier Improvements	PW		767,562	650,000	1,417,562
981155 Stonegate Treatment Works Demolition	PW		474,474		474,474
981156 New Outfall and River Levee Crossing Replacement	PW		5,809	150,000	155,809
981179 Oxygen Generation System Improvements	PW	*	358,515		358,515
981188 Stormwater Management Program	PW	*	24,000	20,000	44,000
981196 Rehabilitation of the West Chlorine Contact Basin	PW		1,432,359	250,000	1,682,359
981219 Secondary Clarifier No.4	PW		96,571		96,571
981229 Wastewater Capitalization Fund	PW		3,353,638		3,353,638
981250 Recurring Pond and Road Maintenance	PW		499,745		499,745
981257 SCADA Master Plan	PW	*	109,869		109,869
981277 Harter-Bridge Sewer Trunk Connection	PW	*	448,937		448,937
981290 Third Anaerobic Digester	PW		777,406	400,000	1,177,406
981295 Bogue Road Improvements - State Route 99 to Railroad Avenue	PW	*	1,500,000		1,500,000
981303 Regional Septic System Conversion	PW		100,000		100,000
981304 Temporary Discharge Point 003	PW		227,077	100,000	327,077
981328 Recycled Water Preparation	PW	*	250,000		250,000
981329 Septage Hauler Station	PW		400,000	200,000	600,000
Total			\$12,009,309	\$3,791,000	\$15,800,309

Note: * Multiple funding sources exist for this project. See individual project sheet for breakdown.

City of Yuba City
List of Capital Improvement Program Projects
Other Fund with Current Funding
FY 2024-2025

Fund XXX - Other Funded	Dept.	Note	Estimated Carryover Balance	Adopted 2024-2025 Approp.	Total Project Funds
921 Active Transportation Plan	9	PW *		299,000	299,000
924 Shasta and Alturas Bus Stop Improvements	12	PW *		100,000	100,000
927 Garden Highway Improvements	10	PW *		64,000	64,000
9211 Bird St. and Market St. Safety Improvements	13	PW *		41,000	41,000
9516 442 B Street Environmental Assessment	11	DS *	2,086,000		2,086,000
901023 City Hall Improvements	3	PW *	234,000		234,000
901072 Property Abatement	10	DS *	90,000		90,000
901080 General Plan Implementation and Future Update	14	DS *		300,000	300,000
921180 Consolidated Streetlight District-Acquisition and Conversion	4	PW	823,000		823,000
981252 Wastewater Treatment Facility Improvements	7	PW	1,375,153		1,375,153
971258 Barry School Water Transmission Line	10	PW *	499,628	749,157	1,248,785
901268 Plumas Street Improvements	9	PW *	1,385,000		1,385,000
971273 FEMA Feather River Parkway	5	PW *	86,552		86,552
981277 Harter-Bridge Sewer Trunk Connection	6	PW *	2,000,000		2,000,000
901278 Police Dept Evidence Storage Building	3	PW *	539,000		539,000
901292 Citywide IT System Modernization	6	IT	20,000		20,000
901294 City Welcome Signs	2	PW *	100,000		100,000
921295 Bogue Road Improvements - State Route 99 to Railroad Avenue	6	PW *	1,877,039		1,877,039
921297 Prop 1 IRWM - Lincoln Road Trash Capture Project	11	PW *	285,000		285,000
921302 Walton Avenue Improvements	16	PW *	4,300,000		4,300,000
901305 Bocce Ball Courts Sam Brannan Park	8	CS	292,460		292,460
901313 ERP/HR/Payroll/Utility Billing Upgrade	3	IT	1,000,000	500,000	1,500,000
921314 Citywide Signal Hardware Upgrades	1	PW *	548,200		548,200
921315 Roadway Safety Signing Audit and Upgrades	1	PW	1,509,000		1,509,000
921316 Pedestrian Safety Crosswalk Upgrades	1	PW	184,000		184,000
921317 SHS Signal Hardware Upgrades	1	PW	510,000		510,000
921319 EV Charging Stations	13	PW	191,000		191,000
971320 Aquifer Storage Recovery System	5	PW *	5,975,153		5,975,153
981328 Recycled Water Preparation	5	PW *	250,000		250,000
951330 Urban Community Drought Relief Program	10	PW	3,355,152		3,355,152
Total			\$29,515,337	\$2,053,157	\$31,568,494

Notes:

* Multiple funding sources exist for this project. See individual project sheet for breakdown.

- 1 Funded by State Highway Improvement Program
- 2 Funded partly through Sacramento Area Council of Governments grant (SACOG)
- 3 Funded through H.R. 1319 American Rescue Plan
- 4 Funded through Consolidated Streetlight District Funds
- 5 Funded partly through the Bureau of Reclamation
- 6 Funded partly through the LWCF/ARPA grant funds and contributions through the Harter Specific Plan
- 7 Funded partly by Bond/Loan Financing
- 8 Funded through Yuba Sutter Special Olympics Grant
- 9 Funded through the Caltrans Clean California Grant
- 10 Funded through the State Revolving Fund
- 11 Funded through Equitable Community Revitalization Grant
- 12 Funded through Yuba Sutter Transit
- 13 Funded through FRAQMD's Blue Sky Grant
- 14 Funded through LEAP Grant
- 15 Funding through State CEC Grant
- 16 Funded through Federal CMAQ, Regional Surface Transportation/Surface Transportation Block Grant Program
- 17 Funded through FEMA and OES

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Spencer Morrison, Finance Director

Summary

Subject: FY 2024-2025 Citywide Sole Source & Professional Services Purchases
Recommendation: Adopt a Resolution pre-authorizing the City Manager or designee to enter into citywide sole source and professional service purchases from July 1, 2024, through June 30, 2025, for specified items based on each purchase recommendation being in the best interest of the City
Fiscal Impact: The listed purchases throughout the fiscal year 2024-2025, which must conform to the currently approved budget and purchasing policies, represent up to an estimated \$8,757,000 in existing or planned sole source agreements, professional service agreements and other frequently used vendors.

Purpose:

Approve known future and reoccurring sole source and professional service purchases in the 2024-2025 fiscal year.

Council's Strategic Goal:

This item supports the City Council priority of fiscal responsibility.

Background:

The purpose of this staff report is to consolidate known future and mostly reoccurring sole source and professional service purchases in the fiscal year 2024-2025. This approach streamlines purchases during the year and allows the City Council to have a broader knowledge of the upcoming sole source and professional service purchases. In 2008, the City Manager sought to improve efficiency and streamline routine large purchases by placing all known, professional service and sole source purchases required to go before City Council due to exceeding the City Manager's purchasing authority onto one agenda item that serves to streamline the agendas. To continue to improve the process, all multi-year professional service and sole source purchases are included in the staff report to provide the most transparency, even though the current Council, or a previous Council, had awarded the contract on a previous agenda.

The City's updated purchasing policy, effective March 2, 2022, authorizes the City Manager to enter into purchase agreements up to \$100,000 without City Council approval. Therefore, vendors appearing

in the analysis section attached include those providing support, maintenance, or upgrades for proprietary equipment. The vendors listed provide enough work and service for the City of Yuba City to potentially bring them above the \$100,000 City Manager purchasing threshold in a fiscal year. Some vendors listed are continuing a multi-year agreement that totals over \$100,000 over the life of the contract, which may have been competitively selected and awarded by the City Council already. Additionally, some of the vendors listed are subject to the Public Contract Code wherein the threshold is \$60,000, but are included for public, City Council, and staff knowledge.

Analysis:

All such contracts and purchasing will continue to follow the Purchasing Policy, as adopted by the City Council, sections 9-1 through 10-8. Additionally, formal bid purchases will continue to go through the formal bid process outlined in the City's Purchasing Policies and Procedures, along with any sole source, professional services, and commodity purchases that are not in this report.

A sole source purchase is appropriate when:

- An integral repair part or accessory compatible with existing equipment is only available from one vendor, or
- A product has a unique design/performance specification or quality requirements essential to department operations, or
- There is only one known manufacturer or is the only authorized seller/service provider of the product in the region, or
- Staff has specialized training or expertise with a product and retraining is substantial, or
- Upgrading existing software, making emergency purchases, or special situations as they arise, or
- An emergency purchase arises, or
- A public project procurement under the established requirement established by Public Contract Code Section 22032(a), or
- Special situations as they arise.

If there is a change in circumstances such that any sole source, professional services or commodity purchases would not be warranted under the Purchasing Policy, staff will return to the City Council for approval as to another vendor, etc., as appropriate.

With City Council approval of staff's recommendation, the departments will still be required to work within their approved budgets for the fiscal year 2024-2025 and comply with the adopted Purchasing Policy when making purchases. The items in Attachment 2 were considered by City Departments when building their budgets and are expected not to affect budget reduction scenarios.

Fiscal Impact:

The listed purchases throughout the fiscal year 2024-2025, which must conform to the currently approved budget and purchasing policies, represent up to an estimated \$8,757,000 in existing or planned sole source agreements, professional service agreements and other frequently used vendors.

Alternatives:

Direct staff to formally bid on some or all of the attached sole source purchases and solicit proposals for the professional services agreements.

Recommendation:

Adopt a Resolution pre-authorizing the City Manager or designee to enter into citywide sole source and professional service purchases from July 1, 2024, through June 30, 2025, for specified items based on each purchase recommendation being in the best interest of the City.

Attachments:

1. Resolution
2. List of Applicable Vendors, Estimated Amounts, and Descriptions
3. Purchasing Policy Excerpt
4. Public Contract Code 22032

Prepared By:

Spencer Morrison
Finance Director

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
PRE-AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ENTER INTO
CITYWIDE SOLE SOURCE AND PROFESSIONAL SERVICES PURCHASES
FROM JULY 1, 2024 THROUGH JUNE 30, 2025**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, the City of Yuba City is a public entity established under the laws of the State of California, and

WHEREAS, the City of Yuba City has a City Council adopted Purchasing Policy that provides direction to staff on all professional service and sole source agreements, and

WHEREAS, the City Council of the City of Yuba City has the intent to keep the efficient approval of routine and annual purchases through negotiated professional service and sole source agreements with well-vetted and competent vendors while maintaining transparency, and

WHEREAS, such a process promotes the efficient use of public resources, and is in the best interests of the City; and

WHEREAS, the City Council desires to authorize the City Manager, or designee, to enter into contracts with the vendors on the attached list, to be updated and brought before City Council annually.

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

1. From July 1, 2024 through June 30, 2025, the City Council pre-authorizes the City Manager, or designee, to enter into agreements with vendors, service providers, etc., as identified in Attachment 2, and in the amounts not to exceed those identified therein. The City Manager, or designee, shall otherwise have discretion as to the terms of said agreements, subject to review and approval of the City Attorney as to legal form. The actual selection and award of such contracts and purchasing items will continue to comply the City's adopted Purchasing Policy as may be amended. If there are circumstances such that an award of any sole source, professional service or commodity purchase to a pre-authorized business or person would not otherwise be warranted under the Purchasing Policy, then the award shall not be made to that pre-authorized person or business. Instead, the City Manager or designee will return to the City Council to obtain approval as to another person or business who would be appropriately awarded the bid or agreement consistent with the Purchasing Policy, unless the City Manager was otherwise authorized to make such an award under the Purchasing Policy or other authority previously granted by the City Council.
2. The City Council finds that the pre-authorization as provided for herein promotes the efficient use of public resources, and is in the best interests of the City.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 18th day of June, 2024.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNCIL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

Citywide Purchases:

BEST BEST & KRIEGER, LLP of Sacramento, CA

Professional services agreement in the estimated amount of **\$185,000** for personnel and other matters.

BLAIS & ASSOCIATES of Little Elm, TX and Irvine, CA

Grant monitoring and support services in the estimated amount of **\$200,000** per calendar year.

COP SHOP INSTALLATIONS of Yuba City, CA

Sole source purchases in the estimated amount of **\$150,000** for the purchase and installation of emergency vehicle accessories for Police and Fire Department vehicles such as light bars, decals, sirens, scanners, opticoms, etc.

LANDSCAPES BY STENTZEL of Live Oak, CA

Technical services in the estimated amount of **\$250,000** for maintenance of Landscape Maintenance Districts (LLMD) and unfunded City street trees as part of RFP Contract No. 21-01.

LIEBERT, CASSIDY & WHITMORE, INC of Los Angeles, CA

Professional services agreement in the estimated amount of **\$150,000** for labor relations consulting services.

Development Services Purchases:

ASCENT ENVIRONMENTAL, INC of Sacramento, CA

Professional services agreement in the estimated amount of **\$150,000** for providing environmental, planning, and design services.

DENIS COOK, LAND USE PLANNING CONSULTING of Thousand Oaks, CA

Professional services agreement in the estimated amount of **\$125,000** for assistance on an as-needed basis in the processing of land use entitlement applications including but not limited to General Plan Amendments, Specific Plans, Rezoning Tentative Subdivision and Parcel Maps, Use Permits, Variances and other entitlements or studies. Work may also include preparation of staff reports, ordinances, resolutions, legal notices and other items as needed. Includes preparation of environmental documentation for compliance with the California Environmental Quality Act (CEQA). Assistance may include other Planning or Local Agency Formation Commission (LAFCO) related items.

ENVIRONMENTAL SCIENCE ASSOCIATES of Sacramento, CA

Professional services agreement in the estimated amount of **\$150,000** for providing environmental consulting services for planning and zoning projects.

PLACEWORKS of Santa Ana, CA

Professional services agreement in the estimated amount of **\$350,000** for general plan updates, zoning code updates, and associated environmental work.

Finance/IT Purchases:

CENTRAL SQUARE TECHNOLOGIES of Lake Mary, FL.

Sole source in the estimated amount of **\$160,000** for the City's financial system annual maintenance agreement. This system is a collection of software modules that integrate to form a single system. Pentamation is the developer and sole distributor of their software.

LENOVO GLOBAL TECHNOLOGY of Morrisville, NC

Sole source computer purchases in the estimate amount of **\$200,000** for fiscal year 23-24 at prices not to exceed the California Multiple Award Schedule (CMAS) contract price for Lenovo Global Technology.

SOFTWARE ONE of Waukesha, WI

Sole source in the estimated amount of **\$150,000** for the City's Microsoft Enterprise Agreement annual maintenance. This agreement provides software for desktops, servers and applications including Office, email and databases. Software One is the designated reseller in our state by Microsoft and is the only authorized reseller for all organizations in the State of California.

SUTTER BUTTES COMMUNICATION of Yuba City, CA

Sole source in the estimated amount of **\$140,000** for parts, installation, radio service and warranty for patrol vehicles, fire vehicles, and the communication center. Sutter Buttes has been providing services for the City for many years and is very familiar with the parts and installation that are needed to keep our radio communications working.

MOTOROLA SOLUTIONS, INC of Schaumburg, IL

Sole source in the estimated amount of **\$140,000** for portable radios and accessories for personnel and vehicles.

AXON of Scottsdale, AZ

Sole source in the estimated amount of **\$140,000** for the annual maintenance agreement of the Police Department's in-car and body camera equipment, as well as the cloud storage for video recordings.

Fire Purchases:

ALLSTAR FIRE EQUIPMENT OF HAYWARD, CA

Sole source contract in the estimated amount of **\$192,000** for Fire Department purchases of Phos-Check Class A and Angus AR-AFFF Class B concentrated firefighting foam, structural firefighting helmets, hose, and Lyon structural firefighter turnouts.

LN CURTIS & SONS of Oakland, CA

Sole source contract in the estimated amount of **\$200,000** for Fire personal protective equipment, hose and apparatus equipment, and vehicle extrication equipment. LN Curtis & Sons has exclusive contracts with many manufacturers of Fire Equipment used by the Yuba City Fire Department. Standardization of equipment for all fire units is necessary for efficient use in emergencies.

Public Works Purchases:

Professional Services:

CALTEST of Napa, CA

Professional services in the estimated amount of **\$210,000** for contracted laboratory and stormwater testing services.

DU-ALL SAFETY of Fremont, CA

Professional services in the estimated amount of **\$150,000** for the continued development and implementation of safety programs, employee training, and compliance services.

ERS INDUSTRIAL SERVICES of Fremont, CA

Professional and technical services in the estimated amount of **\$200,000** for support of the Water Treatment Plant, including the five-year filter surveillance.

LARRY WALKER ASSOCIATES of Davis, CA

Professional services in the estimated amount of **\$300,000** for consulting services related to the WWTF NPDES permit renewal, storm-water management, and Utilities CIP projects. Additionally, develop a calculation model and prepare a technical memorandum evaluating local limits for Significant Industrial Users based on the 2024 WWTF NPDES permit provisions.

PACIFIC ECORISK of Fairfield, CA

Professional services in the estimated amount of **\$125,000** for contracted laboratory services.

SOMACH SIMMONS & DUNN of Sacramento, CA

Professional services in the estimated amount of **\$250,000** for legal services for water rights and supply issues.

TM PROCESS & CONTROLS, INC. of Elk Grove, CA

Professional and technical services in the estimated amount of **\$200,000** for support of the electrical, SCADA, and instrumentation systems at the Water and Wastewater Treatment Facilities.

ZANJERO of Sacramento, CA

Professional services in the estimated amount of **\$200,000** for water planning and supply consultant services.

Technical Services:

ALL-AMERICAN CONSTRUCTION, INC. of Live Oak, CA

Sole source in the estimated amount of **\$120,000** for on-call construction services on a time-and-materials basis for public works projects of \$60,000 or less in accordance with Public Contract Code Section 22032(a).

COMMERCIAL PUMP & MECHANICAL, INC. of Chico, CA

Sole source in the estimated amount of **\$325,000** for on-call mechanical, pump repair, upgrades, and full installation services on a time-and-materials basis for the City's infrastructure maintenance.

DOS RIOS of Yuba City, CA

Sole source in the estimated amount of **\$175,000** for construction services to be provided for the Water Treatment Plant.

FEATHER RIVER ELECTRIC MOTORS, LLC of Durham, CA

Sole source in the estimated amount of **\$175,000** for on-call services and parts on a time-and-materials basis for the water and wastewater systems.

H & H TRENCHING of Arboga, CA

Sole source in the estimated amount of **\$120,000** for on-call construction services on a time-and-materials basis for public works projects of \$60,000 or less in accordance with Public Contract Code Section 22032(a).

KINNEY ELECTRIC & POWER TRANSMISSION, INC. of Yuba City, CA

Sole source in the estimated amount of **\$175,000** for on-call services and parts on a time-and-materials basis for the water and wastewater systems.

MICHELS CORPORATION DBA MICHELS PIPELINE CONSTRUCTION of Salem, OR

Sole source in the estimated amount of **\$200,000** for water infiltration, manhole rehabilitation, storm drainage system, and related on-call services for the sewer collection system.

NEWLAND ENTITIES of Marysville, CA

Sole source in the estimated amount of **\$120,000** for on-call construction services on a time-and-materials basis for public works projects of \$60,000 or less in accordance with Public Contract Code Section 22032(a).

NORTH STAR CONSTRUCTION AND ENGINEERING, INC. of Yuba City, CA

Sole source in the estimated amount of **\$180,000** for on-call construction and engineering services on a time-and-materials basis for public works projects of \$60,000 or less in accordance with Public Contract Code Section 22032(a).

RICHALL ELECTRIC CO. of Yuba City, CA

Sole source in the estimated amount of **\$150,000** for on-call electrical services on a time-and-materials basis, including emergency and afterhours work, for all City facilities.

S & S AG AND CONSTRUCTION SERVICES INC of Gridley, CA

Sole source in the estimated amount of **\$175,000** for on-call scraping, excavation, hauling, and deep ripping of Water and Wastewater Treatment Facilities and other related services.

TELSTAR INSTRUMENTS of Sacramento, CA

Sole source in the estimated amount of **\$125,000** for on-call instrumentation system support, annual flowmeter calibration, and preventative maintenance.

TESCO of Sacramento, CA

Professional services in the estimated amount of **\$150,000** for instrumentation system support, preventative maintenance services, and proprietary materials and parts at the Water Treatment Facility, Wastewater Treatment Facility, Corp Yard, and other City facilities.

XYLEM WATER SOLUTIONS USA, INC. of Rye Brook, NY and Fairfield, CA
Sole source in the estimated amount of **\$250,000** for parts and services for specialty pumps, parts, and supplies for the Water and Wastewater Treatment Facilities.

Sole Source Purchases:

BADGER METER of Santa Rosa, CA
Sole source in the estimated amount of **\$250,000** for the continued provisions of the water meter reading system, such as software support and water meter equipment and repair parts.

FRANK OLSEN COMPANY of Livermore, CA
Sole source in the estimated amount of **\$150,000** for purchasing valves and actuators for the Water Treatment Plant and Wastewater Treatment Plant's conventional filters.

POLYDYNE, INC. of Riceboro, GA
Sole source in the estimated amount of **\$700,000** for polymer for the wastewater treatment process.

REXEL USA, INC. of Yuba City, CA
Sole source in the estimated amount of **\$250,000** for electrical parts, supplies, and services for the Water and Wastewater Treatment Facilities.

MISCOWATER of Pleasanton, CA
Sole source in the estimated amount of **\$150,000** for pumps, panels, parts and supplies for the Water and Wastewater Treatment Facilities.

SHAPE INCORPORATED of Pleasanton, CA
Sole source in the estimated amount of **\$150,000** for pump parts, repairs, and service for Flygt-brand equipment.

ATTACHMENT 3

SECTION 9: SPECIAL PROCUREMENT CIRCUMSTANCES

9-1. Finance Department Procurements

The Finance Department is charged with the duty to contract for purchase of the following equipment, materials, and services:

1. New or replacement vehicles or equipment
2. Items purchased from state contracts
3. Computer hardware and software (through the Information Technology Division)
4. Other items as may be determined in the future
5. When it is in the best interest of the City to negotiate an extension of an existing contract for supplies or technical services, based on satisfactory performance. Such negotiated price must be fair and reasonable. This shall also apply to products or services purchased through prior recent bidding.

9-2. CDBG and Other Applicable Federal Grants:

In compliance with the City's Community Development Block Grant, HOME funds, and other applicable federal funds administered by the United States Department of Housing and Urban Development (HUD), procurement procedures shall comply with federal regulations (24 CFR 85.36). The City will follow the Office of Management and Budget Guidance 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

9-3. Sole Source Purchases:

When competitive quotations for goods and services are not possible, such purchases shall be made through negotiated procurement. Sole source purchases may require City Manager or City Council approval, based upon procurement limits and Municipal Code requirements.

A sole source justification form must be signed by the requestor's Department Head and City Manager (if applicable), then forwarded to the Finance Department and filed to justify the sole source purchase. Sole-source specifications should be avoided whenever possible as they minimize or eliminate competition.

When the use of said sole-source vendor is expected to be repeated or ongoing, the operating department may indicate that it is a "recurring" sole source on the sole source justification form. The sole source justification shall then be valid for three years from date of approval by the Department Head.

9-3.1. Sole Source is Appropriate When:

1. The requested product is an integral repair part or accessory compatible with existing equipment and is only available from one vendor.
2. The requested product has unique design/performance specifications or quality requirements which are essential to department operations and are not available in comparable products.
3. Only known manufacturer of this product.
4. The requested product is one with which department staff have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or money.
5. Only vendor authorized to sell/service this product in our region.
6. Upgrade to existing software. Available only from the producer of this software who sells on a direct basis only.
7. Emergency purchase.
8. Public project procurements under the requirements established by Public Contract Code Section 22032(a).
9. Special situations as they arise.

9-3.2. City Manager Approval:

Sole source requests between \$50,000.01 and \$100,000 require the approval of the City Manager.

9-3.3. City Council Approval:

Sole source requests over \$100,000 require the approval of the City Council.

9-4. Emergency Purchases up to \$100,000 (Not for Public Projects):

Emergency purchases may be made without the benefit of competitive bidding when time is of the essence. Emergency purchases should be made only for the following reasons: (1) to preserve life, health, or property; (2) upon a natural disaster; (3) to correct or forestall a shutdown to maintain essential public services; or (4) other unforeseeable events (as authorized by the City Manager). Emergency purchases are not valid for contrived urgencies resulting from lack of planning and organization. Since emergency orders do not normally provide the City an opportunity to obtain competitive quotes, nor properly encumber funds, such orders should be kept to an absolute minimum. Emergency purchases shall be approved by the Department Head or designee.

9-5. Emergencies Over \$100,000 (Not for Public Projects):

Emergency purchases over \$100,000 require the approval/signature of the City Manager. The City Manager shall provide a report after any emergency purchase over \$100,000 at the next City Council meeting following the emergency purchase.

9-6. Emergency Public Projects:

Public projects shall be completed according to Public Contract Code 22050 and the City's Municipal Code Section 2-6.15.

9-7. Cooperative Purchases:

The City may participate in purchases and contracts conducted by other political jurisdictions, provided that the cooperative agreement is established following a competitive bid process. In a cooperative purchase, one agency represents several agencies by soliciting bids including the needs of the other agencies in the bid specifications. This higher product volume may result in lower unit cost for all agencies, and also reduces the time and cost of the City administering its own bid process.

Needed documentation includes:

1. Copy of the other jurisdiction's bid document(s)
2. Any Board or Council action awarding the contract
3. The contract documents

The City Manager may authorize the award of cooperative purchase agreements for amounts not more than \$100,000; City Council approval is required for the award of any cooperative purchase exceeding \$100,000.

9-8. Piggyback onto Existing Contract:

“Piggybacking” is the use of an existing contract for goods between another government agency and a vendor for the purchase of those same goods. When piggybacking onto a contract, the City must use the terms of the contract and price of the item must be as specified in the contract or awarding document. The contract for consideration must have been awarded through a competitive bidding process prepared and awarded by another local, state, or federal government agency.

Needed documentation includes:

1. Copy of the other jurisdiction's bid document(s)
2. Any Board or Council action awarding the contract
3. The contract documents

The City Manager may authorize the award of piggyback purchases for amounts not more than \$100,000; City Council approval is required for the award of any piggyback purchase exceeding \$100,000.

9-9. Exemptions from Obtaining a Purchase Order:

The Finance Department shall maintain an approved direct pay list for which no purchase order is required due to unique purchasing circumstances, such as invoices from government agencies, utility providers, and subscription services.

The following is a non-inclusive list of the direct pay categories and/or vendors at the time of policy adoption:

The following is a non-inclusive list of the direct pay categories and/or vendors at the time of policy adoption:

- Actuarial studies
- Advertising
- Assessment district administration costs
- Attorney services
- Bond issuance costs (bond counsel, rating agency fees, and trustee fees)
- Cafeteria plan administration
- CDBG and Home Rehabilitation Loans
- Claim settlements (for liability claims)
- Conference or seminar registration
- Copy machine maintenance and leasing under contract
- Debt service payments
- Department of Health Services
- Department of Water Resources
- Deposit refunds
- Document destruction
- Downtown Business Improvement District remittance of cash receipts
- Employment Development Department
- Family Intervention Team program expenditures
- Feather River Air Quality Management District
- Fingerprinting (Department of Justice)
- Fingerprinting (Sutter County – Live Scan)
- Fire Department stipend checks
- Fuel for storage tanks
- General Liability insurance premiums
- Gilsizer Drainage District
- Housing consultant
- Land/property
- Lobbying activities
- Meals (per diem or travel reimbursement)
- Membership dues
- MuniFinancial
- Net 5 purchases (Secretary, City of Marysville)
- Office equipment O&M
- Office supplies (consumable only)
- Parking Citation Hearing Officer
- Payroll deduction remittances
- Petty cash reimbursements
- Postage & freight
- Pre-employment physicals, medical blood, DATCO (substance abuse testing)

- Refunds
- Retirement administration: Phase II Systems for PARS trust administration
- State Board of Equalization (diesel fuel tax, sales and use tax)
- State Division of Administrative Services (seismic fees)
- State Water Resources Control Board
- Subdivision Agreement reimbursements
- Subscriptions
- Supplies or refreshments reimbursement
- Sutter-Yuba Mosquito Vector Control District
- Teambuilding (Amistad Associates)
- Telephone
- Temporary help (personnel agency)
- Training programs
- Travel & meetings
- Trustee fees
- Tuition reimbursements
- Uniform rental and cleaning (under contract)
- Utilities
- Vehicle allowance
- Water delivery service
- Yuba-Sutter Economic Development Corporation

An authorized signature and appropriate budget number(s) should be provided by the purchaser to Accounts Payable for invoices up to \$5,000. Invoices above \$5,000 should be accompanied by a check request form, approved by the Department Head.

SECTION 10: PROFESSIONAL SERVICES

10-1. Definition:

Those services by independent consultants such as legal, engineering, programming, planning, environmental, economic, financial, testing, specialized temporary employee services, medical, dental, accounting, surveying, landscape architecture, advertising, design, etc., are considered to be “professional services”. This may also include services requiring peculiar or specialized abilities which by state law do not require competitive bidding.

10-2. Operating Department Responsibilities:

1. Prepare specifications or scope of work.
2. Solicit, review, and select qualified consultant/firm.
3. Provide written documentation justifying selection of the successful consultant/firm. Staff may utilize the Professional Services Justification form on CityNet.
4. Prepare a City Professional Services Agreement and obtain consultant's signature.
5. Compile all exhibits/attachments described or referenced in the contract.
6. Secure and review required insurance documents for conformance to City contract requirements.
7. Submit the contract to the City Attorney for review and approval, if applicable.
8. If between \$50,000 and \$100,000, obtain City Manager approval.
9. If over \$100,000, obtain Council approval.
10. Submit requisition to Finance to issue a purchase order.
11. Submit original signed contract, complete with exhibits, attachments, and insurance, to the City Clerk.
12. Provide the consulting firm a signed copy of the contract.

10-3. Decentralized:

Due to the specialized and technical nature of professional services, contracting for professional services is decentralized and shall be the responsibility of each applicable Department Head.

10-4. Solicitation of Proposals:

Solicitation of professional service proposals is the responsibility of the operating departments. The Finance Department may be contacted to assist and support the formal request for proposal process.

10-5. Selection of Consultant:

Contracts negotiated by the City for professional services will be based on demonstrated competence, professional qualifications for the services required, availability, fair and reasonable cost, and other relevant factors as determined by the operating department. Competitive bidding is encouraged whenever possible; however, it is not mandatory.

10-6. City Attorney Review and Approval:

The City shall, whenever possible, use the City's Professional Services Agreement form, which as been approved as to form by the City Attorney and is available on CityNet. Should another agreement be considered for professional services, review and approval as to form by the City Attorney is required prior to execution by the City.

The City Attorney shall review and approve as to form all Professional Service Agreements prior to City Council approval for contracts over \$100,000.

10-7. Procurement Limits — Professional/Consultant Services:

Specified procurement limits are tabulated per consultant firm per fiscal year and are not to be split to circumvent the determined limits. No professional services consultant shall be paid more than \$100,000 per fiscal year for the City as a whole without prior Council authorization.

10-7.1. Contracts of \$50,000 or Less:

Contacting three (3) firms, although encouraged, is not required for contracts \$50,000 or less. Department Heads are authorized to sign Professional Service Agreements totaling \$50,000 or less.

10-7.2. Contracts \$50,000.01 up to \$100,000:

Operating departments should, whenever possible, contact three (3) consultants/firms and select the most qualified firm. The City Manager is authorized to sign Professional Service Agreements totaling \$100,000 or less.

10-7.3. Contracts Over \$100,000:

Operating departments shall solicit written proposals and negotiate with a minimum of three (3) consultants/firms, whenever possible. Professional Service Agreements over \$100,000 require City Council approval. If the contract is a multiple year agreement, information regarding multiple years must be presented to Council in the staff report at the time of approval.

10-8. Changes to and Cancellation of Purchase Orders:

The operating department will notify Finance when initiating changes which alter the purchase order. Purchase orders that need to be canceled or closed must be forwarded to Accounts Payable. The last payment against a purchase order that does not increase the purchase order total by 10% can be processed without obtaining a purchase order change order.

The City Manager will approve any change orders that have the purchase order total amount exceed \$50,000, up to \$100,000. Change orders cannot be requested that exceed Council-approved appropriations or Council contract award amounts without additional Council authorization.

ATTACHMENT 4

State of California

PUBLIC CONTRACT CODE

Section 22032

22032. (a) Public projects of sixty thousand dollars (\$60,000) or less may be performed by the employees of a public agency by force account, by negotiated contract, or by purchase order.

(b) Public projects of two hundred thousand dollars (\$200,000) or less may be let to contract by informal procedures as set forth in this article.

(c) Public projects of more than two hundred thousand dollars (\$200,000) shall, except as otherwise provided in this article, be let to contract by formal bidding procedure.

(Amended by Stats. 2018, Ch. 169, Sec. 2. (AB 2249) Effective January 1, 2019.)

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Design Immunity Ordinance Update

Recommendation: A. Conduct a Public Hearing; then

B. Introduce an Ordinance of the City Council of the City of Yuba City adding Chapter 12 of Title 6, including Section 6-12.01, to the Municipal Code establishing powers and authority to approve plans or designs for public works projects and waive the first reading

Fiscal Impact: No direct fiscal impact will result from the proposed Municipal Code addition

Purpose:

To preserve design immunity in lawsuits involving public works projects by formally documenting authority for approval of plans or designs for such projects.

Council's Strategic Goal:

This item addresses two City Council Strategic Goals by providing for the maintenance, improvement, and investment in the City infrastructure while doing so in a fiscally responsible and sustainable manner.

Background:

Design immunity under Government Code Section 830.6 is one of the most powerful affirmative defenses for public entities. This section states, in part, that neither a public entity nor a public employee is liable for an injury caused by the plan or design of a construction of, or an improvement to, public property where such plan or design has been approved in advance by the legislative body of the public entity or by some other body or employee exercising discretionary authority to give such approval.

The City is self-insured through the Northern California Cities Self-Insured Fund (NCCSIF) risk pool. NCCSIF has requested its member agencies adopt an ordinance to formally document and preserve design immunity afforded by Government Code Section 830.6 in response to the large number of lawsuits filed against public entities alleging dangerous conditions of public property and the multi-million dollar demands such lawsuits seek.

Analysis:

California law provides various causes of actions for aggrieved parties to sue for monetary and non-monetary damages, as well as immunities and defenses where the State Legislature has deemed to be important public policy to shield certain individuals and entities from liability. An example is legislative immunity where the City Council cannot be held liable for enacting laws. Another example is judicial immunity where judges cannot be held liable for making rulings contrary to popular sentiment.

Pertinent to public agencies being sued for an alleged dangerous condition of public property, the defense of design immunity will almost always be raised in a motion for summary judgment where the judge will be asked to decide whether there is any substantial evidence that the public property was reasonably designed. A civil engineer's opinion that the design was reasonably approved constitutes substantial evidence sufficient to support design immunity regardless of any conflicting witness testimony to the contrary.

The final design of City public works projects is approved by the Engineer in Responsible Charge of the work, as defined in the State Business and Profession Code. The Engineer's signature on the plan documents constitute substantial evidence that the public works project was reasonably designed, therefore entitling the City to assert the design immunity defense in lawsuits alleging dangerous condition of public property. The City usually takes the additional step of obtaining City Council approval of the plans and specifications, further entitling the City to assert the design immunity defense.

The proposed Ordinance formally establishing the Engineer in Responsible Charge of the work, the Public Works Director, and the City Engineer as being authorized to approve plans or designs for purposes of design immunity pursuant to Government Code Section 830.6 will preserve the City's ability to assert the design immunity defense for projects that may not have been formally approved by City Council. Such projects could include those less than \$60,000 that are directly negotiated with a Contractor or those that have been informally bid pursuant to the State Public Contract Code.

The proposed Ordinance is prepared at the request of the City's risk pool NCCSIF to formally document and preserve the City's ability to raise design immunity as a defense. As part of this process, a new chapter was created in order to accommodate future amendments to the Municipal Code of a similar type.

Fiscal Impact:

No direct fiscal impact will result from amending the Municipal Code to establish authority for approval of plans or designs of public works projects. Existing budgeted funds will be used for staff's time to implement this item.

Alternatives:

Council may decide not to amend the Municipal Code and instead require all public works projects, regardless of size or scope of work, to be brought before City Council for approval of plans or designs. Council may also limit the authority for approval of plans or designs to just the Public Works Director or City Engineer.

Recommendation:

A. Conduct a Public Hearing; then

B. Introduce an Ordinance of the City Council of the City of Yuba City adding Chapter 12 of Title 6, including Section 6-12.01, to the Municipal Code establishing powers and authority to approve plans or

designs for public works projects and waive the first reading

Attachments:

1. Proposed Ordinance

Prepared By:

Kevin Bradford
Deputy Public Works Director - Engineering

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADDING CHAPTER 12 OF TITLE 6, INCLUDING SECTION 6-12.01, TO THE MUNICIPAL
CODE ESTABLISHING POWERS AND AUTHORITY TO APPROVE PLANS OR DESIGNS
FOR PUBLIC WORKS PROJECTS**

WHEREAS, the City of Yuba City (City) is self-insured through the Northern California Cities Self-Insured Fund (NCCSIF) risk pool; and

WHEREAS, NCCSIF has requested its member agencies adopt an ordinance to formally document and preserve design immunity afforded by Government Code Section 830.6 in response to the large number of lawsuits filed against public entities alleging dangerous conditions of public property and the multi-million dollar demands such lawsuits seek; and

WHEREAS, the final design of City public works projects is approved by the Engineer in Responsible Charge of the work, as defined in the State Business and Profession Code; and

WHEREAS, said Engineer's signature on the plan documents constitute substantial evidence that the public works project was reasonably designed, therefore entitling the City to assert the design immunity defense in lawsuits alleging dangerous condition of public property; and

WHEREAS, the City usually takes the additional step of obtaining City Council approval of the plans and specifications, further entitling the City to assert the design immunity defense; and

WHEREAS, the City Council desires to amend the Yuba City Municipal Code to authorize the Engineer in Responsible Charge of the work, the Public Works Director, or the City Engineer to approve plans or designs for purposes of design immunity pursuant to Government Code Section 830.6 for projects that may not have been formally approved by City Council.

NOW, THEREFORE, the City Council of the City of Yuba City does hereby ordain as follows:

1. That all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. A new Chapter 12, of Title 6, is added to the Yuba City Municipal Code to read in its entirety as follows:

CHAPTER 12. POWERS AND AUTHORITY – ADDITIONAL

Sec. 6-12.01. – Plans and Designs.

The Engineer in responsible charge of the work, the Public Works Director, and/or the City Engineer are authorized to approve plans or designs for purposes of design immunity pursuant to Government Code Section 830.6 for all public works projects approved by the City. Nothing in this section is intended to, nor will it, preclude the City Council from separately or additionally approving plans or designs for purposes of design immunity pursuant to Government Code Section 830.6.

3. If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this Ordinance are declared to be severable. The City Council hereby declares that they would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

4. This Ordinance shall become effective on the thirty-first day after its adoption.

This Ordinance was introduced on June 18, 2024, and duly adopted by the City Council of the City of Yuba City at its duly noticed regular meeting on _____, by the following vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

Shon Harris, Mayor
City of Yuba City

Attest:

Ciara Wakefield, Deputy City Clerk
City of Yuba City

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: 2024 Community Development Block Grant - Annual Action Plan

Recommendation: A. Conduct a Public Hearing to receive comments on the 2024 Annual Action Plan and after consideration;

B. Adopt a Resolution approving the proposed 2024 Annual Action Plan and authorize staff to submit the required documents to the Department of Housing and Urban Development (HUD) for processing; and

C. Authorize the Finance Director to add budget appropriation for the grant revenue

Fiscal Impact: \$567,725 received from the U.S. Department of Housing and Urban Development (HUD) for the 2024 CDBG program year

Purpose:

To hold a Public Hearing to receive comments on and approve the 2024 Community Development Block Grant Annual Action Plan

Council's Strategic Goal:

This project addresses the priorities of Public Safety, Infrastructure, and Fiscal Responsibility.

Background:

The City of Yuba City is an entitlement jurisdiction of the Community Development Block Grant (CDBG) program and receives an annual allocation of funds from the Department of Housing and Urban Development (HUD). The purpose of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities. Funds are required to be used to meet at least one of the program's following priority objectives:

1. Benefit low- and moderate- income (LMI) persons
2. Aid in the prevention or elimination of slums or blight
3. Meet a need having a particular urgency (to alleviate emergency conditions)

Analysis:

The Draft 2024 Annual Action Plan (AAP) details the funding recommendations for CDBG Projects and activities within the City. The City has been allocated \$567,725 in CDBG funding for the 2024 program year. In accordance with HUD regulations, a maximum of twenty percent (\$113,545) of the allocation can be used for administration, and a maximum of fifteen percent (\$85,158) can be allocated to Public Services. Public Services include activities such as, homeless services, job-training, recreation programs, healthcare, etc.

Citizen Participation and Consultation

A public workshop was held on March 8, 2024, and detailed the CDBG program guidelines, application information, and allowed attendees to ask questions and/or provide comments. The workshop and application opportunity were advertised in the Appeal Democrat, on the City's website and social media pages, and emailed to local agencies and organizations. The application period began on March 8, 2024, and ended on April 1, 2024. The required 30-day public comment period on the draft Annual Action Plan began on May 18, 2024, and will end on June 18, 2024. The AAP is available on the City's website, hard copies are available at City Hall, and a copy is available for view at the local library. At this time, no public comments have been received.

The City received 13 applications totaling approximately \$1,830,000 in funding requests. Recommendations are based on available allocation, applications received, and proposed programs/projects.

Below are the recommended funding allocations for the 2023 CDBG program year.

Agency/Project	Recommended Funding	Description
Program Administration	\$ 110,000	General administration, oversight and management of Community Development Block Grant program. Funding covers salary cost for staff and consultant services
Sutter-Yuba Homeless Consortium	\$ 44,500	The Sutter-Yuba Homeless Consortium provides services to the homeless population in Sutter and Yuba Counties. In addition, it will be acting as the lead agency and fiscal agent in providing services and programs, in conjunction with other non-profit agencies, to the City's homeless population.
City of Yuba City – Patriot Park Playground Replacement	\$ 160,000	Remove and replace 21-year-old playground equipment
City of Yuba City - ADA Sidewalk and Public Facility Improvements	\$ 186,554.97	Provide sidewalk and curb ramp improvements to meet ADA accessibility requirements throughout the City
City of Yuba City - 2nd Street Camping Site Improvements	\$ 15,000	Purchase and utilize camping equipment, storage equipment, and solar lighting to better serve homeless individuals already utilizing site and to increase usage of site
Casa de Esperanza Emergency Shelter – ADA	\$ 60,000	Replace ADA ramp at emergency shelter facility

Ramp Replacement		
FREED Center for Independent Living – Home Repairs/Modifications	\$ 20,000	Provides accessibility improvements and minor home repairs for low-income disabled and senior residents
Yuba Sutter Gleaner's Foodbank – Senior Home Delivery	\$ 27,963.85	Deliver 2 weekly pre-made meals and a 20lb box of groceries to seniors 65+ that lack resources to acquire healthy, nourishing food.
Yuba Sutter Gleaner's Foodbank – Delivery Truck Repair	\$ 27,000	Provide repairs of an essential delivery truck that is utilized for food delivery programs
Playzeum – Play-for-All Initiative	\$ 7,700	Provide scholarships to low/mod income youth who don't normally have access to additional educational and recreational activities.
New Day Training Center – Counseling for Couples	\$ 5,000	Provide counseling sessions to low/mod income couples to extend services to those unable to afford the service.

In addition, the AAP includes several proposed transfers of previously unexpended funding. These are outlined below:

1. Transfer \$41k from 2022 Program Admin to 2023 Camp Rockin' U Septic Replacement to correct IDIS accounting error.
2. Transfer \$23,869.23 from 2022 Admin to 2021 SYHC – Homeless Services to correct IDIS accounting error.
3. Transfer \$20,653.50 from 2018 Owner Occupied Housing Rehabilitation to 2024 funding.
4. Transfer \$1,769.59 from 2020 Maple Park Playground Replacement to 2024 funding.
5. Transfer \$20,605.73 left in 2022 Sam Brannan park to 2024 funding.
6. Transfer \$2,965 from 2022 Fire Station Sign to 2024 funding.
7. Transfer \$50k from 2023 Program Admin to 2024 funding.

Fiscal Impact:

The City will receive \$567,725 from HUD to implement the 2024 CDBG program year. The City receives the funds on a reimbursement basis. In addition, a total of \$95,993.82 of unexpended funding is to be transferred and reallocated during the 2024 program year.

Alternatives:

Do not approve the 2024 CDBG Annual Action plan, and direct staff to modify funding recommendation. Changes will require staff to re-notice the plan and present to City Council for approval at a later date.

Attachments:

1. Attachment 1 - Resolution - 2024 CDBG Action Plan
2. Attachment 2 - Draft 2024 CDBG Annual Action Plan

Prepared By:
Shannon Sardo
Administrative Analyst

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2024 ANNUAL
ACTION PLAN CERTIFYING COMPLIANCE WITH THE REQUIREMENTS OF THE CDBG
PROGRAM, AND AUTHORIZING STAFF TO SUBMIT ALL APPROVED DOCUMENTS TO
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Department of Housing and Urban Development has determined that the City of Yuba City will receive \$567,725 under program year 2023 of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the City of Yuba City held a public meeting on March 8, 2024, as well as a public hearing on June 18, 2024, to consider public comments and proposals regarding the 2024 Annual Action Plan, the community development objectives and the projected use of CDBG funds contained therein; and

WHEREAS, the City of Yuba City has provided the citizens with an opportunity to review and comment on concerns involving the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken and other important program requirements, and provided citizens with adequate opportunity to participate in the development of the 2024 Annual Action Plan, including any revisions, changes or amendments thereto for a 30-day period commencing on May 18, 2024 and ending on June 18, 2024.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City that the 2024 Annual Action Plan is hereby approved, that the City Manager is authorized to execute all documents related thereto, that the Finance Director is authorized to make budget allocations for the implementation of, and that staff is authorized to submit all documents to the United States Department of Housing and Urban Development.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on June 18, 2024, by the following vote:

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST:

Ciara Wakefield, City Clerk Administrator

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

CITY OF Yuba City

2024 Draft *Annual* Action Plan

COMMUNITY DEVELOPMENT BLOCK GRANT



Development Services Department

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Yuba City is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds, one of several Department of Housing and Urban Development (HUD) formula entitlement programs. As an entitlement jurisdiction, HUD requires the City to complete and submit an Annual Action Plan (Action Plan) in order to receive CDBG funds annually. The 2024 Action Plan is the fifth and final Action Plan covered by the 2020 Consolidated Plan (Con Plan).

The format of the Draft 2024 Action Plan is required and consistent with HUD's Integrated and Disbursement Information System (IDIS).

The Draft 2024 Action Plan consists of five (5) sections including: 1) Executive Summary; 2) Expected Resources; 3) Annual Goals and Objectives; 4) Affordable Housing; and, 5) Program Specific Requirements.

Yuba City's Development Services Department is the lead agency responsible for developing the Draft 2024 Action Plan and is responsible for the administration of CDBG funds, including implementation of projects and programs and monitoring projects and programs to ensure compliance with HUD requirements and regulations.

2. Summarize the objectives and outcomes identified in the Plan

The City is required to implement and use HUD's Outcome Performance Measurement System (OPMS). The OPMS was developed to enable HUD to collect and standardize performance data on entitlement-funded activities from all grantees nationwide for use in reporting to Congress on the effectiveness of HUD's formula entitlement programs.

Based on the Needs Assessment and Market Analysis information, the City's 2020 Con Plan identifies the following affordable housing and community development goals by OPMS objectives and outcomes.

3. Evaluation of past performance

The City is required, annually at the conclusion of the Program Year (PY), to complete and submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) reporting on the Action Plan Goal outcomes and expenditures. Subsequently to the submittal of the CAPER, HUD assesses the City's management of CDBG program funds.

Overall, the City has performed satisfactorily managing the CDBG Program and addressing its priority needs through the programs set out in the 2020 Con Plan.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation process included a variety of efforts to encourage public participation, especially from lower income residents and service providers, in the development of the Draft 2024 Action Plan. Two meetings were held during the Action Plan development process to solicit public input. The first public meeting was held via Zoom on March 8, 2024 to solicit input and request participation in the application process and in the development of the Draft 2024 Action Plan. The Public Hearing will be held on June 18, 2024 and published in the Appeal-Democrat for a 30-day comment period, in accordance with the City's Citizen Participation Plan. A 30-day public review and comment period commenced on May 18, 2024 and ended on June 18, 2024.

The meetings were noticed on the City's website, in addition, information regarding the meetings was emailed directly to the City's CDBG Interest List, including public and private service providers and government agencies.

A summary of the Draft 2024 Action Plan will be published on May 18, 2024 in the Appeal Democrat, noting that a Public Hearing was to be held on June 18, 2024 to solicit public comment on the Draft 2024 Action Plan. The Draft 2024 Action Plan will be made available on the City's website and in hard copy at both City Hall and the Public Library.

5. Summary of public comments

RESERVED FOR PUBLIC COMMENTS

6. Summary of comments or views not accepted and the reasons for not accepting them

The City does not intentionally exclude or avoid consulting any agency type or organization during the consultation and planning process.

7. Summary

The Draft 2024 Action Plan identifies the activities the City will undertake during the 2024 Program Year to address the goals identified in the 2020 Con Plan. The Draft 2024 Action Plan identifies the following activities the City and/or its Sub-Recipients will undertake with the CDBG funds.

- **Public service activities that address homeless needs, including:**

1. Sutter-Yuba Homeless Consortium – Homeless Services Consolidation:
 - 1.1. Bridges to Housing – Financial Assistance with security deposit and rental assistance
 - 1.2. Hands of Hope – Coordinated Entry System; ensure fair and equal access to housing and

supportive services

1.3. Regional Emergency Shelter Team (REST) – Seasonal emergency shelter

2. Playzeum – Play for All Initiative

3. New Day Training Center – Counseling and Therapy for Couples

4. Yuba-Sutter Gleaners Foodbank – Emergency Food Distribution

- **Housing activities, including:**

1. Habitat for Humanity – Exterior Home Repairs

2. FREED Center for Independent Living – Home Repair and Modifications Program

- **Public Facilities and Improvements, including Removal of Architectural Barrier activities:**

1. Casa de Esperanza – ADA Ramp Replacement

2. Yuba City Public Works Department – ADA Sidewalk and Curb Improvements

3. Yuba City Community Services Department – Patriot Park Playground Equipment Replacement

4. Yuba City Police Department – 2nd Street Overnight Camping Site Improvements

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
CDBG Administrator	CITY OF YUBA CITY	Development Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The City’s Development Services Department (DSD) is the lead agency responsible for overseeing development of the Annual Action Plan.

HUD requires entitlement jurisdictions that receive CDBG, HOME Investment Partnership Program (HOME) or Emergency Shelter Grant (ESG) funds directly from HUD to complete an Annual Action Plan.

The City does not receive HOME or ESG funds directly from HUD; as a result, the Action Plan focuses only on identifying and prioritizing programs allowed under CDBG funding.

The City’s Development Services Department is responsible for the administration of the CDBG funds, including facilitating project/program implementation, monitoring project activities and outcomes, and ensuring compliance with all HUD requirements and regulations such as fair housing, Davis-Bacon requirements (prevailing wages), environmental reviews, affirmative action, competitive bidding procedures, and fiscal and contract administration. CDBG activities are carried out by both internal City Departments as well as external Sub-Recipients.

Consolidated Plan Public Contact Information

Comments and/or inquiries regarding the Draft Action Plan should be directed to:

Shannon Sardo, Development Services Analyst, City of Yuba City, Development Services Department, 1201 Civic Center Blvd., Yuba City, CA 95993, phone: (530) 822-5145, e-mail: ssardo@yubacity.net.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the Plan. The Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

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(I))

The City has developed and maintained on-going, collaborative relationships with the Regional Housing Authority, Sutter-Yuba Homeless Consortium, (SYHC), local service providers, Sutter County agencies and the Yuba-Sutter Economic Development Corporation in an effort to enhance the coordination of services to low and moderate-income persons, special needs groups, and businesses. The City's efforts have included attending meetings, exchange of information and coordination of services.

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 works in cooperation with the SYHC to address the needs of homelessness in the community. The SYHC consists of over 50 members, including the City of Yuba City, that utilize the Continuum of Care planning process to address homeless needs in the City of Yuba City and throughout the region. The SYHC allows for maximizing funding resources, helps to avoid duplication of services and provides for a comprehensive approach to homelessness. During the Draft 2024 Action Plan process, the City consulted members of the SYHC in order to meet the Action Plan requirements.

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

This section is not applicable as the City is not an ESG grantee. The Sutter-Yuba Homeless Consortium is the entity that administers the HMIS.

2. 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

Identify any Agency Types not consulted and provide rationale for not consulting

1	Agency/Group/Organization	Sutter Yuba Homeless Consortium
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	By email communication and public workshops. The City maintains a close working relationship with service providers and also open communication to ensure participation and coordination.
2	Agency/Group/Organization	Sutter County
	Agency/Group/Organization Type	Health Agency Child Welfare Agency Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City and County partner on many community development issues and keep regular contact vis email, workshops, coordination on projects, and meetings. The County is notified throughout the CDBG process.

Table 2 – Agencies, groups, organizations who participated

The City has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.

An agreement for Race Communications, a fiber internet service provider was recently reached to allow the company to bring their services to the City. The project is slated to be completed by the end of 2024.

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	Sutter-Yuba Homeless Consortium	The goals contained in the 2020 Con Plan and Draft 2024 Action Plan are consistent with the Continuum of Care. The City will work within the framework of the Sutter-Yuba Homeless Consortium to address homeless needs.
Yuba City Housing Element	City of Yuba City	The goals contained in the 2020 Con Plan and Draft 2024 Action Plan are consistent with the Programs outlined in the 2021-2029 Housing Element.
Yuba City Economic Development Strategic Work Plan	City of Yuba City	The goals contained in the 2020 Con Plan and Draft 2024 Action Plan are consistent with the initiatives outlined in the Economic Development Strategy.
PHA 5-Year Plan	Regional Housing Authority	The goals contained in the 2020 Con Plan and Draft 2024 Action Plan are consistent with the needs, goals and objectives outlined in the PHA 5-year Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City will, in conjunction with the development of affordable housing, submit applications for funding, implementation of activities and delivery of services targeted to low and moderate-income households, continue to work and coordinate with other public entities, including the Regional Housing Authority, Sutter County and the State of California.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City followed requirements for citizen participation outlined in the City's Citizen Participation Plan. The City encouraged citizens, along with local and regional organizations, to participate during the preparation of the Draft 2024 Action Plan. Regional and local service agencies, non-profit organizations, City staff, City Council and City Commissions were invited to two (2) public meetings held to discuss the Draft 2024 Action Plan update and solicit comments. The first virtual meeting was held on March 8, 2024 at 10:00 a.m. The second meeting, a Public Hearing, will be held on June 18, 2024.

The Draft 2024 Action Plan was made available for public review and comment during a 30-day period, May 18, 2024 through June 18, 2024. A Public Hearing will be held on June 18, 2024 at 6:00 p.m., at City Hall in Yuba City before the City Council to solicit public comment regarding the Draft 2024 Action Plan. The Draft 2024 Action Plan was also made available during the 30-day comment period on the City's website and copies made available at City Hall. The City's website also included notification of the development of the Draft 2024 Action Plan and encouraged citizens to provide input.

Prior to submission to the Department of HUD, the City Council reviews and approves 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 and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-targeted/broad community	The City hosted a virtual public meeting on March 8, 2024 to provide information on the consultation and planning process, review the application process and encourage public participation and comment in the development of the Draft 2024 Action Plan.	No public comments were received.	The City has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish and Punjabi Persons with disabilities Non-targeted/broad community	NOFA and application process advertised on City website and social media on March 8 and May 18, 2024.	Reserved for public comments.	The City has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	www.yubacity.net

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice of the June 18, 2024 Public Hearing was posted in the Appeal Democrat on May 18, 2024.	Reserved for public comments.	The City has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	
4	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City will hold a Public Hearing on June 18, 2024 to request approval and authorization for the submission of the 2024 Annual Action Plan to HUD.	Reserved for public comments.	The City has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	www.yubacity.net

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$567,725	\$111,786.23	\$812,311.70	\$1,491,822.93	\$0	Expected amount available remainder of Con Plan \$0, 2024 is last year of con plan.

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

CDBG funds may not be sufficient to fully fund activities undertaken and are leveraged with a variety of Federal, State funds, charitable organizations and private donations. The CDBG funds do not require matching funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The regional Housing Authority (RHA) manages the City's Homes2Families (H2F) and Neighborhood Stabilization properties (NSP). These properties are owned by the City and are used for affordable rental units based on California's Department of Housing and Community Development guidelines. There are currently seventeen (17) NSP properties and five (5) H2F properties.

Discussion

The City operates the Owner-Occupied Housing Rehabilitation Program, (Housing Rehabilitation Program). The amount and availability of funds for this Program cannot be predicted due HUD funding constraints and the unknown amount of Program Income that will be received. Program Income is generated by past loans being paid off and the proceeds deposited into the Housing Rehabilitation Program activity.

The City will pursue, or support applications by other entities for, Federal and State funding over the 2024 Program Year to address priority needs; however, other funding sources available to the City or its partners will be through a competitive application process. Due to limited funding availability, the City will struggle to meet future matching requirements should the City be successful in applying for other Federal or State funding sources and matching funds be required.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Preservation of existing units	CDBG: \$20,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Non-Homeless Supportive Services	2020	2024	Non-Homeless Special Needs	Citywide	Housing and Supportive Services for Special Needs Program Administration	CDBG: \$40,663.85	Public service activities other than Low/Moderate Income Housing Benefit: 5,685 Persons Assisted
3	Homeless Assistance	2020	2024	Homeless	Citywide	Homeless Housing and Supportive Services	CDBG: \$44,500	Public service activities other than Low/Moderate Income Housing Benefit: 419 Persons Assisted
4	Infrastructure Improvements/ADA Modifications	2020	2024	Non-Housing Community Development	Qualified Low/Mod Census Tracts	Public Improvements and Infrastructure	CDBG: \$246,518.82	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,032 Persons Assisted
5	Public Facilities Construction/Rehabilitation	2020	2024	Non-Housing Community Development	Qualified Low/Mod Census Tracts	Public Facilities Program Administration	CDBG: \$175,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,625 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Activities include FREED-Minor Home Repair/Modification Program.
2	Goal Name	Non-Homeless Supportive Services
	Goal Description	Utilizing Community Development Block Grant funds provide assistance to non-profit organizations for provision of supportive services targeted to non-homeless special needs population (disabled, seniors, families, domestic violence victims)
3	Goal Name	Homeless Assistance
	Goal Description	Activities include Sutter-Yuba Homeless Consortium-Homeless Coordinator, A Hand Up Ministry-Food provisions for the homeless, Bridges to Housing-Homeless Assistance, Hands of Hope-Day Shelter, and Regional Emergency Shelter Team (REST) and the Sutter County Homeless Shelter provide services to the homeless population in Sutter and Yuba Counties. In addition, the SYHC will be acting as the lead agency and fiscal agent in providing services and programs, in conjunction with three (3) other non-profit agencies, to the City's homeless.
4	Goal Name	Infrastructure Improvements/ADA Modifications
	Goal Description	Activities include installation of ADA accessible sidewalks, ramps, curb cuts and gutters.
5	Goal Name	Public Facilities Construction/Rehabilitation
	Goal Description	Activities include rehabilitation/renovation of neighborhood parks, replacement of playground structures and ADA improvements of public facilities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities recommended for funding for the 2024 Program Year (PY) are consistent with the priority needs identified in the Strategic Plan.

Lack of funding is the greatest obstacle to addressing underserved needs. The City has \$567,725 in CDBG funds available for the 2024 PY. In addition, a total of \$95,993.82 of unexpended funds from 2018, 2020, 2022, and 2023 Program Years will be transferred to the 2024 PY.

Projects

#	Project Name
1	Program Administration; 21A - General Program Administration
2	Sutter-Yuba Homeless Consortium - Homeless Services; LMC, 05 - Public Services
3	Playzeum - Play for All Initiative; MC, 05D - Youth Services
4	New Day Training Center – Counseling and Therapy for Couples; LMC, 05 - Public Services
5	Yuba Sutter Gleaners Foodbank - Senior Home Delivery Program; LMC, 05W – Food Banks
6	Yuba Sutter Gleaners Foodbank – Food Bank Delivery Truck Repair; LMC, 05W – Food Banks
7	FREED - Home Repair and Modifications; LMH, 14A - Rehab; Single-Unit Residential
8	Casa de Esperanza – ADA Ramp Replacement; LMC,03E – Neighborhood Facilities
9	Yuba City - ADA Sidewalk and Curb Improvements; LMC,03L - Sidewalks
10	Yuba City Patriot Park – Playground Equipment Replacement; LMC, 03F – Parks, Recreational Facilities
11	Yuba City Police Department – 2 nd Street Overnight Camping Site Improvements – LMC; 03K – Street Improvements

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The activities recommended for funding for the 2024 PY are consistent with the priority needs identified in the Strategic Plan. Lack of funding is the greatest obstacle to addressing underserved needs. The City has \$567,725 in CDBG funds available for the PY. In addition, a total of \$95,993.82 of unexpended CDBG funds from 2018, 2020, 2022, and 2023 Program Years will be used to fund the proposed programs and projects for the 2024 Program Year.

The City received \$1,830,554.93 in funding requests. In addition, the City is limited to the amount of funds that can be spent on Public Services and Program Administration & Planning in accordance to HUD regulations. As a result, the City is limited from spending more than 15% of its annual allocation, plus Program Income, on Public Service activities; therefore, some activities are not funded completely, and some are partially funded based on the amount requested.

The City is requesting \$110,000 for Program Administration for the 2024 PY, this is less than the allowable 20% of the 2024 allocation because there are unexpended administrative funds from previous years.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration; 21A - General Program Administration
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Non-Homeless Supportive Services Homeless Assistance Infrastructure Improvements/ADA Modifications Public Facilities Construction/Rehabilitation
	Needs Addressed	Program Administration
	Funding	CDBG: \$110,000
	Description	General administration, oversight and management of Community Development Block Grant Program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1201 Civic Center Blvd. Yuba City, CA 95765
	Planned Activities	General administration, oversight and management of Community Development Block Grant Program.
2	Project Name	Sutter-Yuba Homeless Consortium - Homeless Services; LMC, 05 - Public Services
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$44,500
	Description	The Sutter-Yuba Homeless Consortium, (SYHC), in collaboration with Hands of Hope, Bridges to Housing, and the Regional Emergency Shelter Team (REST) provide services to the homeless population in Sutter and Yuba Counties. The SYHC is the lead agency and fiscal agent in providing services and programs to the city's homeless population.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	419 Low-Income Homeless Persons
	Location Description	Citywide
	Planned Activities	The Sutter-Yuba Homeless Consortium, (SYHC), in collaboration with Hands of Hope, Bridges to Housing, and the Regional Emergency Shelter Team (REST) provide services to the homeless population in Sutter and Yuba Counties. In addition, the SYHC will be acting as the lead agency and fiscal agent in providing services and programs to the City's homeless population.
3	Project Name	Playzeum Yuba-Sutter - Play for All Initiative; MC, 05D – Youth Services
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG: \$7,700
	Description	Provide scholarships and on-the-go events to low/mod income youth who don't normally have access to additional educational and recreational activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	832 Low-Income Households
	Location Description	Citywide
4	Planned Activities	Scholarships for camps and classes and on-the-go events.
	Project Name	New Day Training Center – Counseling and Therapy for Couples; LMC, 05 - Public Services
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG: \$5,000

	Description	Provide counseling session to low/mod income couples to extend services to those unable to afford the service.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	8 Low-Income Households
	Location Description	Citywide
	Planned Activities	Provide top-quality counseling and therapy to low-income families and individuals; and to train new therapists to serve disadvantaged, underserved and low-income clients.
5	Project Name	Yuba Sutter Gleaners Foodbank - Senior Home Delivery Program; LMC, 05W – Food Banks
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG \$27,963.85
	Description	Deliver 2 weekly pre-made meals and a 20-lb box of groceries to seniors that lack resources to acquire healthy, nourishing food.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4,845 Low-Income Senior and Disabled Persons
	Location Description	Citywide
	Planned Activities	Deliver 2 weekly pre-made meals and a 20-lb box of groceries to seniors that lack resources to acquire healthy, nourishing food
6	Project Name	Yuba Sutter Gleaners Foodbank – Delivery Truck Repair
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG \$27,000

	Description	Provide cost for repairs of an essential delivery truck that is utilized for food delivery programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4,845 Low-Income Senior and Disabled Persons
	Location Description	Citywide
	Planned Activities	Deliver 2 weekly pre-made meals and a 20-lb box of groceries to seniors that lack resources to acquire healthy, nourishing food
7	Project Name	FREED - Home Repair and Modifications; LMH, 14A - Rehab; Single-Unit Residential
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units
	Funding	CDBG: \$20,000
	Description	Volunteer teams will participate in a variety of work including: roofing, siding, painting, landscaping, replacing doors and windows and performing exteriors repairs at minimal costs to homeowners who would be unable to complete home repairs on their own.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	28 Low-Income Households
	Location Description	Citywide
8	Planned Activities	Provide minor health and safety related accessibility modifications for low-income disabled and senior homeowners.
	Project Name	Casa de Esperanza Emergency Shelter – ADA Ramp Replacement; LMC, 03E – Neighborhood Facilities
	Target Area	Citywide
	Goals Supported	Public Facilities Construction/Rehabilitation

	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$60,000
	Description	Replace ADA ramp at homeless facility
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	296 Low-Income Households
	Location Description	Confidential – Emergency shelter for women and children
	Planned Activities	Providing funding to replace ADA ramp
9	Project Name	Yuba City - ADA Sidewalk and Curb Improvements; LMC,03L - Sidewalks
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Infrastructure Improvements/ADA Modifications
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$186,554.97
	Description	Remove physical obstacles in City's right-of-way that limits accessibility for those with disabilities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	12,736 Low-Income Persons
	Location Description	Qualified Low/Mod Census Tracts
10	Planned Activities	The project will serve the general public with specific emphasis on individuals with physical disabilities by removing obstacles within the public right-of-way that prohibit or limit accessibility.
	Project Name	Yuba City Patriot Park Playground Replacement; LMC, 03F – Parks, Recreational Facilities
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Public Facilities Construction/Rehabilitation
	Needs Addressed	Public Facilities

	Funding	CDBG: \$160,000
	Description	Replace and remove playground that is 21 years old
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2,550 low-income residents
	Location Description	1498 Upland Drive, Yuba City
	Planned Activities	Replace old and unsafe playground equipment
11	Project Name	Yuba City Police Department –Overnight Camping Facility Improvements; LMC, 03K – Street Improvements
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Homeless
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$15,000
	Description	Purchase and utilize camping equipment, storage equipment, and solar lighting to better serve homeless individuals already utilizing site and to increase usage of site.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	75 Low-Income Homeless Persons
	Location Description	2 nd Street, Yuba City
	Planned Activities	Provide a locked storage facility to store belongings, provide adequate lighting and signage, and providing useable tents and sleeping bags for protection from environmental elements.

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

In general, the City will allocate investment of resources on a city-wide basis. The City will allocate a portion of its funding to the Qualified Low/Mod Census Tracts.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	34
Qualified Low/Mod Census Tracts	64

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City allocates the majority of funding on a city-wide basis; however, the distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a city-wide basis.

Discussion

Resources targeted to special needs populations, including homeless, will also be allocated on a city-wide basis, where needs are identified and/or where resources can be coordinated with existing facilities and services.

Activities such as public facilities and improvements will be targeted to areas identified as Qualified Low/Mod Census Tracts; these are those older, low-income neighborhoods within the City most in need of assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Goals contained in the City's 2020 Consolidated Plan are to increase the supply of affordable housing through Housing Rehabilitation and construction of new affordable housing units during the five-year period covered by the Consolidated Plan. The City will support both public and private agencies as well as non-profit and for-profit housing developers in their efforts to increase the supply of affordable housing to homeless, non-homeless and special needs populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	30

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	30

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The housing units and households anticipated to be assisted during the 2024 Program Year will be provided by the following Housing Programs: FREED Minor Home Modification/Repairs.

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The purpose of this section is to outline actions the City will take to address the needs of Public Housing. The City does not own or operate Public Housing or have any oversight over the operation of the Regional Housing Authority (RHA); therefore, the City will act to continue its efforts to maintain a close working relationship with the RHA supporting their actions to address the needs of Public Housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

As noted above, the City does not own or operate any Public Housing in the City; the RHA serves the City. During the 2024 Program Year, the City will continue its close working relationship with the RHA to expand housing opportunities for the City's residents. Funding from the Permanent Local Housing Allocation grant is being looked at by the City and the RHA to be used for Public Housing needs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The RHA is not designated as troubled.

Discussion

The RHA and the City have and continue to have a close working relationship where funding opportunities that the City has are shared with the RHA in collaboration to work to address the housing needs of the City. The City and the RHA work together on maintenance of existing Public Housing; the City is committed to remove barriers to developing additional permanent and Public Housing options.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section identifies the actions the City will take during the 2024 Program Year, (2024 PY), to address homelessness. The City's goals are to address chronic homelessness by assisting Transitional Housing Programs that provide on-going supportive services such as case management, education and job training to help ensure that people do not return to homelessness. The City will also provide assistance to homeless persons and low-income families at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City works in partnership with the Sutter-Yuba Homeless Consortium (SYHC) to address homelessness. Annually the SYHC conducts a Point-in-Time (PIT) count. The PIT provides valuable information, including demographic and living situation information that allows service providers and the community to better identify and evaluate the homeless population and their needs. During the 2024 PY the City will provide CDBG funds to the SYHC and its efforts to address homeless needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2024 PY the City will allocate a portion of CDBG funds under the Public Service Category to organizations that provide emergency shelter and transitional housing services to the homeless. The City will provide CDBG funding to the SYHC who is acting as the lead agency for all six (6) non-profit agencies to address the needs and provide services to the homeless population. Funding for three of the service providers are for the Sutter County Homeless Shelter for day-to-day operational services, Hands of Hope for that provides showers, laundry facilities, clothes closet, computer access as well as referral and advocacy services, and REST for emergency winter overnight services.

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

The City will provide CDBG funding for several organizations that serve the homeless, including families with children and veterans. In conjunction with the SYHC, organizations that will be assisted during the 2024 PY are: 1) Bridges to Housing – provides financial assistance to homeless or at-risk individuals who are in need of deposit and rental assistance. They will also provide assistance to help pay for past due rent and utilities as well as referrals, case management and on-going support to ensure they do not

become homeless again. 2) Central Valley Homeless Veterans Assistance Program – provides financial assistance to low-income veterans in order to obtain emergency, transitional and permanent housing, as well as helping at-risk veterans maintain their permanent housing stability. This agency also provides financial assistance to extremely low-moderate income veterans for utility payments, if no other options are available, to help maintain the veteran's housing in a habitable condition. 3) Hands of Hope – assists with the operation of the Coordinated Entry System (CES) that allows fair and equal access to housing and supportive services. 4) The Salvation Army – provides rental assistance and supportive services to homeless individuals and households in the community. This program provides financial assistance in the following ways: application fees, moving expenses, monthly rental assistance, utility assistance, rental deposits, and storage fees. 5) Regional Emergency Shelter Team (REST) – provides seasonal emergency shelter to individuals and families experiencing homelessness in Yuba City; the Emergency Winter Shelter operates each year from late November to early April. This program provides shelter, meals, case management, and other supportive services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City's efforts during the 2024 PY to prevent homelessness will include Affordable Housing Programs that maintain the existing affordable housing stock or increase the number of affordable housing units available to low-income households. As noted above, the City will also support housing programs that address the underlying reasons for homelessness and provide on-going support services for formerly homeless families and programs that provide assistance to low-income families at risk of becoming homeless, such as the Bridges to Housing Program.

Discussion

In addition to resources available to and controlled by the City, organizations within the community for which their mission is to provide services to the homeless may receive funds from a variety of federal, state and local sources. These funding sources include Emergency Solutions Grant (ESG), California Emergency Solutions and Housing (CESH), Homeless Emergency Aid Program, (HEAP), Community Services Block Grant (CSBG), Homeless Housing and Prevention Program (HHAP) and Continuum of Care Program Competition, as well as charitable organizations and private donations. Throughout the 2024 PY the City will work closely and support the efforts of the SYHC to address the housing and supportive needs of the homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The most significant barrier to affordable housing in the City of Yuba City is the Lack of affordable housing due to the housing market influencing rising rents, due in part to the cost of development, which outpaces the ability for residents to access housing. Where affordable rental housing is available, standards to secure housing continue to make housing inaccessible for some low- and extremely low-income households. The City targets housing resources, including entitlement CDBG and State of California HOME and Permanent Local Housing Allocation funds, to the creation of affordable rental units, preservation of existing affordable rental units and owned homes, and permanent supportive housing for low-income and very low-income households.

Actions it 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

The City's 2021-2029 Housing Element provides a detailed analysis of potential barriers to affordable housing development, including local, State and Federal governmental constraints, market constraints and environmental constraints. This updated Housing Element incorporated community outreach regarding fair housing issues from the 2020-2024 Consolidated Plan and Analysis of Impediments (2020) and allowed the City to reach members across all socioeconomic segments. The following provides a summary of discussion contained in the City's Housing Element:

Governmental Constraints:

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations:

The land use categories contained in the City's General Plan, (Low Density Residential, Medium Density Residential and High Density Residential), provide for residential growth at various density levels.

Infrastructure:

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, water and sewer are standard conditions of approval. In many cases, off-site improvements and/or mitigations may also be required to accommodate development. These off-site improvements might include street widening, traffic signals, public utility easements, flood control improvements. Both on-site and off-site

improvements are incorporated into the total project costs discussed under Market Constraints below.

Development Review Process:

The City's development review guidelines work to ensure a streamlined project review process and ensure fairness and consistency in the development review process. The City's development and design review processes are not perceived as a barrier to development.

Building Code and Enforcement:

The City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing; however, stakeholders expressed that incomplete code enforcement may exacerbate issues that low-income individuals may face. (i.e. when code enforcement does not adequately follow up on housing condition violations result in tenants or owners being displaced due to cost of repairs.)

Reasonable Accommodation and Housing for Persons with Disabilities:

In accordance with California State SB 520, the Housing Element analyzes potential and actual government constraints specifically on development of housing for persons with disabilities. The Americans with Disabilities Act (ADA) is supported at the State and local level. The City follows State codes, which are more restrictive than Federal codes.

Discussion:

Consistent with the 2021-2029 Housing Element, Housing Program Schedule, the City is addressing the following policies that may act as barriers to the development of affordable housing.

Conservation of Existing Housing

Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs throughout the City, with a focus on ensuring equal access to the programs across all socioeconomic groups. The City will provide marketing materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.

- **Accessory Dwelling Units.** - Continue the City's policy that allows for accessory dwelling units (ADUs) within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow ADUs and Junior ADUs (JADUs) in all residential zones (R-1, R-2,

and R-3), in accordance with Assembly Bill (AB) 2299 and Senate Bill (SB) 1069.

- **Facilitate a Variety of Housing Types.** – The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes to meet the needs of all households and income levels.
- **Infrastructure Provision and Financing.** – Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements.
- **Density Bonus.** – The City will codify the City’s density bonus ordinance in compliance with the state’s density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations.
- **Partner with Housing Advocates.** – Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations, including the Regional Housing Authority, to provide affordable housing. Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City.
- **Farmworker Housing.** – Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City.
- **Facilitate Construction of Special-Needs Housing.** – The City will remove barriers for special-needs groups by amending the zoning code to address the following:
 - Transitional and Supportive Housing
 - Reasonable Accommodation
 - Employee Housing
 - Single-Room Occupancy Units
 - Low-Barrier Navigation Centers

AP-85 Other Actions – 91.220(k)

Introduction:

This section addresses the City's planned actions during the 2024 Program Year, (2024 PY), to carry out strategies covered in the Consolidated Plan including, fostering and maintaining affordable housing, evaluation and reduction of lead-based paint hazards, reduce the number of families within the poverty level and develop the institutional structure and enhancing coordination between public and private agencies that serve low-income and special needs populations.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs in the City is the lack of funding. During the 2024 PY and the duration of the 2020 Con Plan period the City will continue its efforts to identify funding sources, support funding applications by developers and service providers that expand the availability of affordable housing and support applications for homeless assistance and supportive service funds. The City will also implement zoning and land use policies that encourage the development of affordable housing. The City will continue to participate and encourage partnerships between local agencies and organizations so underserved needs may be better met by collaborative use of resources. Additionally, the applications received by the City often do not address some of the greater issues such as acquisition or development of new affordable housing units and economic development activities.

Actions planned to foster and maintain affordable housing

The City will continue to offer and/or provide funding for a range of affordable housing activities including single-family Housing Rehabilitation, multi-family housing rehabilitation and First-time Homebuyer Programs. The City will work in partnership with private developers, local non-profit agencies and the Regional Housing Authority to develop and preserve affordable housing units.

Actions planned to reduce lead-based paint hazards

The City will continue to implement HUD's lead-based paint regulations that became effective in September 2000. Efforts by the City to reduce lead-based paint hazards include the disclosure to homeowners of possible lead hazards, sponsoring certification training for contractors, implementation of lead risk assessment and clearance testing procedures and supervision of lead-related work performed. In addition, the City will continue to adhere to its Housing Rehabilitation Program guidelines that were amended to stipulate the type and amount of assistance provided and define costs covered under the City's lead reduction program.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts to increase the availability of affordable housing opportunities and assist homeless individuals or those who may be at risk of homelessness. In addition, the City will implement land use policies that seek to balance the creation of jobs and housing and ensure a variety

of employment opportunities requiring varying levels of skills and training.

The City will continue its efforts to develop and maintain cooperative relationships with public and private organizations that share a common mission for improving the quality of life for individuals through housing, social services, employment and skills training and economic development.

Actions planned to develop institutional structure

The City's Development Services Department is the City Department responsible for the administration of the City's Housing Programs, including the Community Development Block Grant (CDBG) Program. The Development Services Department also oversees the City's Community Development activities. As an entitlement jurisdiction, the City receives an annual CDBG allocation through the Department of Housing and Urban Development (HUD). Both internal City Departments and external Sub-Recipient agencies implement the programs and projects identified in the Draft 2024 Annual Action Plan. The Development Services Department will continue to collaborate with other City Departments, the City Council, City Commissions, as well as local agencies and organizations and residents to develop programs and activities that serve low and moderate-income individuals and families within the jurisdiction.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to meet with and maintain a dialogue with non-profit agencies and organizations that serve low and moderate-income persons. The City will work to enhance and improve the organizational capacity and foster a collective planning process.

The City will continue to work closely with the Regional Housing Authority and Habitat for Humanity to develop, preserve and improve the supply of affordable housing in the City.

Discussion:

Although there are coordinated programs and services to address the needs of lower income households and the homeless, it is recognized that many unmet needs will remain.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate -income. Specify the years covered that include this Annual Action Plan.	70.00%

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Deputy Director of Development Services

Summary

Subject: Downtown Noise Ordinance Exception
Recommendation: Introduce by title only an Ordinance of the City Council of the City of Yuba City to promote business opportunities in the downtown area by amending section 4-17.20 of Chapter 17, Title 4 of the Yuba City Municipal Code and adopt an exemption under CEQA Guidelines Section 15061(b)(3) and waive the first reading
Fiscal Impact: No direct fiscal impact will result from amending the Municipal Code to revise the standards discussed

Purpose:

To establish noise regulations for entertainment activities associated with restaurants, bars, or other approved entertainment facilities from 7:00 a.m. until midnight in the downtown business district area.

Council's Strategic Goal:

This item is consistent with the Council's Business Friendly Strategic Goal.

Background:

Staff periodically brings forward recommended code revisions to incorporate statutory changes and other miscellaneous revisions for consideration to keep the Municipal Code contemporary for the City's needs.

Individual members of the City Council have expressed a desire to provide an opportunity for the City's downtown area to develop into an entertainment zone in an effort to draw people to the downtown area. This is currently encouraged by the Downtown Business Association's Summer and Winter Stroll events as well as other seasonal activities.

Analysis:

The City's noise regulations currently limit noise associated with music, large gatherings or neighbors from 10pm to 7am daily (Section 4-17.10(b)). Although this is appropriate for residential areas, it has an unintended consequence of restricting nighttime entertainment activities in the City downtown and other commercial areas.

The noise ordinance provides exemptions for a range of activities ranging from emergency response vehicles, parades, fireworks displays and other special events where a permit has been granted. Exemptions are also provided for activities on publicly owned property and facilities, religious worship activities, railroad activities, solid waste collection, activities at the Yuba Sutter Fair, organized sports events and the lawful discharge of safe and sane fireworks.

The proposed amendment would establish an additional exemption at Section 4-17.20(k) that would apply to properties zoned Community Commercial District (C-2) or General Commercial District (C-3) that front Plumas Street between Colusa Avenue (State Highway 20) to Bridge Street, and properties that front Center Street between Plumas and Shasta Streets.

This exemption would apply from 7:00 a.m. until midnight on Thursdays, Fridays, Saturdays of each week, together with New Year's Eve, St. Patrick's Day, Cinco-de-Mayo, the weekends of the Summer and Christmas Stroll events and recognized Federal holidays. This exemption would apply to entertainment activities associated with restaurants, bars, or other approved entertainment facilities, and may include live or amplified music indoors or an approved onsite patio/outdoor dining location established in compliance with City standards.

The General Plan Noise Element establishes specific noise thresholds, and the proposed exception would be consistent with those standards. Under this exception, the maximum noise levels of 70 Ldn or CNEL, dB are normally acceptable as measured at the property line for business commercial uses; potential activities with noise levels falling in the 67 to 77 Ldn or CNEL, dB range require a plan for noise attenuation measures, and noise above 77 Ldn or CNEL, dB is normally unacceptable unless a detailed noise analysis is completed, to the City's satisfaction that identifies needed noise reduction measures to be incorporated into business operations.

Commercial uses located within 100 feet of existing residential uses would be required to submit and receive approval of a plan to the Development Services Department that incorporates noise attenuation measures to reduce potential impacts on proximate residences prior to operation under this exception.

In practice, a business located within 100 feet of existing residences and desiring to hold entertainment activities would be required to prepare and submit a plan for how they will minimize noise impacts to their residential neighbors. This plan will need to be approved by the Development Services Department and the City reserves the right to require a noise analysis be prepared, at the business owner's expense, if it is believed noise impacts will not be mitigated. If a plan to abate noise is approved and later the City receives noise complaints, the City may require a noise study be prepared that details feasible mitigation measures to be implemented to reduce noise consistent with the City's General Plan Noise Element standards.

If an Ordinance is introduced at this meeting and adopted at a future City Council meeting, the ordinance will become effective 30 days after adoption.

As part of bringing this matter forward, a public hearing notice was advertised in the Appeal Democrat newspaper and mailed notice was provided to all property owners within the Downtown Business Association (DBA) area and within 300 feet of the DBA boundary.

Finally, the City was recently notified of an award of a federal Reconnecting Communities grant through the Sacramento Area Council of Governments (SACOG). This grant will provide for updating the 32-year-old Central City Specific Plan which will include preparing an updated noise analysis to develop strategies and measures to minimize downtown area noise impacts on neighboring residential areas.

Environmental Considerations:

After reviewing the California Environmental Quality Act (CEQA) and the Guidelines, staff believes this project is covered by the general rule specified at CEQA Guidelines Section 15061(b)(3) and has determined with certainty that there is no possibility the proposed update to the Municipal Code would cause a significant, adverse, effect on the environment. This is because the proposed revisions will only allow noise levels consistent with the City's adopted General Plan. Where it is determined that noise generated cannot meet the General Plan noise standards, the proposed entertainment activity will not be allowed to occur.

Additionally, none of the exceptions to this exemption as set forth in CEQA Guideline Section 15300.2 apply and the project does not present an "unusual Circumstance."

Fiscal Impact:

No direct fiscal impact will result from amending the Municipal Code to establish an additional noise exception for the downtown area. Existing budgeted monies are paying for staff's time to address this item.

Alternatives:

The City Council may determine not to establish a new noise Ordinance exception or may consider revising the exception proposed or may provide alternative guidance to staff concerning this issue.

Recommendations:

Introduce by title only an Ordinance of the City Council of the City of Yuba City to promote business opportunities in the downtown area by amending section 4-17.20 of Chapter 17, Title 4 of the Yuba City Municipal Code and adopt an exemption under CEQA Guidelines Section 15061(b)(3) and waive the first reading.

Attachments:

1. Properties Subject to Proposed Ordinance
2. Proposed Ordinance

Prepared By:

Doug Libby, AICP
Deputy Director of Development Services

Submitted By:

Diana Langley
City Manager

Attachment 1

PROPERTIES SUBJECT TO PROPOSED ORDINANCE



Attachment 2

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY TO PROMOTE BUSINESS OPPORTUNITIES IN THE DOWNTOWN AREA BY AMENDING SECTION 4-17.20 OF CHAPTER 17, TITLE 4 OF THE YUBA CITY MUNICIPAL CODE

WHEREAS, the City of Yuba City has the authority, under its police power, to enact regulations for the public peace, morals, and welfare of the city, Cal. Const. Art. XI, section 7; and

WHEREAS, the City of Yuba City has adopted noise regulations in its Municipal Code to protect its citizens from loud and raucous noises from any and all sources in the community; and

WHEREAS, the City Council of the City of Yuba City desires to amend the noise regulations contained in the Municipal Code at Section 4-17.20 of Chapter 17, Title 4 to add an additional noise exception for the purpose of encouraging nighttime entertainment in the downtown area for properties zoned commercially or having commercial uses fronting Plumas Street between Colusa Avenue (State Highway 20) to Bridge Street and along Center Street between Plumas Street and Shasta Street; and

WHEREAS, on June 8, 2024, a legal notice in compliance with State law was published concerning the City Council's consideration on June 18, 2024; and

WHEREAS, on June 6, 2024, legal notice was mailed to all property owners within the Downtown Business Association boundary and those persons owning land within 300-feet of the boundary of the Downtown Business Association boundary.

NOW THEREFORE, the City Council of the City of Yuba City does hereby ordain as follows:

SECTION 1. The above recitals are incorporated by reference.

SECTION 2. CEQA. The City Council finds this amendment to the Municipal Code is covered by the general rule of California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and has determined with certainty that there is no possibility that the proposed revision to the noise regulations would cause a significant, adverse, effect on the environment. This is because the because the proposed revision will only allow noise levels consistent with the City's adopted General Plan. Where it is determined that noise generated cannot meet the General Plan noise standards, the proposed entertainment activity will not be allowed to occur.

SECTION 3. Section 4-17.20, of Chapter 17, Title 4 of the Yuba City Municipal Code is amended in its entirety to read as follows: :

Sec. 4-17.20. - Exemptions.

The term "loud and raucous noise" as used in this chapter does not include noise or sound generated by the following:

- (a) Cries for emergency assistance and warning calls.

- (b) Radios, sirens, horns and bells on police, fire and other emergency response vehicles.
- (c) Parades, fireworks displays and other special events for which a permit has been obtained from the City are exempted provided there is compliance with all conditions which have been noted in writing on the permit. That loud and raucous noise produced as a result of noncompliance with any condition specified on the permit is not exempted from the requirements of this chapter.
- (d) Activities on or in publicly owned property and facilities, or by public employees while in the authorized discharge of their responsibilities, are exempt provided that such activities have been authorized by the owner of such property or facilities or its agent or by the employing authority.
- (e) Religious worship activities, including but not limited to, bells, organs, singing and preaching.
- (f) Locomotives and other railroad equipment and aircraft.
- (g) The collection of solid waste by employees of a company engaged in the waste disposal business.
- (h) Organized activities at the Yuba Sutter Fair.
- (i) Organized sports events.
- (j) The discharge of "safe and sane fireworks" during the times authorized in Section 4-11.02, and the discharge of fireworks for which a special permit has been issued per Section 5602 of Section 4-5.02 of this chapter or Section 4-11.02.
- (k) Properties zoned Community Commercial District (C-2) or General Commercial District (C-3) and fronting Plumas Street between Colusa Avenue (State Highway 20) to Bridge Street, and along Center Street between Plumas Street and Shasta Street, shall be exempt from the requirements of Section 4-17.10 (b) and (d) from 7:00 a.m. until midnight on Thursdays, Fridays, Saturdays of each week, together with New Year's Eve, St. Patrick's Day, Cinco-de-Mayo, the weekends of the Summer and Christmas Stroll events and recognized Federal holidays for entertainment activities associated with restaurants, bars, or other approved entertainment facilities, and may include live or amplified music indoors or an onsite approved patio/outdoor dining location established in compliance with City requirements. Under this exception, the maximum noise levels of 70 Ldn or CNEL, dB are normally acceptable as measured at the property line for business commercial uses; potential activities with noise levels falling in the 67 to 77 Ldn or CNEL, dB range require a plan for noise attenuation measures, and noise above 77 Ldn or CNEL, dB is normally unacceptable unless a detailed noise analysis is completed, to the City's satisfaction that identifies needed noise reduction measures to be incorporated into business operations. Notwithstanding, commercial uses located within 100 feet of existing residential uses shall submit and receive approval of a plan to the Development Services Department that incorporates noise attenuation measures to reduce potential impacts on proximate residences prior to operation under this exception.

SECTION 4: SEVERABILITY. If any article, section, sentence, clause or phrase of this Chapter is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Chapter. The Council hereby declares that it would have adopted this chapter and adopted each article, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more articles, sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 5: EFFECTIVE DATE. This ordinance shall take effect and be in full force and effect from and after thirty (30) calendar days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the ordinance, or a summary of the ordinance, shall be published once in a newspaper of general circulation.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 18th day of June, 2024, and passed and adopted at a regular meeting held on the ____ day of _____, 2024.

AYES:
NOES:
ABSENT:
ABSTAIN:

Shon Harris, Mayor
City of Yuba City

ATTEST:

APPROVED AS TO FORM:

Ciara Wakefield, Deputy City Clerk

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: June 18, 2024
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Diana Langley, City Manager

Summary

Subject: Citizens' Oversight Committee - Establish Tasks, Objectives, Composition, and Member Qualifications
Recommendation: Adopt a Resolution to establish the tasks, objectives, composition, and member qualifications for a Citizens' Oversight Committee should a potential revenue measure be successful
Fiscal Impact: None

Purpose:

To establish a Citizens' Oversight Committee as an advisory body to the City Council, to review the revenue and expenditure of funds associated with the City's potential Transactions and Use ("Sales") Tax measure (revenue measure), should the measure be successful.

Council's Strategic Goal:

This item addresses the City Council's Strategic Goal of Fiscal Responsibility.

Background:

Since December 2022, the City Council has explored placing a potential revenue measure on the November 2024 ballot for voter consideration. A Council Revenue Ad Hoc comprised of Mayor Harris and Councilmember Boomgaarden was created, and the City convened 17 community stakeholders to participate on a citizen committee to provide input to the Revenue Ad Hoc Committee. The recommendation from the Revenue Ad Hoc is summarized below:

- 1% General Tax in which funds can be spent on items such as roads and public safety
- Share a portion of the revenues with Sutter County for services that provide benefit to Yuba City residents
- Include a Citizens' Oversight Committee
- Measure will be in effect until ended by voters

Over the last few weeks, staff and Councilmembers have participated in various informational meetings to discuss the proposed revenue measure. Consistently, questions have been asked about the citizens' oversight committee: the role that the committee will play and the authority that the committee will

retain.

Analysis:

Research was conducted of jurisdictions that have a Transactions and Use ("Sales") Tax in place to gain information about the structure, purpose, responsibilities, meeting frequency, and other details of their Citizens' Oversight Committee. Based on this research, staff recommends that the City Council adopt a Resolution outlining the full scope and duties of the committee. Highlights include:

Tasks or Objectives

The Citizens' Oversight Committee (Committee) shall:

- Review the revenue and expenditures of the funds generated by the general sales tax revenue measure.
- Review the annual independent financial audit of the City performed by an independent auditor on sections pertaining to the general sales tax revenue measure.
- Prepare an independent report for the City Council detailing, specific to the general sales tax revenue measure: revenues, expenditures, and results of the committee's review.
- Act as the Citizens' Oversight Committee for the funds shared with Sutter County.
- Retain authority to submit the Committee's annual report to the Sutter County Grand Jury.

The Committee shall have no authority to direct staff or to recommend any particular contracts, projects, services, service levels, or spending priorities.

Composition

The Committee shall consist of five (5) members.

Qualifications

Each member of the Committee shall be at least 18 years of age, reside in the City of Yuba City or own a business within the City of Yuba City, and be registered to vote. A member may not be an officer or employee of the City.

Meetings

The Committee shall establish a regular meeting schedule, which shall include at least two meetings per year.

Appointment

Consistent with all other Committee appointments, an application will be required for consideration to participate on the Committee. A review team consisting of the Mayor, City Manager, and Finance Director will review applications, interview candidates, and recommend individuals to the full City Council for approval of appointment.

Fiscal Impact:

There is no fiscal impact associated with establishing the scope of a Citizens' Oversight Committee.

Alternatives:

1. Modify the tasks, objectives, composition, or member qualifications for the Citizens' Oversight Committee.
2. Delay discussion related to the Citizens' Oversight Committee to after the November 2024 election.

Recommendation:

Adopt a Resolution to establish the tasks, objectives, composition, and member qualifications for a Citizens' Oversight Committee should a potential revenue measure be successful.

Attachments:

1. Resolution - Citizens Oversight Committee

Prepared By:

Diana Langley
City Manager

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ESTABLISHING THE
TASKS, OBJECTIVES, COMPOSITION, AND MEMBER QUALIFICATIONS FOR A
CITIZENS' OVERSIGHT COMMITTEE SHOULD A POTENTIAL REVENUE MEASURE BE
SUCCESSFUL**

WHEREAS, throughout 2023 and 2024, public engagement and outreach activities were conducted to identify the community's needs and priorities; and,

WHEREAS, results from that outreach identified community needs and priorities such as police and fire, local street repair and homelessness, as well as other general revenue priorities; and

WHEREAS, a general Transactions and Use ("Sales") Tax, which could be used to fund needs and priorities of the City and other unrestricted revenue purposes, may be placed on the November 5, 2024, ballot, which will require the approval of a majority of the voters in the November election; and

WHEREAS, the City Council desires to establish the parameters for a Citizens' Oversight Committee to review the revenue and expenditure of funds from the Transactions and Use ("Sales") Tax, should the measure be approved by the voters.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yuba City hereby establishes the tasks, objectives, composition, and member qualifications as set forth in Exhibit A, attached hereto and made a part hereof.

The foregoing Resolution of the City Council of the City of Yuba City is duly introduced, PASSED AND ADOPTED at a regular meeting thereof held on this 18th day of June, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Shon Harris, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney

Attachment: Exhibit A

EXHIBIT A

CITIZENS' OVERSIGHT COMMITTEE (Tasks, Objectives, Composition, and Member Qualifications)

Section 1: Tasks or Objectives

The Citizens' Oversight Committee ("Committee") shall:

- Review the revenue and expenditures of the funds generated by the general sales tax revenue measure.
- Review the annual independent financial audit of the City performed by an independent auditor on sections pertaining to the general sales tax revenue measure.
- Prepare an independent report for the City Council detailing, specific to the general sales tax revenue measure: revenues, expenditures, and results of the committee's review.
- Act as the Citizens' Oversight Committee to Sutter County for funds shared with Sutter County.
- Retain authority to submit the Committee's annual report to the Sutter County Grand Jury.

The Committee shall have no direct authority to direct staff or to recommend any particular contracts, projects, services, service levels, or spending priorities.

Section 2: Committee Type

Standing. The Committee shall be advisory in nature and shall not have authority to bind the City or the City Council.

Section 3: Composition

The Committee shall consist of five (5) members. At its first meeting, and then biennially thereafter, the Committee shall appoint from amongst its members a Chair and Vice Chair.

Section 4: Qualifications

Each member of the Committee shall be at least 18 years of age, reside in the City of Yuba City or own a business within the City of Yuba City, and be registered to vote. A member may not be an officer or employee of the City.

Section 5: Appointment

Consistent with all other Committee appointments, an application will be required to participate in the Committee. A review team consisting of the Mayor, City Manager, and

Finance Director will review applications, interview candidates, and recommend individuals to the full City Council for approval of appointment.

Section 6: Term

At the start of the Committee, two (2) members shall serve two (2) year terms and three (3) members shall serve three (3) year terms. Upon completion of the first round, all subsequent terms shall be three (3) years.

Section 7: Administrative Support to the Committee

City staff shall provide information to the Committee reasonably necessary to complete their specific tasks and objectives. The Committee will work primarily, but not exclusively, with the City's Finance Department.

Section 8: Meetings

The Committee shall establish a regular meeting schedule, which shall include at least two (2) meetings per year. Regular meetings shall be held at City Hall. Special meetings may be called and held as allowed by law. The Finance Director may request from time to time that the Committee hold a special meeting. All meetings shall be noticed pursuant to the Ralph M. Brown Act, Government Code sections 54950, et seq., and be subject to the requirements of the Act.

Section 9: Reporting

Minutes of the committee shall be prepared by City staff and shall be public record, filed with the Office of the City Clerk.

Section 10: Funding

The Committee shall not require funding from the City as Committee members will serve on a voluntary, non-compensated basis.

Section 11: Miscellaneous

- Committee members will be required to file Statements of Economic Interests – Form 700 with the California Fair Political Practices Commission.
- Committee members will be required to complete AB 1234 Local Ethics Training upon appointment.

CITY OF YUBA CITY

Future Agenda Items

- Councilmember Boomgaarden
- Councilmember Kirchner
- Councilmember Pasquale
- Vice Mayor Shaw
- Mayor Harris

CITY OF YUBA CITY

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Manager's Report

CITY OF YUBA CITY

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Council Reports

- Councilmember Boomgaarden
- Councilmember Kirchner
- Councilmember Pasquale
- Vice Mayor Shaw
- Mayor Harris

Adjournment