



# CITY COUNCIL MEETING

June 16, 2026 at 6:00 PM

Angels Fire House – 1404 Vallecito Road

## AGENDA

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To view or participate in the meeting online, please use the following link:

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Meeting ID: 259 054 873 390

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**In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.**

**THE CITY COUNCIL** appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 1st and 3rd Tuesday of each month. The Agenda is divided into two sections:

**CONSENT AGENDA:** These matters include routine financial and administration actions and are usually approved by a single majority vote.

**REGULAR AGENDA:** These items include significant financial and administration actions of special interest, hearings and work sessions. The numerical order of the items on this Agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Council Members. All questions shall be directed to the Mayor who, at his/her discretion, will refer to City Staff.

**Mayor** Caroline Schirato | **Vice Mayor** Michael Chimente

**Council Members** Alvin Broglio, Scott Behiel, and Kara Scott,

**City Administrator** Michael Hodson | **City Attorney** Douglas White

### 5:00 P.M. CLOSED SESSION

- A. **Public Employee Performance Evaluation/Investigation** (Gov. Code Section 54957) - Michael Hodson, City Administrator
- B. **Public Employee Performance Evaluation** (Gov. Code Section 54957) - Michael Hodson, City Administrator

**C. Conference with Real Property Negotiators** (Gov Code Section 54956.8) - Property: APN - 062-004-043 Takahashi - 0.07 acre - Michael Hodson, City Administrator

**1. ROLL CALL**

**2. PUBLIC COMMENT PRIOR TO ADJOURNMENT TO CLOSED SESSION**

The public may address the City Council on any item of public interest not otherwise on the agenda that is within the jurisdiction of the City. No action may be taken. Matters to be addressed may be referred to City Staff or placed on a subsequent meeting agenda. Speakers are limited to five minutes per person.

**3. ADJOURN TO CLOSED SESSION**

**6:00 PM REGULAR MEETING**

**4. ROLL CALL**

**5. PLEDGE OF ALLEGIANCE**

**6. REPORT OUT OF CLOSED SESSION**

**7. PRESENTATIONS / COMMENDATIONS**

**8. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)**

**9. PUBLIC COMMENT**

The public may address the City Council on any item of public interest not otherwise on the agenda that is within the jurisdiction of the City. No action may be taken. Matters to be addressed may be referred to City Staff or placed on a subsequent meeting agenda. Speakers are limited to five minutes per person.

**10. CONSENT ITEMS**

**A.** Approve Draft Minutes of June 02, 2026 (Haley Bugarin, City Clerk)

**B.** Receive and File Accounts Payable (A/P) Checks and Treasurer's Report (May 2026) (Michelle Gonzalez, Finance Director)

**11. ACTION ITEMS**

**A. PUBLIC HEARING & RESOLUTION 26-54** - Public Hearing to Consider the Continuation of the Assessments for Fiscal Year 2026-27 for the Landscaping & Lighting District No. 2 - Greenhorn Creek Assessment; Adoption of Resolution No. 26-54 Approving the Engineer's Report, Confirming the Diagram and Assessment, and Ordering the Continuation of Assessments for Fiscal Year 2026-27- Kyle Tankard, SCI Consulting Group

**B. Resolution 26-65:** Review and vote on Resolution No. 26-65 to ratify the Professional Services Agreement with Dario's Landscaping for the Landscaping Services within the City's Landscaping and Lighting District (LLD) - Michael Hodson, City Administrator

**C.** Resolution No. 26-66 Adopt Fiscal Year 2026-2027 Budget

**D. Resolution 26-64 & Agreement** - Agreement for the provision of Fire Protection and Emergency Medical Services between Angels Camp Fire District (City of Angels) & Altaville Melones Fire Protection District - Michael Hodson, City Administrator

**E. Resolution 26-61, 26-62, & 26-63:** Designation of City Administrator as ADA Liaison Officer, DBE Liaison Officer, and Adoption of ADA Grievance Procedure - Michael Hodson, City Administrator

**12. INFORMATIONAL ITEMS**

**13. ADMINISTRATION REPORT**

**14. CITY COUNCIL REPORT**

**15. CORRESPONDENCE**

**16. CITY COUNCIL CALENDAR**

- A.** Receive, review, and provide feedback regarding the Calendar (From June to July 2026)  
(Haley Bugarin, City Clerk)

**17. FUTURE AGENDA ITEMS**

**18. ADJOURNMENT**

*In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the City Administrator at City Hall 209-736-2185. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at [www.angelscamp.gov](http://www.angelscamp.gov).*



# CITY COUNCIL MEETING

June 02, 2026 at 6:00 PM

Angels Fire House – 1404 Vallecito Road

## MINUTES

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

**THE CITY COUNCIL** appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 1st and 3rd Tuesday of each month. The Agenda is divided into two sections:

**CONSENT AGENDA:** These matters include routine financial and administration actions and are usually approved by a single majority vote.

**REGULAR AGENDA:** These items include significant financial and administration actions of special interest, hearings and work sessions. The numerical order of the items on this Agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Council Members. All questions shall be directed to the Mayor who, at his/her discretion, will refer to City Staff.

**Mayor** Caroline Schirato | **Vice Mayor** Michael Chimente

**Council Members** Alvin Broglio, Scott Behiel, and Kara Scott

**City Administrator** Michael Hodson | **City Attorney** William Creger

### 5:00 P.M. CLOSED SESSION

Closed session was not held.

### 6:00 PM REGULAR MEETING

#### 4. ROLL CALL

PRESENT: SCOTT BEHIEL, ALVIN BROGLIO, KARA SCOTT

ABSENT: MICHAEL CHIMENTE, CAROLINE SCHIRATO

#### 5. PLEDGE OF ALLEGIANCE

#### 6. REPORT OUT OF CLOSED SESSION

Closed session was not held. Nothing to report.

### PRESENTATIONS / COMMENDATIONS

#### 7. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

**ACTION: MOTION TO APPROVE THE AGENDA AS POSTED BY COUNCIL MEMBER BEHIEL, SECONDED BY COUNCIL MEMBER SCOTT.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

**8. PUBLIC COMMENT**

NO PUBLIC COMMENT.

**9. CONSENT ITEMS**

A. Approve Draft Minutes of May 19, 2026 (Haley Bugarin, City Clerk)

B. Receive and File Accounts Payable (A/P) Checks and Treasurer's Report (April 2026)  
(Michelle Gonzalez, Finance Director)

**ACTION: MOTION TO APPROVE THE CONSENT ITEMS BY COUNCIL MEMBER BEHIEL,  
SECONDED BY COUNCIL MEMBER SCOTT.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

**10. ACTION ITEMS**

A. **Resolution 26-60** - Extend the Planning Services Contract for Augustine Planning Associates, Inc. to June 30, 2028 - Michael Hodson, City Administrator

**ACTION: MOTION TO APPROVE RESOLUTION 26-60 BY COUNCIL MEMBER SCOTT,  
SECONDED BY COUNCIL MEMBER BEHIEL.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

B. **Resolution 26-59** - Habitat for Humanity Community Volunteer Beautification Projects MOU - Michael Hodson, City Administrator

**ACTION: MOTION TO APPROVE RESOLUTION 26-59 BY COUNCIL MEMBER BEHIEL,  
SECONDED BY COUNCIL MEMBER BROGLIO.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

C. **Resolution 26-55** Approve agreement between the City of Angels and Bret Harte Union High School District for Police Officer Services at Bret Harte High School - Michael Hodson, City Administrator

**ACTION: MOTION TO APPROVE RESOLUTION 26-55 BY COUNCIL MEMBER BEHIEL,  
SECONDED BY COUNCIL MEMBER BROGLIO.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

- D. Resolution 26-58** - Approve 2026-2027 Police Officer Association Bargaining Unit Settlement Package Proposal #25 - Michael Hodson, City Administrator

**ACTION: MOTION TO APPROVE RESOLUTION 26-58 BY COUNCIL MEMBER BEHIEL, SECONDED BY COUNCIL MEMBER BROGLIO.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

- E. Resolution 26-56** - Discussion and Direction on Proposed Water, Wastewater and Utica Rate Increases and Change in Billing Dates FY 2026-2027 - Michelle Gonzalez, Finance Director

**ACTION: MOTION TO APPROVE RESOLUTION 26-56 BY COUNCIL MEMBER BROGLIO, SECONDED BY COUNCIL MEMBER BEHIEL.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

- F. Resolution 26-57** - RMRA SB1 Funding Project List and Resolution FY 2026-2027 - Michelle Gonzalez, Finance Director

**ACTION: MOTION TO APPROVE RESOLUTION 26-57 BY COUNCIL MEMBER BEHIEL, SECONDED BY COUNCIL MEMBER SCOTT.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

**INFORMATIONAL ITEMS**

**11. ADMINISTRATION REPORT**

- A. Monthly Staff Report: May 2026 - Michael Hodson, City Administrator – **RECEIVED**

**12. CITY COUNCIL REPORT - RECEIVED**

**CORRESPONDENCE**

**13. CITY COUNCIL CALENDAR**

- A. Receive, review, and provide feedback regarding the Calendar (From June to July 2026) (Haley Bugarin, City Clerk) - **RECEIVED**

**14. FUTURE AGENDA ITEMS**

**15. ADJOURNMENT**

**ACTION: MOTION TO ADJOURN MEETING AT 6:59PM BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER BEHIEL.**

**AYE: BEHIEL, BROGLIO, SCOTT**

**NAY:**

**ABSTAIN:**

**ABSENT: CHIMENTE, SCHIRATO**

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City of Angels  
AP Check Register - May 2026

<u>Date</u>	<u>Ref</u>	<u>Name</u>	<u>Description</u>	<u>Amount</u>
5/07/2026	95931	ALPHA ANALYTICAL LABORATORIES INC	Water Testing Services FY 25-26	4,517.00
5/07/2026	95932	ANCHOR PEST CONTROL, INC.	Invoices 1256253, 1256465, 1256467, 1256469, 1256473, 1256481	2,325.00
5/07/2026	95933	BERNASCONI CONSTRUCTION	Concrete for dirnking fountains at Utica Park	4,224.00
5/07/2026	95934	BOIRE, LAURIE	Cleaning the Police Dep. for APRIL 2026	120.00
5/07/2026	95935	CALAVERAS LUMBER CO INC	Invoices 89305, 89316, 89402, 89416, 89442, 89454, 89497, 89502, 89544, 89689, 89712, 89813, 89857, 90083, 90311, 90318, 90356, 90740, 90745, 90792, 90793, 90892, 90930, 91009, 91167, 91292, 91436, 91477, 91683, 91712, 91716, 91815, 91824, 91851	2,487.56
5/07/2026	95936	CAMPORA PROPANE SERVICE	Invoices 12861178, 12861179, 12867686	112.17
5/07/2026	95937	CRESCENT SUPPLY	Invoices 76007, 76023	2,955.67
5/07/2026	95938	CRIMESTAR USA LLC	RMS ANNUAL PRODUCT SUPPORT	800.00
5/07/2026	95939	DEGEN, DONALD	PERMIT-260021 UTICA PARK DEPOSIT REIMB.	75.00
5/07/2026	95940	EMPLOYEE RELATIONS INC	Background check	42.86
5/07/2026	95941	GENERAL PLUMBING SUPPLY	Invoices S6644649.001, S6659684.001, S6659684.002, S6661813.001, S66653809.001	2,324.85
5/07/2026	95942	GOLD ELECTRIC INC	REWORKED EXISTING LIGHTING AT 1283 S MAIN	368.85
5/07/2026	95943	JAVELINA TRADING COMPANY	BLUE NITRILE GLOVE	331.24
5/07/2026	95944	JBS LANDSCAPE, INC.	LANDSCAPE SERVICES FOR APRIL 2026	9,455.00
5/07/2026	95945	MCCOY TRUCK TIRE SERVICE CENTER, INC.	Services for FIRE DEP- 100W FS FIREHAWK	548.35
5/07/2026	95946	MCI	LONG DISTANCE SERVICE	68.20
5/07/2026	95947	MOTHERLODE ANSWERING SERVICE INC	Basic Services	310.84
5/07/2026	95948	MOUNTAIN AIR AUTOMOTIVE	2022 Ford Police Interceptor maintenance	3,561.63
5/07/2026	95949	MOUNTAIN OASIS PURIFIED WATER	Invoices 043026, 043026-WW	174.45
5/07/2026	95950	NO CONTRACT PEST CONTROL INC	Invoices 29523, 29526	336.00
5/07/2026	95951	O'REILLY AUTOMOTIVE INC	Invoices 3509-225963, 3509-227115, 3509-227196, 3509-228236, 3509-229601, 3509-230450, 3509-230631, 3509-230684, 3509-230687	455.27
5/07/2026	95952	PARCEL QUEST	ASSESSOR'S SECURED ROLL AND PARCEL OUTLINE DATA	7,500.00
5/07/2026	95953	SAFE-T-LITE	Invoices 408180 (1), 410006	531.17
5/07/2026	95954	SONORA AIRCO GAS & GEAR	Cylinder rental	8.00
5/07/2026	95955	TOSHIBA FINANCIAL SERVICES	Services 4/23/26-5/23/26	2,037.90
5/07/2026	95956	UTICA WATER & POWER AUTHORITY	S-126 water data collection	400.00
5/07/2026	EFT	BFMC, LLC	Open PO for water/wastewater invoice printing	1,294.14
5/07/2026	EFT	CALAVERAS POWER AGENCY	Power billing 3/23-4/23/26	27,605.54
5/07/2026	EFT	CONETH SOLUTIONS INC	Invoices 9164, 9175	8,752.00
5/07/2026	EFT	HUNT & SONS LLC	fuel delivery date 5-4-26	2,736.34
5/07/2026	EFT	RINGCENTRAL INC	DIGITAL LINE UNLIMITED	307.25
5/08/2026		INTERNAL REVENUE SERVICE	Payroll 5/8/2026 Tax Payment	34,476.92
5/08/2026		EMPLOYMENT DEVELOPMENT	Payroll 5/8/2026	6,676.66
5/13/2026	95958	ANGELS SEWER AND DRAIN INC	Installation of water fountain at the bathroom and at the kitchen in Utica Park	4,665.00
5/13/2026	95959	AT&T	Invoices 050426-A, 050426-B, 050426-C, 050426-D, 050426-E, 050426-F	1,680.66
5/13/2026	95960	CRESCENT SUPPLY	Supplies for BLATTEL	389.75
5/13/2026	95961	FEDEX	Invoices 9-240-48106, 9-719-10026	127.77
5/13/2026	95962	FOOTHILL-SIERRA PEST CONTROL INC	PEST SERVICES 3000 Centennial	207.00
5/13/2026	95963	HACH COMPANYY	Hach Solitax turbidity sensor Flat Rate Repair \$2,028.00 2 sensors total \$4,056.00 HACH SVC TRAVEL CHARGE \$827.00 Grand total \$4,883.00	2,238.13
5/13/2026	95964	HESS, JIM	RETIREE BENEFIT MAY 2026	170.75
5/13/2026	95965	KITCHELL, JOSEPH	RETIREE BENEFIT MAY 2026	136.79
5/13/2026	95966	MARK TWAIN UNION ELEMENTARY	PERMIT-260062 UTICA PARK DEPOSIT REIMB.	925.00
5/13/2026	95967	OPERATING ENGINEERS LOCAL UNION NO 3	EMPLOYEE UNION DUES	984.00
5/13/2026	95968	R. SUTTON ENTERPRISES, LLC.	Vallecito Road Sewer Replacement Project	194,495.29
5/13/2026	95969	SATTERFIELD, PAMELA	RETIREE BENEFIT MAY 2026	136.79
5/13/2026	95970	SONORA FORD	Services on 2022 Ford police vehicle	2,860.35
5/13/2026	EFT	BROWN, BILLY	RETIREE BENEFIT MAY 2026	503.50
5/13/2026	EFT	BURNS, GARY	RETIREE BENEFIT MAY 2026	503.50
5/13/2026	EFT	KELLY, MARY	RETIREE BENEFIT MAY 2026	136.79
5/13/2026	EFT	KING, JUDY	RETIREE BENEFIT MAY 2026	170.75
5/13/2026	EFT	KITCHELL, JONATHAN	RETIREE BENEFIT MAY 2026	398.29
5/13/2026	EFT	MCMASTER-CARR	Ratchet crimper	83.06
5/13/2026	EFT	NEXUS TECHNOLOGIES	IT Software Subscription Services FY 2025-26	2,511.21
5/13/2026	EFT	NORTHSTAR CHEMICAL	Water & Wastewater chemicals FY 2025-26	4,327.05
5/13/2026	EFT	PEREZ, ELISA BARRAGAN	CLEANING SERVICES 5/13 AND 5/29/26	400.00
5/13/2026	EFT	POROVICH, DAVID	RETIREE BENEFIT MAY 2026	136.79
5/13/2026	EFT	SORACCO, RICHARD	RETIREE BENEFIT MAY 2026	136.79
5/13/2026	EFT	TACHEIRA, ANTHONY	RETIREE BENEFIT MAY 2026	503.50
5/13/2026	EFT	TINNIN, JENNIFER	RETIREE BENEFIT MAY 2026	107.72
5/21/2026	95972	A-1 LAND MANAGEMENT, INC.	MEGACRIMP COUP	107.79
5/21/2026	95973	ANGELS CAMP ENTERPRISES, INC.	F-250 Super Duty maintenance check	134.

<u>Date</u>	<u>Ref</u>	<u>Name</u>	<u>Description</u>	
5/21/2026	95974	BRET HARTE HIGH SCHOOL	School Construction Impact Fees	7,700.36
5/21/2026	95975	CALNET	Accounts - 25039, 25734, 22194, 22535	606.92
5/21/2026	95976	CONDOR EARTH TECHNOLOGIES INC	GROUNDWATER MONITERING AND REPORTING 3/24/26-4/8/26	154.90
5/21/2026	95977	FOOTHILL-SIERRA PEST CONTROL INC	Invoices 1462989, 1463001	333.00
5/21/2026	95978	GARTON TRACTOR INC	EQUIPMENT MAINT. FOR WASTEWATER DEP.	96.61
5/21/2026	95979	LN CURTIS & SONS	HOSE	197.06
5/21/2026	95980	MARK TWAIN UNION ELEMENTARY	School Construction Impact Fees	11,536.85
5/21/2026	95981	MARTIN, KRystal	PERMIT-260097 UTICA PARK REIMB.	75.00
5/21/2026	95982	MOYLE EXCAVATION	AMR Meter Replacement Project	173,947.85
5/21/2026	95983	POLICY CONSULTING ASSOCIATES	Staff services for for APRIL 2026	5,741.25
5/21/2026	95984	ROARK WEBER	PROFESSIONAL SERVICES FOR APRIL 2026	287.50
5/21/2026	95985	SCOTT'S DISTRIBUTING	Invoices 83999, 84045, 84070	318.56
5/21/2026	95986	SIGNAL SERVICE	Invoices I-501289, I-504437	4,439.67
5/21/2026	EFT	CONETH SOLUTIONS INC	Invoices 9213, 9217	7,250.47
5/21/2026	EFT	HUNT & SONS LLC	Invoices 68651, 76797	3,926.17
5/21/2026	EFT	LUMOS & ASSOCIATES	Open PO for FY 2025-2026	28,937.25
5/28/2026	95990	AT&T MOBILITY	Billing period -4/12-5/11/26	418.75
5/28/2026	95991	BETTER CLOUD HOSTING	Annual Hosting of AccuFund Software Fy 2025-26	1,800.00
5/28/2026	95992	BURTON'S FIRE, INC.	Repair Ladder Truck 217, (1) Heating and AC major leak in CAB, (2) Hydraulic line leaking on ladder	14,919.06
5/28/2026	95993	DEWBERRY ENGINEERS INC	Invoices 22489030, 22489034	52,072.93
5/28/2026	95994	GENERAL PLUMBING SUPPLY	Invoices S6644649.002, S6659684.003	1,412.22
5/28/2026	95995	MOUNTAIN AIR AUTOMOTIVE	Maint on 2001 Dodge	546.37
5/28/2026	95996	SIERRA MOTORS	MAINT. 2023 SILVERADO FOR PUBLIC WORKS	702.90
5/28/2026	95997	WEST, DAKOTA	BOOT REIMB 25/26	250.00
5/28/2026	95998	WHEELER, ROLAND	Monthly rent -June 2026	700.00
5/28/2026	95999	WHITEAR, MICHELLE	PERMIT-250123 (event from 5/28/25) UTICA PARK DEPOSIT REIMB.	250.00
5/28/2026	EFT	CONETH SOLUTIONS INC	APC REPLACEMENT BATTERY CARTRIDGE	496.53
5/28/2026	EFT	HUNT & SONS LLC	Fuel delivery date 5-26-26	2,417.57
5/28/2026	EFT	WHITE BRENNER LLP	Legal Services for Fiscal Year 2025-26	12,898.08
<b>Total Check</b>				<b>681,531.82</b>



# CITY OF ANGELS

Section 10, Item B.

## TREASURER'S REPORT For the Month Ended

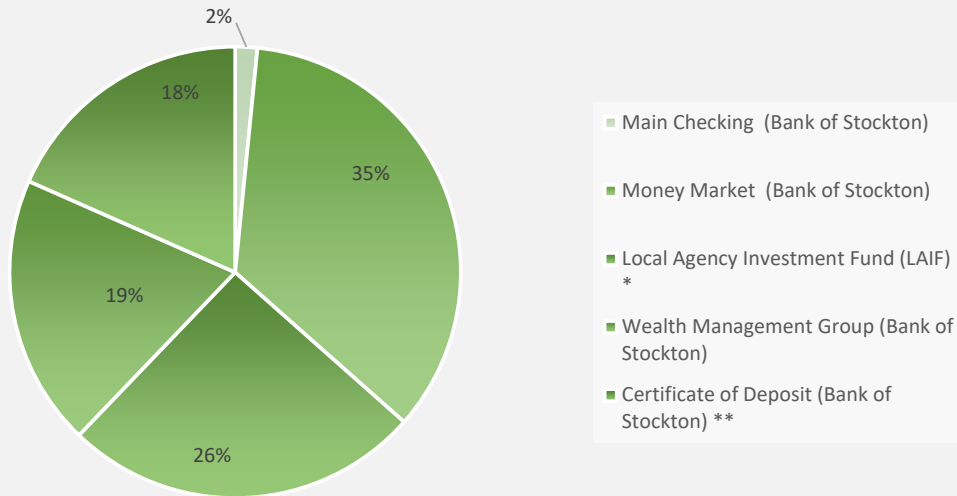
**May 31, 2026**

Operating Portfolios	Beginning Balance	Ending Balance	Accrued Interest	Bank Fees	% of Total
Main Checking (Bank of Stockton)	\$ 387,865	\$ 430,259	\$ 21	\$ 121	2%
Money Market (Bank of Stockton)	8,730,963	9,507,345	26,382		35%
Local Agency Investment Fund (LAIF) *	6,972,842	6,972,842			26%
Wealth Management Group (Bank of Stockton)	5,289,880	5,289,880			19%
Certificate of Deposit (Bank of Stockton) **	5,000,000	5,000,000			18%
<b>TOTAL OPERATING FUNDS</b>	<b>\$ 26,381,550</b>	<b>\$ 27,200,326</b>	<b>\$ 26,403</b>	<b>\$ 121</b>	<b>100%</b>

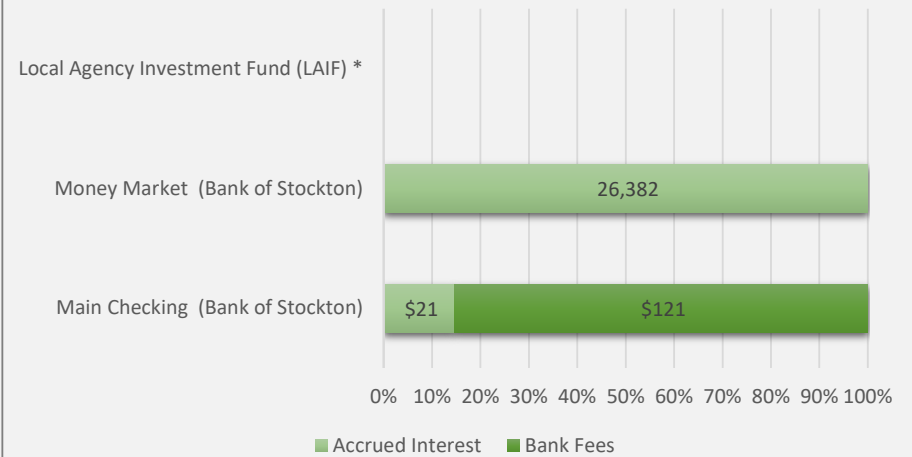
\* Interest recorded Quarterly (Mar 2026)

\*\* 5-Month CD (Apr 26 - Sep 26)

Composition of Operating Portfolios  
May 31, 2026



Interest Earnings/Bank Fees  
May 31, 2026



Total Interest Earned FY 24/25	\$	1,125,195
Total Interest Earned FY 25/26	\$	814,512



**CITY OF ANGELS**  
**CITY HALL**

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

**DATE:** JUNE 16, 2026  
**TO:** CITY COUNCIL  
**FROM:** MICHAEL HODSON, CITY ADMINISTRATOR  
**RE:** Public Hearing to Consider the Continuation of the Assessments for Fiscal Year 2026-27 for the Landscaping & Lighting District No. 2 - Greenhorn Creek Assessment; Adoption of Resolution No. 26-54 Approving the Engineer's Report, Confirming the Diagram and Assessment, and Ordering the Continuation of Assessments for Fiscal Year 2026-27

**RECOMMENDATION:**

Staff recommends the City Council:

1. Hold a public hearing for the proposed continuation of the assessments for the Landscaping & Lighting District No. 2- Greenhorn Creek Assessment (District), in order to receive any public input on the proposed continuation of the assessments, approve the proposed assessment budget for Fiscal Year (FY) 2026-27 and the services and improvements funded by the assessments fund, and any other issues related to the assessments; and
2. Upon the conclusion of the public hearing, Adopt Resolution No. 26-54 (Attachment 1), approving the Final Engineer's Report (Attachment 2), and confirming the diagram and assessments for FY 2026-27 for the District.

**BACKGROUND:**

The City of Angels Landscaping and Lighting District No. 2 – Greenhorn Creek (District) was approved by property owners in an assessment ballot proceeding and formed by the City Council on August 8, 2022, through the Landscape and Lighting District Act of 1972 (Act). The District, which repealed and replaced the existing Landscaping and Lighting District No. 1, was created to fund enhanced maintenance of landscaping, lighting, cultural and wildlife areas, local infrastructure, environmental mitigation services, and related improvements within the Greenhorn Creek development. Every year an Engineer's Report is prepared to establish the budget for the improvements listed in the report.

**DISCUSSION:**

The Act requires an annual Engineer's Report to be prepared by a licensed professional engineer. Since 2013, the LLD Engineer's Report has been prepared by SCI Consulting Group from Fairfield, California. On March 17, 2026, the City Council approved Resolution 26-39 directing SCI to prepare the Engineer's Report, which is the first step in a three-step process required by the Act to continue the annual assessments for FY 2026-27.



On May 19, 2026, the City Council adopted Resolution No. 26-53, a resolution of the City’s intention to continue the assessments for FY 2026-27, preliminarily approve an Engineer’s Report, and provide notice of a Public Hearing for the District for FY 2026-27. That resolution preliminarily approved the Engineer’s Report and the estimated expenses and proposed assessments therein. It also set June 16, 2026, as the date for a public hearing on the continuation of the assessments.

This Engineer’s Report, which includes the proposed budget for the assessments for fiscal year 2026-27 and the updated proposed assessments for each parcel in the District, was completed and filed with the City on May 21, 2026. The authorized maximum assessment rate for the District includes an annual increase based on the year-over-year change in the Northern California area (San Francisco-Oakland-Hayward) Consumer Price Index – All Urban Consumers (CPI-U), as of each December. From December 2024 to December 2025, the CPI-U increased by 3.04%. Accordingly, the maximum authorized assessment rate for Fiscal Year 2026-27 has been adjusted upward by 3.04%, from \$716.22 to \$737.98 per Single Family Equivalent (SFE) unit.

Although the District is authorized to increase the assessment rate annually in line with inflation—and despite the continued rise in material and labor costs, the LLD Committee has successfully completed significant restoration work while maintaining the previous \$595.00 annual assessment. As a result of prudent financial management and project execution, the Committee is recommending a decrease in the annual assessment rate. The Engineer’s Report proposes an assessment rate of \$545.00 per SFE unit for Fiscal Year 2026-27, well below the maximum authorized rate. At this proposed rate, the total revenue generated by the assessments would be approximately \$292,010.

Each year, the Council is required to conduct a noticed public hearing and receive public input on the proposed assessments and the services that they would fund, in order to continue to levy the assessments for the upcoming fiscal year. After hearing the public testimony, the Council may take final action on setting the assessment rate, establishing the services and improvements to be funded and order the continuation of the assessments for FY 2026-27.

Approval of Resolution 26-54 will continue the assessments for FY 2026-27 and to direct additional actions related to the levy of the assessments, which will provide funds for the proposed assessment budget for FY 2026-27. With the collection of the FY 2026-27 assessment, the services and improvements made possible by the assessment funds can be accomplished.

**FINANCIAL IMPACT:**

The expected costs of preparing the Engineer’s Report by SCI Consulting Group are included in the 2026-27 budget from the Assessment District fund, a non-General Fund source. Therefore, there is no fiscal impact attributable to the approval of this item.

**ATTACHMENTS:**



- 1) Resolution 26-54
- 2) Landscaping & Lighting District No. 2 - Greenhorn Creek Final Engineer's Report
- 3) Notice of Public Hearing: Greenhorn Creek LLD



**CITY OF ANGELS  
CITY COUNCIL  
RESOLUTION NO. 26-54**

**APPROVING ENGINEER'S REPORT, CONFIRMING DIAGRAM AND ASSESSMENT  
AND DIRECTING AUDITOR OF CALAVERAS COUNTY TO CONTINUE AND TO  
COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR THE LANDSCAPING  
AND LIGHTING DISTRICT NO. 2 – GREENHORN CREEK**

**WHEREAS**, on August 2, 2022, after receiving a weighted majority of 84.62% of returned ballots in support of the proposed assessment, this Council by its Resolution No. 22-41 ordered the formation of and levied the first assessment of the "The Landscape and Lighting District No. 2 – Greenhorn Creek" (the "District"), pursuant to the provisions of Article XIID of the California Constitution, and the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof); and

**WHEREAS**, the purpose of the Assessment District is for the installation, maintenance and servicing of improvements within the Landscaping and Lighting District No. 2 – Greenhorn Creek, as described in the annual Engineer's Report; and

**WHEREAS**, by Resolution No. 26-39, the City Council ordered the preparation of an Engineer's Report for the Landscaping and Lighting District for fiscal year 2026-27; and

**WHEREAS**, pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with Section 22565, et. seq., of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution; and

**WHEREAS**, by Resolution No. 26-53, the City Council preliminarily approved the Preliminary Engineer's Report for said Assessment District and set a date for a Public Hearing; and

**WHEREAS**, said report was duly made and filed with the City Administrator and duly considered by this City Council and found to be sufficient in every particular, whereupon it was determined that the report should stand as the Engineer's Report for all subsequent proceedings under and pursuant to the aforesaid resolution, and that June 16, 2026, at the hour of 6:00 p.m., at the Angels Camp Firehouse, 1404 Vallecito Road, Angels Camp, CA 95222, were appointed as the time and place for a hearing by this City Council on the question of the continuation of the proposed assessment, notice of



which hearing was given as required by law.

**WHEREAS**, at the appointed time and place the hearing was duly and regularly held, and all persons interested and desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to the continuation were fully heard and considered by the City Council, and all oral statements and all written protests or communications were duly heard, considered and overruled, and this City Council thereby acquired jurisdiction to order the continuation of the assessments and the confirmation of the diagram and assessment prepared by and made a part of the Engineer's Report to pay the costs and expenses thereof.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANGELS DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The public interest, convenience and necessity require that the continuation be made.

**SECTION 2.** The Assessment District benefited by the improvements and assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by a map thereof filed in the office of the City Administrator, which map is made a part hereof by reference thereto.

**SECTION 3.** The assessment is levied without regard to property valuation.

**SECTION 4.** The Engineer's Report as a whole and each part thereof, to wit:

- (a) The Engineer's estimate of the itemized and total costs and expenses of maintaining the improvements and of the incidental expenses in connection therewith;
- (b) The diagram showing the assessment district, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the Assessment District; and
- (c) The assessment of the total amount of the cost and expenses of the proposed maintenance of the improvements upon the several lots and parcels of land in the Assessment District in proportion to the estimated special benefits to be received by such lots and parcels, respectively, from the maintenance, and of the expenses incidental thereto are finally approved and confirmed.



**SECTION 5.** Final adoption and approval of the Engineer's Report as a whole, and of the plans and specifications, estimate of the costs and expenses, the diagram and the assessments, as contained in the report as hereinabove determined and ordered, is intended to and shall refer and apply to the report, or any portion thereof as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this City Council.

**SECTION 6.** Those assessments for fiscal year 2026-27 shall be continued at the rate of FIVE HUNDRED AND FORTY-FIVE DOLLARS (\$545.00) per single family equivalent as specified in the Engineer's Report for fiscal year 2026-27 with estimated total annual assessment revenues as set forth in the Engineer's Report; and

**SECTION 7.** The assessment to pay the costs and expenses of the maintenance of the improvements for fiscal year 2026-27 is hereby continued. For further particulars pursuant to the provisions of the Landscaping and Lighting Act of 1972, reference is hereby made to the Resolution Directing Preparation of Engineer's Report.

**SECTION 8.** Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this City Council expressly finds and determines (a) that each of the several lots and parcels of land will be specially benefited by the maintenance of the improvements at least in the amount if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively, and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.

**SECTION 9.** Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, the City Administrator shall file a certified copy of this resolution with the Auditor of the County of Calaveras. Upon such filing, the County Auditor shall enter the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as County taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments, after collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the City of Angels Landscaping and Lighting District No. 2 – Greenhorn Creek.



**SECTION 10.** Upon receipt of the moneys representing assessments collected by the County, the County shall deposit the moneys in the City Treasury to the credit of the improvement funds previously established under the distinctive designation of the Assessment District. Moneys in the improvement funds shall be expended only for the maintenance, servicing, construction, or installation of the improvements.

**SECTION 11.** The City Administrator shall certify the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Angels does hereby approve the Resolution No. 26-54.

**PASSED AND ADOPTED** by the City Council of the City of Angels, State of California this 16<sup>th</sup> day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Haley Bugarin, City Clerk

\_\_\_\_\_  
Caroline Schirato, Mayor



**NOTICE OF PUBLIC HEARING FOR  
THE CITY OF ANGELS, THE LANDSCAPING AND LIGHTING DISTRICT NO.  
2 – GREENHORN CREEK FOR FISCAL YEAR 2026-27**

NOTICE IS HEREBY GIVEN that the City Council of the City of Angels intends to conduct a public hearing for the CONTINUATION of the benefit assessment in fiscal year 2026-27 to fund the City’s improvements within the Landscaping and Lighting District No. 2 – Greenhorn Creek.

The public hearing to consider the ordering of services and projects to the improvements, and the levy of the assessment for fiscal year 2026-27 shall be held on Tuesday, June 16, 2026, at 6:00 p.m., at Angels Camp Firehouse, located at 1404 Vallecito Rd Angels Camp, CA 95222. The proposed assessment rate for the assessment is FIVE HUNDRED AND FORTY-FIVE DOLLARS (\$545.00) per single family equivalent for fiscal year 2026-27.

Members of the public are invited to provide comment at the public hearings, or, in writing, which is received by the City on or before Tuesday, June 16, 2026. If you desire additional information concerning the above, please contact the City of Angels at (209) 736-2181.

Fiscal Year 2026-27

# ENGINEER'S REPORT

City of Angels Camp  
Landscaping and Lighting Assessment District No. 2  
Greenhorn Creek

May 2026  
Final Report

Pursuant to the Landscaping and Lighting Act of 1972,  
Government Code and Article XIID of the California  
Constitution

Engineer of Work:



4745 Mangels Boulevard  
Fairfield, California 94534  
707.430.4300  
www.sci-cg.com

# City of Angels

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## City Council

Caroline Schirato, Mayor  
Michael Chimento, Vice Mayor  
Alvin Broglio, Council Member  
Kara Scott, Council Member  
Scott Behiel, Council Member

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## City Staff

Michael Hodson, City Administrator  
Michelle Gonzalez, Finance Director

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## City Attorney

Douglas L. White, White Brenner, LLP

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## Engineer of Work

John Bliss, P.E., SCI Consulting Group

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# Introduction

## History and Overview

The Greenhorn Creek Landscape and Lighting District has two purposes: (1) to fund the ongoing protection and preservation of on-site environmental resources and (2) to fund maintenance of streetlights, landscaping, curb-gutter-and-sidewalk, entry monument signs, and related community use infrastructure within the Greenhorn Creek development.

The City of Angels Camp Landscaping and Lighting District No. 1 – Greenhorn Creek was formed by a majority vote of the City of Angels ("City") City Council on June 6, 1995. As a result of the subsequent passage of Proposition 218 in 1996, the assessment rate for the existing assessment District (No.1) cannot be increased beyond the previously approved amount of \$300.00 per parcel (*resulting from the fact that a cost-of-living adjustment mechanism was not explicitly included in the original formation documents.*) As costs have continued to increase, this assessment amount no longer generates sufficient revenue to fund Greenhorn Creek's improvements and services. Without additional resources and funding, service levels will continue to deteriorate.

As a result, the Angels Camp City Council directed that a new assessment be proposed and voted on by property owners in accordance with Proposition 218 (Article XIII C and D of the California Constitution). The Council's intent was to replace the existing Landscaping and Lighting District No. 1 – Greenhorn Creek with a new **Landscaping and Lighting District No. 2 - Greenhorn Creek ("District")** within the existing boundary and including the same improvements and services. If approved, the existing District No. 1 will be dissolved. Further, the proposed Landscaping and Lighting District No. 2 - Greenhorn Creek is engineered to generate sufficient funding, and include an optional, annual cost-of-living adjustment mechanism to ensure long-term fiscal sustainability of the District.

This Engineer's Report ("Report") has been prepared to establish the budget for the Improvements (as described below) that will be funded by the proposed assessments and other revenue and to determine the general and special benefits received from the Improvements by property within the District and the method of assessment apportionment to lots and parcels. This Report and the assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution (the "Article").

(Note: Although the District funds maintenance and services of landscaping, lighting, and related improvements within the Greenhorn Creek development, it does not fund the maintenance or operations of the adjacent Greenhorn Creek golf course, which is maintained and funded by a separate entity using separate funding.)

## Engineer’s Report and Continuation of Assessments

In order to allow property owners to ultimately decide whether additional funding should be provided for the Greenhorn Creek Landscape and Lighting District, the Council, on March 15th, 2022, authorized the initiation of proceedings for a proposed benefit assessment to provide local funding for improved maintenance of landscaping, lighting, cultural and wildlife areas, local infrastructure, environmental mitigation services, and related improvements within the Greenhorn Creek development. The proposed assessment was named the Landscape and Lighting District No. 2 – Greenhorn Creek (the “Assessment District”). In May through August of 2022, the District conducted an assessment ballot proceeding pursuant to the requirements of Article XIII D of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") and the Government Code. During this ballot proceeding, owners of property in the Assessment District were provided with a notice and ballot for the proposed special assessment. A 45-day period was provided for balloting and a public hearing was conducted on August 2, 2022.

It was determined after the conclusion of the public hearing that 84.62% of the weighted ballots returned were in support of the assessment. Since the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (with each ballot weighted by the proportional financial obligation of the property for which ballot was submitted), the City gained the authority to approve the levy of the assessments for fiscal year 2022-23 and to continue to levy them in future years. The authority granted by the ballot proceeding includes an annual adjustment in the maximum authorized assessment rate equal to the annual change in the Consumer Price Index for the San Francisco Bay Area. Council took action, by Resolution No. 22-44 passed on August 2, 2022, to approve the levy of the assessments for the first time for fiscal year 2022-23, at an initial rate of \$650 per Single Family Equivalent (SFE).

In each subsequent year for which the assessments will be continued, the City must approve an updated Engineer’s Report for the upcoming fiscal year at a noticed public hearing. As required by the Act, this Report includes a budget for the upcoming fiscal year’s costs and services, an updated assessment roll listing all parcels and their proposed assessments, plans and specifications, a diagram or map of the District, the benefits received by property from the Improvements within the District, and the method of assessment apportionment to lots and parcels within the District.

This Engineer’s Report ("Report") was prepared by SCI Consulting Group (SCI) to establish the estimated costs for the services and related costs that will be funded by the assessments, to determine the special benefits and general benefits received from the services and to apportion the assessments to lots and parcels within the District based on the estimated special benefit each parcel receives from the services funded by the assessment.

If the City approves this Engineer's Report and the continuation of the assessments it establishes for fiscal year 2026-27, the assessments would be submitted to the County Auditor for inclusion on the property tax rolls for fiscal year 2026-27.

## Legislative Analysis

### Proposition 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now Article XIII C and XIII D of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which specially benefits the assessed property.

Proposition 218 describes several important requirements, including a property-owner balloting, for the formation and continuation of assessments. These requirements are satisfied by the process used to establish this assessment.

### Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority (2008) 44 Cal. 4th 431

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA"). This ruling is significant in that the Court clarified how Proposition 218 made changes to the determination of special benefit. The Court also found that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment District
- The assessment paid by property should be proportional to the special benefits it receives from the Improvements

### Dahms v. Downtown Pomona Property (2009) 174 Cal. App. 4th 708

In Dahms v. Downtown Pomona Property ("Dahms") the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

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**Bonander v. Town of Tiburon** (2009) 180 Cal. App. 4th 103

Bonander v. Town of Tiburon (“Bonander”), the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments primarily on the grounds that the assessments had been apportioned to assessed property based on the costs within sub-areas of the assessment district instead of the overall cost of the improvements and the overall proportional special benefits.

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**Beutz v. County of Riverside** (2010) 184 Cal. App. 4th 1516

Steven Beutz v. County of Riverside (“Beutz”) the Court overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified, and separated from the special benefits.

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**Golden Hill Neighborhood Association v. City of San Diego** (2011) 199 Cal. App. 4th 416

On September 22, 2011, the San Diego Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified, and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

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**Compliance with Current Law**

This Engineer’s Report is consistent with the SVTA decision and with the requirements of Article XIIC and XIID of the California Constitution because the Improvements to be funded are clearly defined; the benefiting property in the District enjoys close and unique proximity, access and views to the Improvements; the Improvements serve as an extension of usable land area for benefiting properties in the District and such special benefits provide a direct advantage to property in the District that is not enjoyed by the public at large or other property.

This Engineer’s Report is consistent with Beutz, Dahms and Greater Golden Hill because the Improvements will directly benefit property in the District and the general benefits have been explicitly calculated and quantified and excluded from the Assessments. The Engineer’s Report is consistent with Bonander because the Assessments have been apportioned based on the overall cost of the Improvements and Services proportional special benefit to each property, rather than the proportional cost to the District to provide the Improvements to specific properties.

## Plans & Specifications

The District maintains landscaping and other improvements in locations within the District's boundaries. The work and Improvements to be undertaken by the City of Angels Landscaping and Lighting District No. 2 – Greenhorn Creek, and the cost thereof paid from the levy of the annual Assessment provide special benefit to Assessor Parcels within the District as defined in the Method of Assessment herein. In addition to the definitions provided by the Landscaping and Lighting Act of 1972, (the "Act") the work and Improvements are generally described as follows:

The installation, maintenance, and servicing of public improvements and facilities, may include, but are not limited to, landscaping, sprinkler systems, park grounds, park facilities, playground equipment, landscape corridors, sidewalks, curbs and gutters, storm drainage systems, public lighting facilities, fencing, entry monuments, signage, frontage and retention walls, other landscaping facilities, and related labor, materials, supplies, utilities, equipment, and incidental expenses in and for the parks, landscape areas, detention basins and other public places owned or maintained by the District. (Collectively known as the "Improvements.")

As applied herein, "Installation" means the construction of Improvements, including, but not limited to, land preparation (such as grading, leveling, cutting, and filling), sod, landscaping, irrigation systems, sidewalks, walkways and drainage, lights, playground equipment, play courts, playing fields, recreational facilities, and public restrooms.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements, or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the District plus incidental expenses. The Improvements and area to be maintained by the District are described as follows:

## Maintenance and Improvements

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### Sidewalk and Drainage Facilities

Includes maintenance service for roadway drainage facilities, sidewalks, and reserves for future repairs. Culvert and drainage inlets that are located on private property, including the golf course, will not be maintained by the District.

Maintained infrastructure includes storm water drainage inlets, sidewalk, curb, and gutter (both rolled and standard), and stormwater conveyance pipes along District streets.

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### Lighting and Signage

The street lighting Improvements, which will be maintained by the District, consist of 49 streetlights, six pedestal lights, and all required appurtenances. This includes cost of power plus maintenance service for streetlight poles, lamps, glassware, plus cost of power for miscellaneous monument signs.

The signage which will be maintained by the District includes the three (3) entry monument signs. The safety and street signs within the District will be maintained by the City. The golf course will maintain Golf Course wayfinding signs.

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### Formal Landscape Areas

The formally landscaped areas (planter and lawn areas) require turf to be mowed, edged, and kept free of debris. Irrigation control and repair, pruning, fertilizing, weed control, and trash pickup are also required. Golf course turf adjacent to roads will be maintained by the golf course. Below is a list of the formal landscaped areas within the District:

**Table 1 – Formal Landscaping Planter**

Area	Area (SQFT)	Location
LAND-1	744	GHC Rd Median by Gateway Park
LAND-2	4,243	GHC Rd & Selkirk Entrance by Wetland E-WET-6
LAND-3	880	Selkirk Median at Entrance
LAND-4	7,460	Selkirk Planter by WorldMark
LAND-5	3,204	Selkirk Planter by 10th Hole
LAND-6	5,638	Selkirk Planter by 2nd Hole and 18th Tee
LAND-7	612	Lot 3 - Selkirk
LAND-8	232	Lot 8 - Selkirk
LAND-9	6,252	Smith Flat between Pointe Dr and Hole #11, Tee #17
LAND-10	621	Lot 202 Smith Flat
LAND-11	1,521	Olivia Place
LAND-12	2,030	Cornelia Place - Lot 209
LAND-13	2,755	Lot 192 and WILD-2e - Smith Flat
LAND-14	338	Lot 190 Smith Flat
LAND-15	135	Lot 188 Smith Flat & Raggio Ct
LAND-16	343	Lot 179 Smith Flat
LAND-17	623	Lot 178 Smith Flat
LAND-18	1,102	Lightner Place
LAND-19	203	Lot 174 Lighter PL and Smith Flat
LAND-20	716	Alawa Place
LAND-21	1,103	Sasa Place
LAND-22	789	Lots 174 & 173 Smith Flat
LAND-23	543	Lot 172 Smith Flat
LAND-24	535	Lot 171 Smith Flat
LAND-25	344	Lot 170 Smith Flat
LAND-26	144	Lot 169 Smith Flat
LAND-27	210	Lot 169 & 168 Smith Flat
LAND-28	859	Lot 168 & 167 Smith Flat
LAND-29	148	Lot 167 Smith Flat
LAND-30	117	Lot 166 Smith Flat
LAND-31	328	Lot 165 Smith Flat
LAND-32	71	Lot 164 Smith Flat
LAND-33	1,141	Lot 164 Smith Flat
LAND-34	1,128	Lot 164 Smith Flat
LAND-35	717	Across from Lot 133 Smith Flat
LAND-36	13,887	Behind Sidewalk Smith Flat SE Corner of Property
LAND-37	371	Across from Lot 132 Smith Flat
LAND-38	501	Across from Lot 131 Smith Flat
LAND-39	1,135	Across from Lot 130 and Open Space Smith Flat
LAND-40	862	Across from Lot 128 and 127 Smith Flat
LAND-41	988	Across from Lot 126 Smith Flat

LAND-42	560	At end of Smith Flat at GHC Dr.
LAND-43	1,334	McCauley Entrance North Shoulder
LAND-44	817	McCauley Entrance Median
LAND-45	7,357	McCauley Entrance South Shoulder & by Wetland E-Wet-1
LAND-46	494	McCauley & Selkirk NW Curb
LAND-47	126	Lot 80 Selkirk at Chimney Hill
LAND-48	342	Lot 67 Selkirk at Chimney Hill
LAND-49	304	Lot 71 Selkirk at Springhouse Ct.
LAND-50	1,810	GHC Rd. Median between Gateway Park and Selkirk Entrance
LAND-51	133	Lot 189 Smith Flat
LAND-52	643	Smith Flat & GHC Rd South Side of Intersection

**Table 2 – Formal Landscaping Lawn**

Area	Area (SQFT)	Location
LAWN-1	8,671	Triangle area: Angel Oak/Live Oak/Acorn
LAWN-2	3,570	GHC Rd Shoulder past triangle area
LAWN-3	1,781	Selkirk Entrance East of Wetland Site 6
LAWN-4	576	Smith Flat at Selkirk Entrance south side of Wetland S-Wet-6
LAWN-5	21,951	GHC Rd - Median Selkirk to McCauley
LAWN-6	16,501	GHC Rd - Median McCauley South
LAWN-7	15,419	Lawn in front of WorldMark

**Table 3 – Weed Control**

Area	Area (SQFT)	Location
WEED-1	2,020	GHC Rd shoulder west of Selkirk Entrance
WEED-2	2,456	Smith Flat South of Wetland E-WET-6
WEED-3	13,239	GHC Rd shoulder between Selkirk and McCauley
WEED-4	295	Smith Flat at Lot N, Just west of Albasio Ct
WEED-5	1,298	Smith Flat North side of PCR-4
WEED-6	11,158	GHC RD Shoulder South of McCauley
WEED-7	765	Blair Mine Rd. South side of Wildlife Corridor WILD-1c
WEED-8	665	Blair Mine Rd. North side of Wildlife Corridor WILD-1d
WEED-9	843	Smith Flat South of Wildlife Corridor WILD-1a by
WEED-10	257	Selkirk South side of Wildlife Corridor WILD-2a
WEED-11	458	Selkirk North side of Wildlife Corridor WILD-2c
WEED-12	607	Selkirk East side of Wildlife Corridor WILD-2c
WEED-13	221	Selkirk West side of Wildlife Corridor WILD-2b
WEED-14	605	Smith Flat North side of Wildlife Corridor WILD-1b
WEED-15	686	Smith Flat South side of Wildlife Corridor WILD-1c

**Protected Cultural Resource Area (PCR)**

The District is responsible for maintaining and protecting the five (5) Protected Cultural Resource areas (PCR's) listed in Table 4 below. This includes fence and sign maintenance, scheduled inspections by LLD, Miwok, and Qualified Archeologist as specified in the Historic Properties Treatment Plan of February 1999, annual informational brochures for residents and golfers, and vegetation management as directed by the City of Angels Fire Marshall. Walking Trails through the PCR areas are to be kept weed-free. (Weed whack only, no spraying allowed)

**Table 4 – Protected Cultural Resource Areas**

Area	Location
PCR #1	Near tee for hole #16
PCR #2	Chimney Site
PCR #3	Albasio Court
PCR #4	Raggio Court
PCR #5	South of Raggio Court

**Protected Wildlife Corridor**

The District is responsible for maintaining and protecting the two (2) Protected Wildlife Corridors within the District. This includes maintenance of the trails, trail bridges, trail signage, and annual defensible space clearing listed in the tables below.

Per the USACOE Permit the Protected Wildlife Corridor areas are to be left to develop naturally with no human intervention. The permit allows defensible space clearing when directed by the City Fire Marshal for public safety. See Figure 3 for an exhibit of current defensible space areas. This permit may be modified as empty lots develop near the Wildlife Corridors. Minimally invasive walking trails through the Wildlife Corridor identified as WILD-2e are permitted and will be maintained by the District.

**Table 5 – Trail Maintenance**

Area	Location
WILD-2e	Between Albasio and Raggio (10' corridor x 2,200 ft)

**Table 6 – Trail Bridge Maintenance**

Area	Location
WILD-2e	East and West Pedestrian Bridges between Albasio and Raggio

**Table 7 – Defensible Space Clearing (Annual)**

Area	Area (acre)	Location
A-0	0.00	Open Space (near Selkirk Entrance)
A-1	1.06	Behind Selkirk and Point Drive (WILD-1b)
A-2	0.51	Catalpa and Smith Flat - North Side (WILD-1b)
A-3	0.39	Catalpa and Smith Flat - South Side (WILD-1c)
A-4	0.11	North of the Blair Mine/Smith Flat intersection (WILD-1c)
A-5	0.60	Down slope from Corral Loop (WILD-1d)
A-6	0.24	Selkirk East of Grinding Rock (WILD-2b)
A-7	1.86	Selkirk, Greenstone Way, & Grinding Rock Rd. (WILD-2c)
A-8	0.15	End of Springhouse (WILD-2d)
A-9	0.84	North and West of PCR-4, south of Smith Flat (WILD-2e)
A-10	1.15	Southeast side of PCR-4, along the sewer maint. rd (WILD-2e)
A-11	0.43	East of Albassio, south of PCR-3 (WILD-2e)

**Ponds, Water Features, and Former Wetlands**

The Greenhorn Creek project impacted 4.41 acres of Waters of the United States, triggering the need for a Section 404 Permit under the Clean Water Act. This permit is issued, monitored, and enforced by the U.S. Army Corps of Engineers. The project removed 4.41 acres of wetlands and replaced them with 7.67 acres of compensation wetland.

There are three types of wetlands throughout the development:

- Seasonal Wetland: wetlands scattered along drainages below springs and along shorelines
- Emergent Wetland: The emergent zone stretches from the high-water mark to 3 feet below the high-water mark. Notice the edges of the large pond are Emergent Wetlands, but the center of the pond is not classified as wetland. However, the entire pond is classified as Waters of the United States and is protected by several regulatory agencies.
- Stream: waterways that exhibit an incised channel

However, following the U.S. Supreme Court’s 2023 decision in Sackett v. Environmental Protection Agency, the scope of the Clean Water Act has been significantly narrowed. Under the revised legal standard, many of the areas previously regulated as wetlands no longer fall under federal jurisdiction. As a result, certain ponds and water features within the District are no longer considered jurisdictional wetlands under federal law.

Despite this change, the District's assessment authority remains intact. The language and intent of the assessments explicitly provide for the maintenance and improvement of community water features and environmental assets, regardless of their legal designation as wetlands. Therefore, the assessment funds may continue to be used for the upkeep, enhancement, and beautification of these areas, consistent with voter-approved maintenance responsibilities.

**Table 8 – Wetland Exclusionary Fencing and Signage**

Area	Location
E-WET 1	McCauley Entrance Wetland
E-WET 4a	Large Pond (By 5th, 6th, and 7th greens)
E-WET 4b	Small Pond (by 5th Tee Box)
E-WET 6	Selkirk Entrance Wetland

**Replacements**

Dedicated funding, often referred to as “reserves,” will be used to augment for replacement costs as needed. Reserves are needed in the event improvements need to be replaced due to failure, damage, natural disaster etc.

Maps of the District with corresponding areas of maintenance are included on the following pages.

**Summary of Completed Maintenance and Improvement Projects**

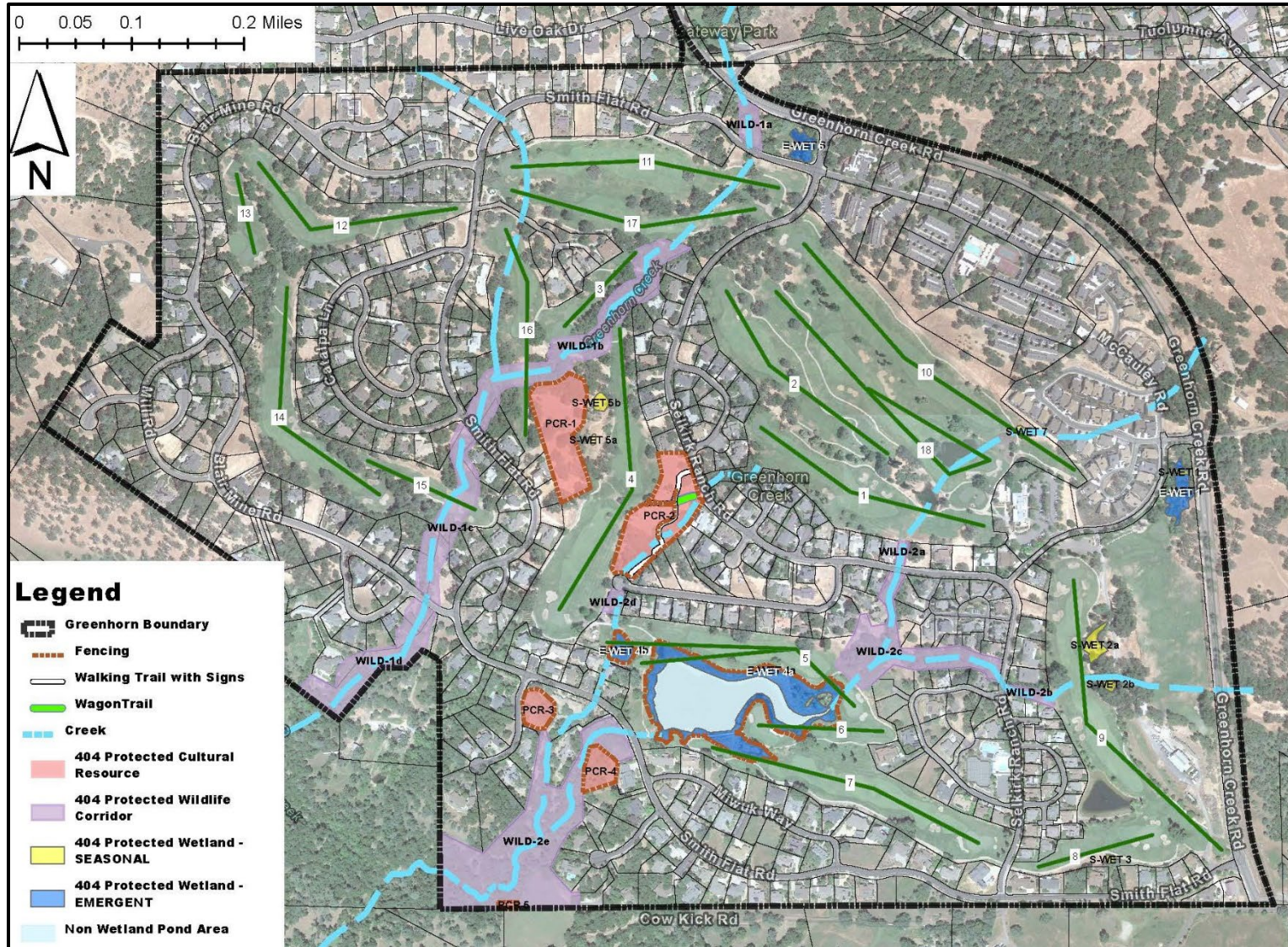
The Greenhorn Creek Landscaping and Lighting District No. 2 Oversight Committee has played a critical role in overseeing the delivery of maintenance and improvement services within the District. Since the formation of the new assessment district, the Committee has ensured that deferred maintenance items have been prioritized and completed. These accomplishments include, but are not limited to:

- Defensible space clearance throughout community common areas, significantly improving fire resilience and the insurability of homeowners' properties;
- Replacement of defective irrigation components and the replanting of impacted planter beds, enhancing landscape health and aesthetics;
- Upgrading all streetlights from incandescent to LED, reducing energy use and long-term maintenance costs;
- Restoration of the three monument entrance signs at Greenhorn Creek, including graffiti removal and surface refurbishment;
- Repairs to all six (6) pedestal lights near the #16 green, improving evening visibility and safety;

- Rejuvenating of the Greenhorn Creek Road median and the triangle lawn at the Angel Oaks Road entrance, restoring landscape quality in key areas;
- Refurbishment of the Historical Selkirk Trail, including updated signage, brochure, trail guide, and map, which preserve and promote the area’s cultural heritage;
- Initiation of a multi-phase streetlight pole refurbishment project, with several poles restored to date;
- Sidewalk leveling at locations identified as trip hazards, improving pedestrian safety.

The major deferred work item anticipated for Fiscal Year 2025–2026 is the completion of the refurbishment of the remaining 24 streetlight poles located throughout the District.

Figure 1 – 404 Permit Maintenance and Improvements



City of Angels Camp  
 Landscaping and Lighting District No. 2 - Greenhorn Creek  
 Engineer's Report, FY 2026-27



Figure 2 – Non-Permit Maintenance and Improvements

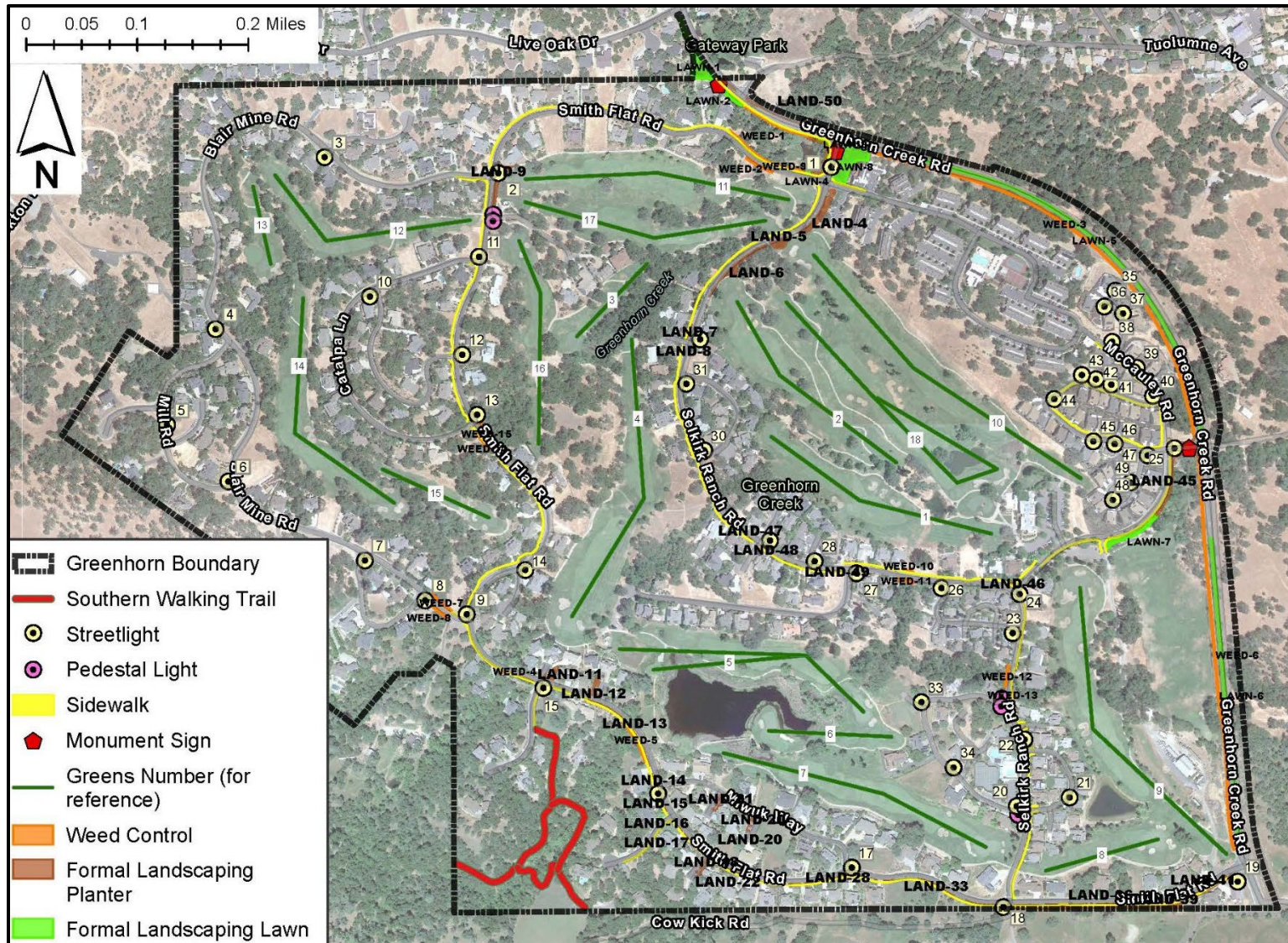
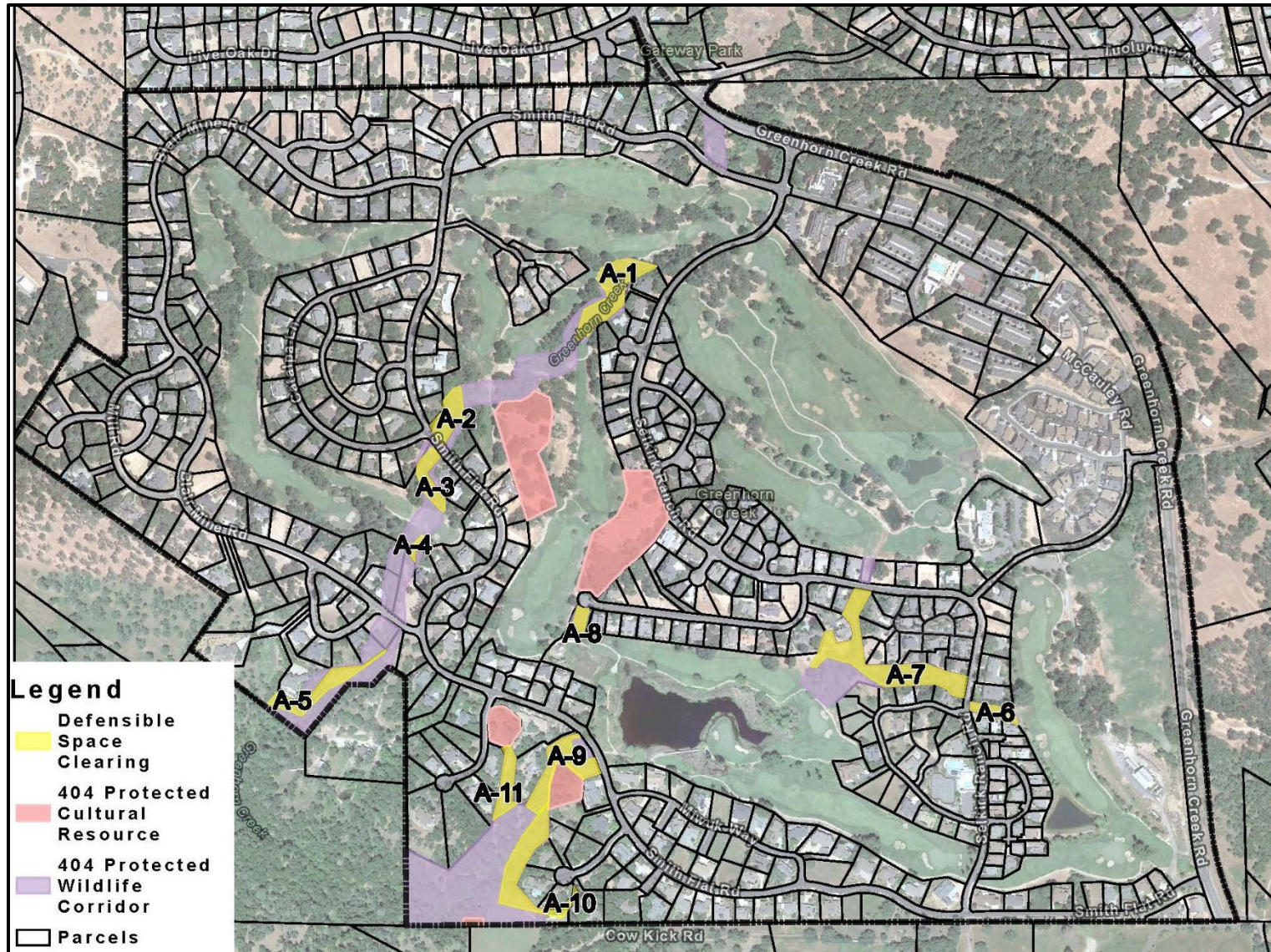


Figure 3 – Annual Defensible Space Clearing



## Fiscal Year 2026-27 Estimate of Cost and Budget

### Budget for Fiscal Year 2026-27

The 1972 Act provides that the total costs for providing the maintenance and servicing of the District Improvements and facilities can be recovered in the assessment spread including incidental expenses. The latter can include engineering fees, legal fees, printing, mailing, postage, publishing, and all other costs identified with the District proceedings.

An estimate of District costs for fiscal year 2026-27 for the maintenance and servicing of the Improvements is provided below.

**Table 9 – FY 2026-27 Estimate of Costs**

**LANDSCAPING ASSESSMENT DISTRICT NO. 2  
GREENHORN CREEK**

<u>Expenditure Item</u>	<u>Amount</u>
<b>Landscaping &amp; Water</b>	
General Contract	\$ 116,183
Water	50,000
Irrigation Maintenance	5,000
Supplies	1,000
Planters	10,000
Other	20,000
<b>Hardscape</b>	
Street Lights	2,000
Monuments, Pedestals	2,000
PGE Charges	2,500
Sidewalks, Stormdrains	2,000
Road Signs	-
Other Hardscape	3,500
<b>PCR</b>	
Vegetation Maintenance	4,000
Chimney Preservation	-
Fence Maintenance	-
Walk Trail Maintenance	3,000
Other PCR	-
<b>Wildlife Corridor Expenses</b>	
Trail Maintenance	4,000
Trail Bridges	-
Defenceable Space Clearing	15,000
Other Wildlife Corridor Expenses	-
<b>Wetlands Maintenance</b>	
Fencing	5,000
Ponds, Lake Maintenance	-
Other Wetlands Maintenance Expenses	1,000
<b>Management, Legal, &amp; Insurance</b>	
County Fees	1,750
City Fees	5,000
Engineer's Report	5,000
Legal Services	500
Other Management Expenses	1,250
<b>Reserves</b>	<b>32,327</b>
<b>Estimated Expenditures</b>	<b>\$ 292,010</b>
<hr/>	
<b><u>Budget Allocation to Parcels</u></b>	<b><u>Amount</u></b>
Total Assessment Budget	\$ 292,010
Total SFEs	535.80
Assessment per SFE <sup>1</sup>	\$ 545.00
<hr/>	
<b><u>Account Balance</u></b>	<b><u>Amount</u></b>
Beginning Account Balance	\$145,912
<u>Net Change (Revenue - Expenditures)</u>	<u>\$0</u>
Ending Account Balance	\$145,912

# Method of Assessment Apportionment

## Method of Apportionment

This section of the Engineer's Report explains the benefits to be derived from the Improvements and the methodology used to apportion the total assessment to properties within the District.

The District consists of certain assessor parcels within the boundaries as defined by the Assessment Diagram referenced in this report and the parcels identified by the Assessor Parcel Numbers listed with the levy roll. The parcel list includes all privately and publicly owned parcels as shown. The method used for apportioning the assessment is based upon the proportional special benefits derived by the properties in the District over and above general benefits conferred on real property or to the public at large. Special benefit and the Assessments are calculated for each parcel in the District using the following process:

1. Identification of special benefit factors derived from the Improvements
2. Calculation and quantification of the general benefits
3. Determination of the relative special benefit within different areas within the Assessment District
4. Determination of the relative special benefit per property type
5. Apportionment of the costs to Assessment and calculation of the Assessment for each individual parcel based upon special benefit; location, property type, property size, property characteristics, improvements on property and other supporting attributes.

## Discussion of Benefit

In summary, the Assessments can only be levied based on the special benefit to property. This special benefit is received by property over and above any general benefits. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

*"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."*

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must exceed the cost of the assessment:

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from the installation, maintenance, and servicing of the Improvements to be provided with the assessment proceeds. These categories of special benefit are derived from the statutes passed by the California Legislature and other studies which describe the types of special benefit received by property from maintenance and Improvements such as those within by the District. These types of special benefit are summarized as follows:

1. Proximity to improved landscaped, cultural and wildlife areas, and other public Improvements within the Assessment District.
2. Access to improved landscaped, cultural and wildlife areas, and other public Improvements within the Assessment District.
3. Improved views within the Assessment District.
4. Extension of a property’s outdoor areas and green spaces for properties within close proximity to the Improvements.
5. Improved nighttime visibility and safety from streetlights
6. Creation of individual lots for residential use that, in absence of the Assessments, would not have been created.

In this case, the recent SVTA v. SCCOSA decision provides enhanced clarity to the definitions of special benefits to properties from similar improvements in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA v. SCCOSA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

*The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district’s property values).*

Proximity, improved access and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

Moreover, the Dahms decision further clarified that certain services and improvements funded by assessments, that are over and above what otherwise would be provided and that other property in general and the public do not share or receive are 100% special benefit. The assessment-funded services upheld by Dahms included streetscape maintenance and security services.

## Special Benefit

SCI assessment engineers have identified the following special benefits:

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### **Proximity and Access to Improved Landscaped, Cultural and Wildlife Areas, and Other Public Areas within the Assessment District**

Only the specific properties within close proximity to the Improvements are included in the District. The District has been narrowly drawn to include the properties that receive special benefits from the Improvements. Therefore, property in the District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the District do not share.

In absence of the Assessments, the Improvements would not be provided and the landscaped, cultural and wildlife areas in the District would be degraded due to insufficient funding for maintenance, upkeep, and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity enjoyed by parcels in the District, they provide a direct advantage and special benefit to property in the District.

Since the parcels in the District are nearly the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved landscaping areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the District.

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### **Improved Views within the Assessment District**

The District, by maintaining permanent public improvements funded by the Assessments in the District, provides improved views to properties in the District. The properties in the District enjoy close and unique proximity, access and views of the specific Improvements funded in the District; therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the District.

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**Extension of a Property’s Outdoor Areas and Green Spaces for Properties within Close Proximity to the Improvements**

The landscaped, cultural and wildlife areas within the District provide additional outdoor areas that serve as an effective extension of the land area for proximate properties. The Improvements, therefore, provide an important, valuable, and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

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**Improved Nighttime Visibility and Safety from Streetlights**

Well maintained, effective street lighting provides special benefit to proximate parcels, within the range of the light, because it allows for safer and improved use of the property in the evenings and night. Street lighting also provides special benefit as it increases neighborhood safety and reduces the likelihood of crime on the proximate parcels.

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**Creation of Individual Lots for Residential Use that, in Absence of the Assessments, Would Not Have Been Created**

In the District, the original owner/developer(s) of the property within the District agreed unanimously to the Assessments. The Assessments provide the necessary funding for improvements that were required as a condition of development and subdivision approval. Therefore, such Assessments allowed the original property to be subdivided and for development of the parcels to occur. As parcels were sold, new owners were informed of the Assessments through the title reports, and in some cases, through Department of Real Estate “White Paper” reports that the parcels were subject to assessment. Purchase of property was also an “agreement” to pay the Assessment. Therefore, in absence of the Assessments, the lots within most of the District would not have been created. These parcels, and the improvements that were constructed on the parcels, receive direct advantage and special benefit from the Assessments.

**General Versus Special Benefit**

Proposition 218 requires an assessing agency to separate the general benefits from the special benefits of a public improvement or service, estimate the quantity of each in relation to the other, and limit the assessment amount to the portion of the improvement or service costs attributable to the special benefits.

In the legal decisions known as Golden Hill and Beutz, the California courts have determined that there typically will be some general benefit associated with parks, landscaping and lighting maintenance and improvements because people who don’t reside or own property in an assessment district do receive some, albeit minimal, benefit from the Improvements.

The separation and quantification of general and special benefits requires an apportionment of the cost of the service or improvement between the two benefit types. General benefits cannot be funded by assessment revenue. Rather, the funding must come from other sources. The Engineer, therefore, has analyzed the quantity to which the general public may reasonably be expected to use or benefit from the improved and maintained areas in relation to the quantity or extent to which property owners within the assessment district use and benefit from the improved and maintained areas.

Although the improved areas may be available to the general public at large, they have been specifically designed, located, and created to provide additional and improved public resources for property inside the District, and not the public at large. Other properties that are either outside the District, or within the District and not assessed, do not enjoy the unique proximity, access, views, and other special benefit factors described previously. These Improvements are of special benefit to properties located within the District because they provide a direct advantage to properties in the District that would not be provided in absence of the Assessments.

There is no widely-accepted or statutory formula for calculating general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. The SVTA vs. SCCOSA decision provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In other words:

<b>Total Benefit</b>	<b>=</b>	<b>General Benefit</b>	<b>+</b>	<b>Special Benefit</b>
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In any case, following is a description of the separation and quantification of general benefit in the District. In each step of this analysis, the more liberal assumptions and determinations have been used in order to ensure that the total calculated general benefit is liberally determined.

A widely-accepted formula to estimate the general benefit is listed below:

<b>General Benefit</b>	<b>=</b>	<b>Benefit to real property outside of improvement district</b>	<b>+</b>	<b>Benefit to real property inside of improvement district</b>	<b>+</b>	<b>Benefit to public at large</b>
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### **Benefit to Property Outside the District**

Properties within the District receive almost all of the special benefits from the Improvements because properties in the District enjoy unique proximity and access to the Improvements that is not enjoyed by other properties or the public at large. Further, the District has significant physical barriers, such as roads, fences, and open space that impede the benefit from the Improvements by properties outside the District. There are only two points of ingress/egress into the District and these points are designed to limit random access. Developed residential properties only exist outside the District along a portion of the northern boundary. Nonetheless, some properties within immediate adjacent proximity of the Improvements, but outside of the boundaries of the District, may receive some benefit from the Improvements. These benefits include improved views, but do not include improved proximity or access, extension of outdoor areas, nor improved lighting. Since these adjacent properties have limited direct view and access, and only receive a small portion of the benefits, a 25% reduction factor is used. This benefit is conferred to properties outside the District’s boundary. It contributes to the overall general benefit calculation and will not be funded by the Assessments.

The general benefit to property outside of the District is calculated as follows with the parcel and data analysis performed by SCI Consulting Group.

#### **Total General Benefit to Properties Outside of the District = 2%**

<p><b><u>Assumptions:</u></b></p> <p>43 parcels outside and adjacent to the District 526 parcels in the Assessment District</p> <p><b><u>Calculation</u></b></p> <p>General Benefit to Property outside the Improvement District= <math>(43/(43+526)) * 25\% = 2\%</math></p>
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### **Benefit to Property within the Assessment District**

The “indirect and derivative” benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the Assessment District is special because the Improvements are clearly “over and above” and “particular and distinct” when compared with the baseline level of service and the unique proximity, access and views of the Improvements enjoyed by benefiting properties in the District.

Nevertheless, the SVTA decision indicates there may be general benefit “conferred on real property located in the district.” A measure of the general benefits to property within the District is the percentage of land area within the District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

**Total General Benefit to Properties Inside of the District = 0%**

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**Benefit to the Public at Large**

This Engineer’s Report uses this general benefit measure as the third component of the overall general benefit quantification. In the Beutz case, the Court opined those general benefits from parks and recreation facilities could be quantified by measuring the use of parks and recreation facilities by people who do not live within the assessment boundaries. Therefore, the general benefit to the public at large can be estimated by the proportionate amount of time that the District’s landscaped, cultural, wildlife and lighting facilities are used and enjoyed by individuals who are not residents, employees, customers, or property owners in the District.

The golf course attracts members of the public at large into the primarily residential District. Hence, the “Public at Large” within the District used to evaluate this component of general benefit is primarily made up of non-resident golfers.

Some of the Improvements are proximate to the Greenhorn Creek golf course and enjoyed in part by non-resident golfers. However, it should be noted, however, that there are wetlands, cultural areas, and wildlife areas distributed throughout the District, they are in close proximity accessible to all the parcels and contribute to improved views. Finally, the maintenance and improvements to the golf course clearly provide additional, offsetting special benefit to the District’s Improvements.

Based upon observations and records obtained from the golf course operator, use by persons who do not own property within the District are approximately 50% of the persons who use the golf course. Approximately 30,000 rounds of golf are played a year at the golf course.

$$30,000 \text{ rounds} * 50\% \text{ non-resident} = 15,000 \text{ rounds by non-resident golfers}$$

$$15,000 \text{ rounds} / 365 \text{ days per year} = 41 \text{ golfers per day}$$

$$41 \text{ non-resident golfers} / 1,000 \text{ approximate total population} = 5\%$$

In addition, the street lighting benefits both pedestrians and drivers who reside in the District area as well as those pedestrians and drivers from outside the District (i.e., those walking or driving through or into the District). Because the District involves residential subdivisions with no major arterial roads and few through roads, the vast majority of the walking and driving in the District at night is by those who reside in the area. City staff persons, as well as residents and golf course staff over the years have observed the drivers and pedestrians in the District area. Based on these observations, and experience with other similar projects, the Engineer has determined that approximately 5% of the drivers and pedestrians on the District streets with lighting reside outside the District.

**5% General Benefit to non-resident night-time drivers**

With 5% of golf course benefit by non-residents and 5% benefit from street lighting to non-residents, the total general benefit to the public at large is:

**Total General Benefit to Public at Large = 5% + 5% = 10%**

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**Total General Benefits**

Using a sum of these three measures of general benefit, we find that approximately 15% (rounded up from 12%) of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the assessment.

<p><b>General Benefit =</b></p> <p><b>2 % (Outside the District)</b></p> <p><b>+ 0 % (Property within the District)</b></p> <p><b>+ 10 % (Public at Large)</b></p> <p><b>= 12% (Round up to 15%)</b></p>
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**Quantification of General Benefit Contribution from Other Sources**

As a result, at least 15% of the District budget must come from sources other than the assessment. This contribution offsets any general benefits from the Assessment services. This general benefit contribution offset comes from several sources, including the Greenhorn Creek golf course, the City of Angels Camp, and the effective value of the original development. This general benefit contribution exceeds the 15% required general benefit.

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### General Benefit Contribution from Greenhorn Golf Course

The Greenhorn Creek Golf Course owns, maintains, rehabilitates, and improves the golf course that is proximate and directly adjacent to the Improvements areas maintained by the District, and is largely funded by course use fees and an annual fee from members. The maintenance of the golf course serves to contribute to the maintenance of the District Improvements in significant ways. For example, maintenance of the landscaping proximate to the District’s improved areas provides for improved views, extension of improved areas, weed control, species control, rodent control, and other types of maintenance. The golf course’s pathways provide improved access to the District Improvements. The golf course’s drainage system manages water flow and helps maintain the improved areas. The golf course itself provides a boundary for the Improvements and retains them. The contribution from the Greenhorn Creek golf course towards general benefit from the services described in this section is conservatively estimated to be worth at least 10% of overall costs and benefits.

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### General Benefit Contribution from Original Development of the Improvements

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 at least 10%.

<p><b>General Benefit contribution for non-assessment sources =</b></p> <p><b>10 % (from golf course)</b></p> <p><b>+ 10 % (from initial development)</b></p> <p><b>= 25% (Total General Benefit contribution)</b></p>
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Therefore, the total required general benefit is conservatively quantified at 15% (calculated above) which is more than offset by the total non-assessment contribution towards general benefit of 20%.

## Zones of Benefit

The boundaries of the District were carefully drawn to include the properties in the District and currently receive special benefit from the Improvements.

The SVTA vs. SCCOSA decision indicates:

*“In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not “particular and distinct” and are not “over and above” the benefits received by other properties “located in the district.”*

*“We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefitting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district’s property values).”*

In the District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the assessment. Therefore, the even spread of assessment throughout the narrowly drawn district is indeed consistent with the OSA decision.

Within the District, zones of benefit are not justified or needed because the Improvements are provided relatively evenly across the entire area and for all parcels. Parcels of similar type in the District receive similar benefits on a per parcel and land area basis. Therefore, zones of benefit are not justified.

**Method of Assessment**

As previously discussed, the Assessments will provide comprehensive Improvements that will clearly confer special benefits to properties in the District. The allocation of special benefits to property is partially based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of “traditional” assessments also use parcel population densities to apportion the Assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

The next step in apportioning Assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single-Family Equivalents (SFE). This SFE methodology is commonly used to distribute Assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of Assessments. For the purposes of this Engineer's Report, all properties are assigned an SFE value, which is each property's relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single-family detached dwelling which is one Single Family Equivalent or one SFE.

### Assessment Apportionment

The Improvements provide direct and special benefit to properties in the District. The District is primarily residential single family development. As such, each single family residential property receives similar benefit from the Improvements. Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit basis. All improved properties or properties proposed for development are assigned an SFE factor equal to the number of dwelling units developed or planned for the property.

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#### Residential Properties

Certain residential properties in the Assessment Area that contain a single residential dwelling unit and are on a lot of less than or equal to one acre are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses, and town homes are included in this category of single family residential property. Properties with more than one detached single family residence on one acre or less are assigned 1.0 SFE per single family home.

Properties with more than one residential unit (other than parcels with more than one detached single family dwelling as described above) are designated as multi-family residential properties. These properties benefit from the Improvements in proportion to the number of dwelling units that occupy each property, the average number of people who reside in multi-family residential units versus the average number of people who reside in a single family home and the relative size of each type of residential dwelling unit. The population density factors for the area in City of Angels Camp encompassing the District, as depicted in the following table, provide the basis for determining the SFE factors for residential properties.

Using the total population in a certain property type in the area of the District from the 2020 Census and dividing it by the total number of such households, finds that approximately 2.16 persons occupy each single family residence, whereas an average of 2.23 persons occupy each multi-family residence. The ratio of 2.16 people on average for a single family residence and 2.23 people per dwelling unit in a multi-family residence unit result in a population density equivalent of 1.03 for multi-family residences. Next, the relative building areas are factored into the analysis because special benefits are related to the average size of a property, in addition to average population densities. For a multi-family residence, this calculation results in an SFE factor of 0.37 per dwelling unit.

**Table 10 – Residential Property Types**

	<i>Total Population</i>	<i>Occupied Households</i>	<i>Persons per Household</i>	<i>Pop. Density Equivalent</i>	<i>SqFt Factor</i>	<i>Proposed Rate</i>
Single Family Residential	3,062	1,419	2.16	1.00	1.00	<b>1.00</b>
Multi-Family Residential (5+ Units)	138	62	2.23	1.03	0.36	<b>0.37</b>

Source: 2020 Census, City of Angels, and property dwelling size information from the Calaveras County Assessor data and other sources.

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### **Commercial Properties**

Commercial properties are generally open and operated for more limited times, relative to residential properties. Therefore, the relative hours of operation can be used as a measure of benefits since employee density also provides a measure of the relative benefit to property. Since commercial properties are typically open and occupied by employees approximately one-half the time of residential properties, it is reasonable to assume that commercial land uses receive one-half of the special benefit on a land area basis relative to single family residential property.

The average size of a single family home with 1.0 SFE factor in the Service Area is 0.25 acres. Therefore, a commercial property with 0.25 acres receives one-half the relative benefit, or a 0.50 SFE factor.

The SFE values for various commercial land uses are further defined by using average employee densities because the special benefit factors described previously are also related to the average number of people who work at commercial properties.

To determine employee density factors, this Report utilizes the findings from the San Diego County Association of Governments Traffic Generators Study (the “SANDAG Study”) because these findings were approved by the State Legislature which determined the SANDAG Study to be a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial and industrial property is 24. As presented in Figure 1, the SFE factors for other types of businesses are determined relative to their typical employee density in relation to the average of 24 employees per acre of commercial property.

**Table 11 – Commercial/Industrial Benefit Assessment Factors**

Type of Commercial Land Use	Average Employees Per Acre <sup>1</sup>	SFE Units per Quarter Acre <sup>2</sup>	SFE Units per Acre After 5
Commercial	24	0.500	0.500
Office	68	1.420	1.420
Shopping Center	24	0.500	0.500
Self Storage or Parking Lot	1	0.021	0.021

1. Source: San Diego Association of Governments Traffic Generators Study, University of California, Davis and other studies and sources.
2. The SFE factors for commercial and industrial parcels indicated above are applied to each fourth acre of land area or portion thereof. Additional acres over five for commercial, office, shopping center and industrial parcels are calculated per acre or portion thereof. (Therefore, the minimum assessment for any assessable parcel in these categories is the SFE Units listed herein.)

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**Vacant/Undeveloped Properties**

The Improvements will make the land in the District more desirable and useable. The benefit to undeveloped properties is determined to be proportional to the corresponding benefits for similar type developed properties, but at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to Improvements for developed property. An analysis of the assessed valuation data from the City of Angels Camp found that approximately 15% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 15% of the benefits are related to the underlying land and 85% are related to the improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant/undeveloped parcels is 0.15 per parcel.

**Other Property Types**

For certain properties, additional analysis and calculation of special benefit is required, as indicated below:

**Golf Course Fairways and Greens**

Golf course fairways and greens parcels do provide special benefit in the form of improved views and beautification to all parcels within the District – however, they also receive some special benefit from the Improvements as enjoyed by golfers on these parcels. The fairways and green parcels include:

<u>Parcel</u>	<u>Acres</u>
058-045-002-000	19.56
058-046-013-000	35.14
058-046-015-000	39.47
058-047-005-000	8.84
058-047-009-000	25.37
058-047-012-000*	28.55
058-060-006-000**	<u>1.74</u>
<b>Total acreage =</b>	<b>158.67</b>

\*Note: mixed-use parcel – 2.5 sfe added for Caddy Shack Rental

\*\*Note: entry way parcel with similar benefit to fairways and greens

The Engineer has conducted an analysis and determined that there are typically 21 golfers on the course at anytime.

The special benefit is calculated as such:

21 golfers/2.16 household residents = 9.72 Single Family Equivalents of special benefit

9.72 SFE's/158.67 acres = **0.0612 SFEs/ acre**

**Fitness, Tennis, Basketball, Pool, etc.**

Fitness and sport court parcels receive special benefit from the improvements similar to other parcels. The fitness and court sport parcels include:

<u>Parcel</u>	<u>Acres</u>
058-071-014-000	1.91
058-043-005-000	0.33
058-080-019-000	<u>1.36</u>
<b>Total acreage =</b>	<b>3.60</b>

The Engineer has conducted an analysis and determined that there are typically 5 users on these facilities at anytime.

The special benefit is calculated as such:

5 users/2.16 household residents = 2.314 SFEs of special benefit

2.314 SFE's/3.60 acres = **0.6430 SFEs/ acre**

**Club house (Restaurant, Pro Shop, and Wedding Facilities)**

The Club house parcel does provide special benefit similar to the other parcels. The club house parcel include:

<u>Parcel</u>	<u>Acres</u>
058-046-007-000	<u>2.86</u>
<b>Total acreage =</b>	<b>2.86</b>

The Engineer has conducted an analysis and determined that there are typically 7 golfers in Club house, 15 restaurant customers, 1 pro shop customers, and 2 special event guests anytime at anytime.

The special benefit is calculated as such:

The benefit to golfers + benefit to restaurant customers + benefit to pro shop customers + benefit to special event guests

(7 golfers + 18 non-golfers)/2.16 household residents = 11.5740 SFEs of special benefit

11.5740 SFE's/2.86 acres = **4.0468 SFEs/ acre**

**Annual Cost Indexing**

The maximum assessment rate within the Improvement District may increase in future years based on the annual increase, if any, in the Northern California (San Francisco-Oakland-Hayward) Consumer Price Index-All Urban Consumers (the "CPI") from December to December of each year.

**Duration of Assessment**

The Assessments, will be continued every year after their formation, so long as the public Improvements need to be maintained and improved, and the City requires funding from the Assessments for these Improvements in the District. As noted previously, the Assessment can continue to be levied annually after the City Council approves an annually updated Engineer's Report, budget for the Assessment, Improvements to be provided, and other specifics of the Assessment. In addition, the City Council must hold an annual public hearing to continue the Assessment.

### **Appeals of Assessments Levied to Property**

Any property owner who feels that the Assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the City of Angels Camp City Administrator or their designee. Any such appeal is limited to correction of an Assessment during the then-current Fiscal Year and applicable law. Upon the filing of any such appeal, the City Administrator or their designee will promptly review the appeal and any information provided by the property owner. If the City Administrator or their designee finds that the Assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Administrator or their designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City Administrator or their designee shall be referred to the Angels Camp City Council, and the decision of the City Council shall be final.

### **Assessment Funds Must Be Expended within the District**

The net available Assessment funds, after incidental, administrative, financing, and other costs shall be expended exclusively for Improvements within the boundaries of the District or as described herein, and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

### **Oversight, Annual Review, and Accountability**

The Assessment proceeds and expenditures will also be reviewed and overseen by the City Council. In addition, the Assessment budget, Assessment rate, Assessment CPI increase, and Improvements will be reviewed at a noticed public hearing by the Council and public.

In general, the public review and accountability process is as follows: The Assessments will not automatically continue and will require specific actions, reports, and procedures for continuation. In each subsequent year for which the Assessments will be levied, the Council must preliminarily approve at a public meeting a budget and costs for the upcoming Fiscal Year's Improvements, an updated annual Engineer's Report, and an updated Assessment roll listing all parcels and their Assessments. At this meeting, the Council will also call for the publication in a local newspaper of a legal notice of the intent to continue the Assessments for the next Fiscal Year and set the date for the noticed public hearing. At the annual public hearing, members of the public can provide input to the Council prior to the Council's decision on ordering the Improvements and the Assessments for the next Fiscal Year.

## Citizens' Oversight Committee

The Greenhorn Creek Landscape and Lighting Assessment District No. 2 Oversight Committee (the "Committee") was established for the Assessment District. The purpose of the Committee is to represent property owners within the Greenhorn Creek Landscape and Lighting District No. 2. in matters associated with the oversight and management of District finances and affairs in conjunction with the annual Engineer's Report. Committee membership is limited to property owners within the District and membership is limited to between seven (7) and eleven (11) members. Regular meetings of the Committee shall be held at least quarterly with an Annual Meeting in January.

## Assessment

**WHEREAS**, the City Council of the City of Angels Camp, County of Calaveras, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively “the Act”), adopted its Resolution Initiating Proceedings For the Formation of the Landscaping and Lighting Assessment District;

**WHEREAS**, the Resolution directed the undersigned Engineer of Work to prepare and file a report presenting a description of the Improvements, an estimate of the costs of the Improvements, a diagram for the Assessment District and an assessment of the estimated costs of the Improvements upon all assessable parcels within the Assessment District, to which Resolution and the description of the Improvements therein contained, reference is hereby made for further particulars;

**NOW, THEREFORE**, the undersigned, by virtue of the power vested in me under the Act and the order of the City Council of the City of Angels Camp, hereby make the following assessment to cover the portion of the estimated cost of the Improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

The amount of the costs of the Improvements and related incidental expense to be paid by the District for the fiscal year 2026-27 as follows:

**Table 12 – Budget Summary**

Landscaping & Water	202,183
Hardscape	12,000
PCR	7,000
Wildlife Corridor Expenses	19,000
Wetlands Maintenance	6,000
Management, Legal, & Insurance	13,500
Reserves	32,327
Net Amount to Assessments	<u>\$ 292,010</u>

As required by the Act, the Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the District. The distinctive number of each parcel or lot of land in the City of Angels Landscaping and Lighting District No. 2 – Greenhorn Creek is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion the net amount of the cost and expenses of the Improvements, including the related incidental expenses, upon the parcels and lots of land within the District, in accordance with the special benefits to be received by each parcel or lot, from the Improvements, and more particularly set forth in the Cost Estimate and Method of Assessment in the Report.

The assessment is subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the "CPI"). Based on the preceding annual adjustments, the maximum assessment rate for Fiscal Year 2025-26 per Single Family Equivalent unit (SFE) was \$716.22. The annual change in the CPI from December 2024 to December 2025 was 3.04%. Therefore, the maximum authorized assessment rate for Fiscal Year 2026-27 has been increased by 3.04%, from \$716.22 to \$737.98 per SFE. The estimate of cost and budget in this Engineer's Report proposes assessments for Fiscal Year 2026-27 at the rate of \$545.00 per SFE unit, which is below the maximum authorized rate.

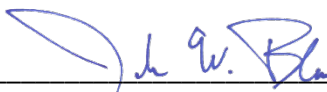
The assessment is made upon the parcels or lots of land within the District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Calaveras for the fiscal year 2026-27. For a more particular description of the parcel, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of Calaveras County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Rolls, the amount of the assessment for the fiscal year 2026-27 for each parcel or lot of land within the District.

Dated: May 21, 2026



  
\_\_\_\_\_  
Engineer of Work

By John W. Bliss, License No. C052091

## Assessment Diagram

The District Boundary and the parcels to be assessed in Landscaping and Lighting District No. 2 – Greenhorn Creek are displayed on the Assessment Diagram, which is on file with the City Clerk of the City of Angels Camp. The following Assessment Diagram is for general location only and is not to be considered the official boundary map. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Assessor of the County of Calaveras for Fiscal Year 2026-27, and are incorporated herein by reference, and made a part of this Diagram and this Report.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ANGELS, COUNTY OF CALAVERAS, CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY CLERK \_\_\_\_\_

RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ANGELS COUNTY OF CALAVERAS, CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY CLERK \_\_\_\_\_

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF ANGELS ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 FOR FISCAL YEAR 2025-26, AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF CALAVERAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

CITY CLERK \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF CALAVERAS STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF ANGELS CITY COUNCIL.

COUNTY AUDITOR, COUNTY OF CALAVERAS

Note: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SACRAMENTO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.



**CITY OF ANGELS CAMP  
LANDSCAPING AND LIGHTING DISTRICT NO. 2 - GREENHORN CREEK  
ASSESSMENT DIAGRAM**



## Assessment Roll, FY 2026-27

An Assessment Roll (a listing of all parcels assessed within the Assessment District and the amount of the assessment) is below.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this Report. These records shall govern for all details concerning the description of the lots or parcels.

City of Angels,  
Greenhorn LLD  
Assessment Roll FY 2026-27  
(Parcel Number shown is also the Assessment Number)

Parcel Number	Armt	Parcel Number	Armt	Parcel Number	Armt	Parcel Number	Armt	Parcel Number	Armt	Parcel Number	Armt	Parcel Number	Armt	Parcel Number	Armt	Parcel Number	Armt
058037001000	\$545.00	058049006000	\$545.00	058062018000	\$81.75	058076008000	\$545.00	058083011000	\$545.00								
058037002000	\$545.00	058049007000	\$545.00	058062019000	\$545.00	058076009000	\$545.00	058083012000	\$545.00								
058037003000	\$545.00	058049008000	\$545.00	058062020000	\$81.75	058076010000	\$545.00	058083013000	\$545.00								
058037004000	\$545.00	058049009000	\$545.00	058062021000	\$545.00	058076011000	\$545.00	058083014000	\$81.75								
058037005000	\$545.00	058049010000	\$545.00	058062022000	\$545.00	058076012000	\$545.00	058083015000	\$545.00								
058037010000	\$545.00	058049011000	\$545.00	058062023000	\$545.00	058076013000	\$545.00	058084001000	\$545.00								
058037011000	\$81.75	058049014000	1090.00	058063001000	\$545.00	058076014000	\$545.00	058084002000	\$545.00								
058037012000	\$545.00	058049015000	\$545.00	058063002000	\$545.00	058076015000	\$545.00	058084003000	\$545.00								
058037013000	\$81.75	058050001000	\$81.75	058063003000	\$545.00	058076016000	\$81.75	058084004000	\$545.00								
058037014000	\$545.00	058050002000	\$545.00	058063004000	\$545.00	058076017000	\$545.00	058084005000	\$545.00								
058038011000	\$545.00	058050003000	\$545.00	058063005000	\$81.75	058076018000	\$81.75	058084006000	\$545.00								
058038002000	\$545.00	058050004000	\$81.75	058063006000	\$545.00	058076019000	\$545.00	058084007000	\$545.00								
058038003000	\$545.00	058050007000	\$545.00	058063007000	\$545.00	058076020000	\$81.75	058084008000	\$545.00								
058038004000	\$545.00	058050008000	\$545.00	058063008000	\$545.00	058076021000	\$545.00	058084009000	\$545.00								
058038005000	\$545.00	058051001000	\$545.00	058063009000	\$545.00	058076024000	\$545.00	058084010000	\$545.00								
058038006000	\$545.00	058051002000	\$545.00	058063010000	\$545.00	058076025000	\$81.75	058084011000	\$545.00								
058038007000	\$545.00	058051003000	\$81.75	058063011000	\$81.75	058076028000	\$81.75	058084012000	\$545.00								
058038008000	\$545.00	058051004000	\$545.00	058063012000	\$545.00	058076027000	\$545.00	058084013000	\$545.00								
058038009000	\$545.00	058051005000	\$545.00	058063013000	\$545.00	058076029000	\$545.00	058084014000	\$545.00								
058038010000	\$545.00	058051006000	\$545.00	058063014000	\$545.00	058077001000	\$81.75	058085001000	\$545.00								
058038011000	\$545.00	058051007000	\$545.00	058063015000	\$545.00	058077004000	\$545.00	058085002000	\$545.00								
058038014000	\$545.00	058052001000	\$545.00	058063016000	\$545.00	058077005000	\$545.00	058085003000	\$545.00								
058038015000	\$545.00	058052002000	\$81.75	058063017000	\$545.00	058077006000	\$81.75	058085004000	\$545.00								
058039001000	\$81.75	058052003000	\$545.00	058063018000	\$545.00	058077007000	\$81.75	058085005000	\$545.00								
058039002000	\$545.00	058052004000	\$545.00	058063019000	\$545.00	058077008000	\$81.75	058085007000	\$545.00								
058039003000	\$545.00	058052005000	\$545.00	058063020000	\$545.00	058077009000	\$81.75	058085008000	\$545.00								
058039004000	\$545.00	058052006000	\$545.00	058063021000	\$81.75	058077010000	\$545.00	058085009000	\$545.00								
058039005000	\$545.00	058052007000	\$81.75	058063022000	\$545.00	058077011000	\$545.00	058085010000	\$545.00								
058039006000	\$545.00	058052008000	\$545.00	058063023000	\$81.75	058077012000	\$545.00	058085011000	\$545.00								
058039010000	\$81.75	058052009000	\$545.00	058063026000	\$545.00	058077013000	\$81.75	058085012000	\$545.00								
058039011000	\$545.00	058052010000	\$545.00	058063027000	\$545.00	058077015000	\$545.00	058085010000	\$545.00								
058039012000	\$545.00	058052013000	\$81.75	058063029000	\$545.00	058078001000	\$545.00	058085002000	\$545.00								
058040001000	\$545.00	058053001000	\$545.00	058064001000	\$545.00	058078002000	\$545.00	058085003000	\$545.00								
058040002000	\$81.75	058053002000	\$81.75	058064002000	\$545.00	058078003000	\$545.00	058085004000	\$545.00								
058040003000	\$545.00	058053003000	\$545.00	058064003000	\$81.75	058078004000	\$81.75	058085005000	\$545.00								
058040004000	\$545.00	058053004000	\$545.00	058064004000	\$545.00	058078005000	\$545.00	058085006000	\$545.00								
058040005000	\$545.00	058053005000	\$545.00	058064005000	\$81.75	058078006000	\$81.75	058085007000	\$545.00								
058040006000	1090.00	058053006000	\$81.75	058064006000	\$545.00	058078007000	\$545.00	058085009000	\$545.00								
058040007000	\$545.00	058054001000	\$545.00	058064007000	\$545.00	058078008000	\$81.75	058085010000	\$545.00								
058040008000	\$545.00	058054002000	\$545.00	058064008000	\$545.00	058078009000	\$545.00	058085011000	\$545.00								
058040009000	\$545.00	058054003000	\$545.00	058064009000	\$545.00	058078010000	\$545.00	058085012000	\$545.00								
058040010000	\$545.00	058054004000	\$545.00	058064010000	\$545.00	058078011000	\$545.00	058085013000	\$545.00								
058040011000	\$545.00	058054005000	\$545.00	058064011000	\$81.75	058079004000	\$81.75	058085014000	\$545.00								
058040012000	\$545.00	058054006000	\$545.00	058064014000	\$545.00	058079005000	\$545.00	058085015000	\$545.00								
058040013000	\$545.00	058054007000	\$545.00	058064015000	\$81.75	058079006000	\$81.75	058085016000	\$545.00								
058040014000	\$81.75	058055001000	\$545.00	058064016000	\$545.00	058079007000	\$545.00	058085010000	\$545.00								
058040015000	\$545.00	058055002000	\$81.75	058065001000	\$545.00	058079008000	\$545.00	058085013000	\$545.00								
058040016000	\$545.00	058055003000	\$545.00	058065002000	\$545.00	058079009000	\$545.00	058085014000	\$545.00								
058040017000	\$545.00	058055004000	\$545.00	058065004000	\$545.00	058079010000	\$81.75	058085010000	\$545.00								
058040018000	\$545.00	058055005000	\$545.00	058065005000	\$545.00	058079011000	\$545.00	058085010000	\$545.00								
058040019000	\$545.00	058055006000	\$545.00	058065006000	\$81.75	058079012000	\$545.00	058085010000	\$545.00								
058041004000	\$545.00	058055007000	\$545.00	058065007000	\$545.00	058079014000	\$545.00	058085010000	\$545.00								
058041006000	\$545.00	058055008000	\$545.00	058065008000	\$545.00	058080001000	\$545.00	058085010000	\$545.00								
058041011000	\$545.00	058055009000	\$545.00	058065009000	\$545.00	058080002000	\$81.75	058085010000	\$545.00								
058041012000	\$81.75	058055010000	\$545.00	058065010000	\$545.00	058080003000	\$545.00	058085010000	\$545.00								
058041013000	\$81.75	058056001000	\$81.75	058065011000	\$545.00	058080004000	\$81.75	058085011000	\$545.00								
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**CITY OF ANGELS**  
**CITY HALL**

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

**DATE:** JUNE 16, 2026  
**TO:** CITY COUNCIL  
**FROM:** MICHAEL HODSON, CITY ADMINISTRATOR

**RE:** Resolution No. 26-65 Ratification of Professional Services Agreement with Dario's Landscaping for Landscaping and Lighting District Maintenance Services

**RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution No. 26-65 ratifying the Professional Services Agreement between the City of Angels and Dario's Landscaping for maintenance services within the City's Landscaping and Lighting District (LLD).

**BACKGROUND:**

The City's Landscaping and Lighting District (LLD) provides funding for the maintenance of landscaped public areas and related improvements throughout designated areas of the City. Routine landscape maintenance is necessary to preserve public safety, aesthetics, and compliance with district obligations.

To procure these services, the City initiated a formal Request for Proposals (RFP) process. This process was more structured than prior procurements in order to align with Public Contract Code requirements and improve procurement transparency and compliance. While this process increased administrative rigor, it also delayed implementation of services.

**DISCUSSION:**

On May 6, 2026, a review panel evaluated proposals submitted in response to the City's RFP for LLD landscaping services. Following review, Dario's Landscaping was selected as the most responsive and qualified proposer.

Dario's Landscaping is familiar with the City's LLD needs, having previously provided these services with satisfactory performance.

The resulting agreement establishes a total not-to-exceed contract amount of \$105,000 over a three-year term, limited to \$35,000 per fiscal year absent further City Council approval. Due to the immediate operational need to continue landscaping services and avoid service interruption, the City Administrator executed the agreement. Under the City's Purchasing Manual, the City Administrator is authorized to obligate expenditures up to \$50,000. However, the Purchasing Manual does not expressly clarify whether that threshold applies on an annual basis or cumulatively across a multi-year agreement.

Because the agreement also includes a termination provision allowing cancellation upon fifteen (15) days' notice, there is a reasonable argument that execution falls within administrative

discretion due to its severable nature. Nevertheless, staff believes Council ratification is the most prudent course of action to eliminate ambiguity, affirm the procurement process, and establish a precedent for ratification where appropriate.

Staff also intends to incorporate language into future agreements clarifying that contracts subject to Council ratification are not enforceable until formally approved.

**FINANCIAL IMPACT:**

The Agreement authorizes expenditures of up to \$35,000 annually, for a total contract value not to exceed \$105,000 over the term of the agreement. Funding is budgeted within the Landscaping and Lighting District Fund and subject to annual appropriation.

**ATTACHMENTS:**

- 1) Resolution No. 26-65
- 2) Professional Services Agreement – Dario’s Landscaping



**CITY OF ANGELS  
CITY COUNCIL  
RESOLUTION No. 26-65**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS RATIFYING  
THE PROFESSIONAL SERVICES AGREEMENT WITH DARIO'S LANDSCAPING  
FOR LANDSCAPING SERVICES WITHIN THE CITY'S LANDSCAPING AND  
LIGHTING DISTRICT**

**WHEREAS**, the City of Angels maintains a Landscaping and Lighting District ("LLD") for the purpose of preserving and maintaining landscaped public areas and associated improvements for the benefit of the community; and

**WHEREAS**, the City issued a Request for Proposals (RFP) for landscaping maintenance services for the LLD in accordance with applicable Public Contract Code requirements to ensure a structured, fair, and compliant procurement process; and

**WHEREAS**, a review panel evaluated submitted proposals and determined that Dario's Landscaping was the most qualified and responsive proposer to perform the required services; and

**WHEREAS**, Dario's Landscaping has previously provided similar landscaping services to the City and demonstrated satisfactory performance; and

**WHEREAS**, the City Administrator executed a Professional Services Agreement with Dario's Landscaping in an amount not to exceed One Hundred Five Thousand Dollars (\$105,000), with expenditures limited to Thirty-Five Thousand Dollars (\$35,000) per fiscal year unless otherwise approved by the City Council; and

**WHEREAS**, while the City Administrator has purchasing authority up to Fifty Thousand Dollars (\$50,000) under the City's Purchasing Manual, ambiguity exists regarding whether such authority applies annually or cumulatively over the term of a multi-year agreement; and

**WHEREAS**, the Agreement contains a termination provision allowing either party to terminate the contract upon fifteen (15) days written notice, which supports severability and administrative flexibility; and

**WHEREAS**, staff recommends ratification of the Agreement by the City Council to remove ambiguity, affirm the procurement process, and establish ratification as an available governance mechanism when administrative authority may be unclear.

**NOW, THEREFORE BE IT RESOLVED** hat the City Council of the City of Angels hereby ratifies the Professional Services Agreement between the City of Angels and Dario's Landscaping for landscaping services within the City's Landscaping and Lighting District.



**BE IT FURTHER RESOLVED** that the City Council authorizes the City Administrator to administer the Agreement and execute any minor amendments consistent with the intent of the Agreement and within approved budget authority.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Haley Bugarin, City Clerk

\_\_\_\_\_  
Caroline Schirato, Mayor





This Agreement is made and entered into as of the 18 day of May, 2026 by and between the **CITY OF ANGELS**, a municipal corporation ("City") and Dario's Landscaping, ("Contractor").

RECITALS:

- A. Contractor is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and
- B. Contractor possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.
- C. City desires to retain Contractor to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. The Contractor shall furnish the following services in a professional manner: ***"Contractor shall perform the services described on Exhibit A which is attached hereto and incorporated herein by reference. Contractor shall provide said services at the time, place, and in the manner specified in Exhibit A, subject to the direction of the City through its staff that it may provide from time to time."***
2. Time of Performance. The services of Contractor are to commence upon execution of this Agreement and shall continue for a period of three years beginning on the date of the Notice to Proceed.
3. Compensation. Compensation to be paid to Contractor shall be no more than **\$105,000**. In no event shall Contractor's compensation exceed \$35,000 per fiscal year without additional written authorization from the City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.
4. Method of Payment. Contractor shall submit monthly billings to City describing the work performed during the preceding month. Contractor's bills shall include a brief description of the services performed, the date the services were performed, the quantities of each bid item completed, and a description of any reimbursable expenditures. City shall pay Contractor no later than 30 days after approval of the monthly invoice by City staff.
5. Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City.

6. **Termination.** This Agreement may be terminated by the City immediately for cause or by either party without cause upon fifteen days' written notice of termination. Upon termination, Contractor shall be entitled to compensation for services performed up to the effective date of termination.
  
7. **Ownership of Documents.** All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees and agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request by City. Consultant shall not be responsible for any unauthorized modification or use of such information for other than its intended purpose.
  
8. **Consultant's Books and Records.**
  - a. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Contractor to this Agreement.
  
  - b. Contractor shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.
  
  - c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Administrator, City Attorney, City Auditor, or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Contractor's address indicated for receipt of notices in this Agreement.
  
  - d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Contractor's business, City may, by written request by any of the above named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Contractor, Contractor's representatives, or Contractor's successor-in-interest.
  
9. **Independent Contractor.** It is understood that Contractor, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Contractor shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Contractor hereby expressly waives any claim it may have to any such rights.
  
10. **Interest of Contractor.** Contractor (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Contractor's services hereunder. Contractor further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

- a. will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and
  - b. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(a)(2).)
11. Professional Ability of Contractor. City has relied upon the professional training and ability of Contractor to perform the services hereunder as a material inducement to enter into this Agreement. Contractor shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Contractor under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Contractor's field of expertise.
12. Compliance with Laws. Contractor shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.
13. Licenses. Contractor represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required of Contractor to practice its profession. Contractor represents and warrants to City that Contractor shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Contractor to practice its profession.
14. Indemnity. Contractor shall indemnify and hold harmless City, its elected and appointed officials, officers, employees, and volunteers (collectively, "City") from losses, costs, liabilities and expenses for any damage, injury or death (collectively, "Liability") arising directly or indirectly from or connected with the services provided under this Agreement to the extent that such Liability is caused by the negligence or willful misconduct of Contractor, its officers, employees, agents, contractors, subcontractors, consultants, or any person under its direction or control and shall make good to and reimburse City for any expenditures, including reasonable attorneys' fees, the City may incur by reason of such matters. Contractor's obligations under this Section shall exist regardless of concurrent negligence or willful misconduct on the part of the City or any other person; provided, however, that Contractor shall not be required to indemnify City for the proportion of Liability a court determines is attributable to the negligence or willful misconduct of the City. The City acknowledges that this indemnity does not require the Contractor to provide an up-front legal defense to the City. This indemnification clause shall survive the termination or expiration of this Agreement.

Contractor further agrees to provide, at Contractor's expense, reasonable assistance to the City in responding to third party claims to the extent such claims implicate the quality of the Contractor's performance under this Agreement, which assistance shall include selection, management, and compensation of expert witnesses as necessary to substantiate or defend the quality of the Contractor's performance under this Agreement, as well as making Contractor's employees and project work product available as reasonably necessary to assist in the defense of such claims. This shall not preclude the City from recovering its reasonable attorneys' fees and defense costs in responding to third party claims to the extent such claims are found to have been caused by the Contractor's negligence or willful misconduct.

15. Insurance Requirements.
- a. Commercial General Liability
    - i. Vendor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage, including

without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Vendor's general liability policies shall be primary and shall not seek contribution from the City's coverage and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, and agents shall be additional insureds under such policies. For construction projects, an endorsement providing completed operations coverage for the additional insured, ISO form CG 20 37 (or equivalent), is also required.

- ii. Any failure to comply with reporting provisions of the policies by Vendor shall not affect coverage provided the City.
- iii. Coverage shall state that Vendor insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- iv. Coverage shall contain a waiver of subrogation in favor of the City.

b. Business Automobile Liability

- i. Vendor shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01 (or equivalent) with a limit of no less than one million dollars (\$1,000,000) per accident.

c. Workers' Compensation and Employers' Liability

- ii. Vendor shall maintain Workers' Compensation Insurance and Employer's Liability Insurance with limits of at least one million dollars (\$1,000,000). Vendor shall submit to City, along with the certificate of insurance, a waiver of subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

d. All Coverages

- i. Each insurance policy required by the agreement shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or reduced in limits except after thirty (30) days' prior written notice has been given to the City, except that ten (10) days' prior written notice shall apply in the event of cancellation for nonpayment of premium.
- ii. All self-insurance, self-insured retentions, and deductibles must be declared and approved by the City.
- iii. Evidence of Insurance - Prior to commencement of work, the Vendor shall furnish the City with certificates, additional insured endorsements, and waivers of subrogation evidencing compliance with the insurance requirements above. The Vendor must agree to provide complete, certified copies of all required insurance policies if requested by the City.
- iv. Acceptability of Insurers - Insurance shall be placed with insurers admitted in the State of California and with an AM Best rating of A- VII or higher.

16. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first-class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City: City of Angels  
P.O. Box 667, 200 Monte Verda St., Suite B.  
Angels Camp, CA 95222  
Attention: Michael Hodson, City Administrator

If to Contractor: \_\_\_\_\_

\_\_\_\_\_

Attention: \_\_\_\_\_

17. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the Agency and Contractor. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

18. Amendments. This Agreement may be modified or amended only by a written document executed by both Contractor and City and approved as to form by the City special counsel.

19. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Contractor. Assignments of any or all rights, duties or obligations of the Contractor under this Agreement will be permitted only with the express consent of the City. Contractor shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of the City. If City consents to such subcontract, Contractor shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

20. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

21. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

22. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

23. Disputes/Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation. It is agreed by the parties hereto that unless otherwise expressly waived by them, any action brought to enforce any of the provisions hereof or for declaratory relief hereunder shall be filed and remain in a court of competent jurisdiction in the County of Calaveras, State of California.

24. Controlling Law. The validity, interpretation and performance of this Agreement shall be controlled by and construed under the laws of the State of California.

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


26. Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

27. Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

28. Execution. This agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this agreement. The Parties further agree that the electronic signatures of the Parties included in this agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among Parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code. Facsimile signatures or signatures transmitted via pdf document shall be treated as originals for all purposes.

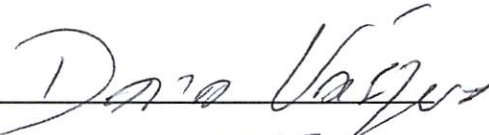
IN WITNESS HEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF ANGELS:

By:  5/21/26


Michael R. Hodson, City Administrator

Contractor:

By: 

DARIO VAZQUEZ Dario's Landscaping  
Print Name

ATTEST:



Haley Bugarin, City Clerk

Exhibit 'A'

SCOPE OF WORK

**LLD Defensible Space Payment Schedule**

Zone Name: Payment Amount

A-1 \$1,500.00

A-2 \$1,500.00

A-3 \$1,000.00

A-4 \$4,000.00

A-5 \$4,500.00

A-6 \$1,500.00

A-7 \$2,500.00

A-8 \$1,500.00

A-9 \$3,000.00

A-10 \$3,500.00

A-11 \$500.00

Sub-Total: \$25,000.00

PCR-1 \$1,000.00

PCR-2 \$6,000.00

PCR-3 \$1,500.00

PCR-4 \$1,500.00

PCR-5 \$0

Sub-Total: \$10,000.00

Grand Total: \$35,000.00



CITY OF ANGELS  
CITY HALL

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

June 16, 2026

Honorable Mayor and City Council Members,

I am pleased to present the City of Angels Budget Book for Fiscal Year 2026–2027, covering the period from July 1, 2026, through June 30, 2027. This budget reflects our continued commitment to responsible fiscal stewardship, operational efficiency, and delivering high-quality public services to our community. The proposed budget is balanced and positions the City to maintain service levels while preparing for future needs.

The City of Angels serves as a regional center for commerce, tourism, and public services within Calaveras County while maintaining its unique historic character and small-town identity. The City remains focused on balancing community expectations, infrastructure needs, economic development opportunities, and public safety priorities within a constrained revenue environment.

This year's budget was developed using moderately conservative revenue assumptions. Revenues driven by consumer activity, including sales tax, Measure A revenues, and transient occupancy tax, are projected to decline modestly by approximately 2 to 3 percent, partially offset by continued growth in property tax revenues. However, fiscal risk remains weighted to the downside. A cooling economy, sustained inflation affecting discretionary spending, or a significant emergency event such as wildfire could quickly impact revenues, while growth in property tax remains constrained by Proposition 13 and existing revenue-sharing arrangements. Staff will continue to monitor fiscal conditions and present a mid-year budget review in December to provide the City Council an opportunity to reassess conditions and provide additional direction as appropriate.

While opportunities to generate new revenue remain limited, managing cost escalation continues to be a primary focus. The City has retained an exceptional workforce despite compensation levels that have not consistently kept pace with surrounding jurisdictions, and the cost of maintaining aging infrastructure and equipment continues to increase.

The FY 2026–2027 Budget advances the City Council's strategic priorities by investing in public safety, infrastructure maintenance, organizational sustainability, economic vitality, and operational efficiency. Resource allocations throughout this document are intended to support both current service needs and the long-term goals established by the City Council. To address these long-term obligations, this budget proposes establishment of a Capital Equipment Fund to support the planned replacement of more than \$5 million in equipment over the coming decade. This initiative is intended to complement the City's previously adopted Capital Infrastructure Program and strengthen our long-term financial sustainability.

During FY 2025–2026, the City completed implementation of a new financial management system, continued modernization of budgeting and reporting tools, advanced water and wastewater planning initiatives, maintained Measure A fire protection services, and strengthened regional partnerships. Building on these accomplishments, we will continue pursuing strategic growth opportunities, seeking external funding,

and leveraging technology and partnerships to improve efficiency and service delivery.

At the same time, there are meaningful opportunities ahead. We will continue pursuing strategic growth initiatives, seeking external funding opportunities, and leveraging technology to improve efficiency and service delivery. We are also advancing partnerships with neighboring agencies that we expect will create both operational efficiencies and improved public service outcomes.

I remain excited about the future of the City of Angels. While challenges remain, I continue to be impressed by the professionalism, dedication, and problem-solving mindset demonstrated daily by City staff. Their commitment positions the City well to meet both current needs and future opportunities.

Respectfully submitted,

Michael R. Hodson  
City Administrator





**CITY HALL**

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

**DATE:** June 16, 2026  
**TO:** City Council  
**FROM:** Michelle Gonzalez, Finance Director  
**RE:** **ADOPTION OF FISCAL YEAR 2026/27 BUDGET**

**RECOMMENDATION:**

Adopt Resolution No. 26-65 approving the Fiscal Year 2026/27 Budget for the City of Angels.

**BACKGROUND:**

Pursuant to California Government Code requirements and City financial policies, staff has prepared the Fiscal Year 2026/27 Budget for City Council consideration. The budget serves as the City's primary financial planning document and provides authorization for expenditures necessary to carry out municipal operations and services during the fiscal year beginning July 1, 2026 and ending June 30, 2027.

The budget was developed through a collaborative process involving department heads, the Finance Director, and the City Administrator. Revenue projections were prepared using historical trends, current economic conditions, and conservative forecasting assumptions. Departmental expenditures were reviewed to ensure alignment with available resources, operational needs, and City Council priorities. The proposed budget maintains core City services while continuing investments in public safety, infrastructure, technology, and long-term financial sustainability.

**DISCUSSION**

The Fiscal Year 2026/27 Budget reflects the City's commitment to responsible fiscal management and maintaining a structurally balanced budget. Key budget highlights include:

- Continued funding of essential municipal services, including police, fire, public works, planning, administration, and utility operations.
- Establishment of a Capital Equipment Fund to support long-term vehicle and equipment replacement needs.
- Continued investment in infrastructure through the Capital Improvement Program.
- Ongoing implementation of the City's financial management software and workflow modernization initiatives.





## CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

- Conservative revenue assumptions reflecting modest growth in property tax revenues and slight declines in economically sensitive revenues such as sales tax, Measure A revenues, and transient occupancy taxes.

The budget was prepared consistent with the City's financial policies and long-range planning objectives and is intended to provide the flexibility necessary to respond to changing economic conditions while maintaining service levels.

### FISCAL IMPACT

The proposed Fiscal Year 2026/27 Budget authorizes expenditures for all City funds in accordance with the attached Budget Book. Adoption of the budget establishes spending authority for the fiscal year and provides the framework for ongoing financial monitoring and reporting.

### ATTACHMENTS:

- Resolution No. 26-65
- Fiscal Year 2026/27 Budget Book



**CITY OF ANGELS  
CITY COUNCIL  
RESOLUTION No. 26-65**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS APPROVING  
THE ADOPTION OF THE FISCAL YEAR 2026/27 BUDGET**

**WHEREAS**, the City Council of the City of Angels has reviewed the proposed Fiscal Year 2026/27 Budget; and

**WHEREAS**, the proposed budget provides funding for municipal operations, public safety, infrastructure, community services, utility operations, capital improvements, and other programs necessary to meet the needs of the City; and

**WHEREAS**, the City Council finds that the proposed Fiscal Year 2026/27 Budget is in the best interest of the City of Angels and its residents.

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

Section 1. The attached Fiscal Year 2026/27 Budget is hereby adopted and approved as the official budget of the City of Angels for the period beginning July 1, 2026 and ending June 30, 2027.

Section 2. The following budget controls are hereby adopted:

- A. The Finance Director is authorized to make technical and clerical corrections necessary to compile and administer the adopted budget.
- B. Department Heads may transfer appropriations within departmental budget accounts with approval of the City Administrator.
- C. Budget revisions and transfers exceeding \$10,000 between departments shall require City Council approval.
- D. Revenues shall be considered available when collected within sixty (60) days of the end of the fiscal period. Reimbursements under state and federal grants shall be accrued if received within one hundred eighty (180) days.

Section 3. The Finance Director is authorized to establish and maintain budget accounts necessary to implement the adopted budget.

**PASSED AND ADOPTED** this 16th day of June 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Haley Bugarin, City Clerk

\_\_\_\_\_  
Caroline Schirato, Mayor





City of Angels Budget  
Fiscal Year 2026-2027



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# Reader's Guide

The Fiscal Year 2026-2027 Budget Book is designed to serve as a policy document, financial plan, operations guide, and communication tool for elected officials, staff, residents, businesses, and other stakeholders. This guide provides a brief overview of each section to help readers quickly locate information and better understand the City's financial plan and service priorities.

The City of Angels is submitting the FY 2026-27 Budget for consideration under the Government Finance Officers Association Distinguished Budget Presentation Award Program.

## Introduction

Contains the Budget Message from the City Administrator, highlighting the City's financial condition, economic outlook, key budget assumptions, and major initiatives for the fiscal year.

## Basis of Budgeting

Explains the budgeting principles, accounting basis, balanced budget requirements, and policies used in preparing and administering the City's budget.

## Budgeting Process

Describes the annual budget development process, including departmental participation, budget review procedures, forecasting practices, and budget adoption requirements.

## Financial Policies

Outlines the City's financial management policies and guiding principles that promote long-term fiscal sustainability, flexibility, accountability, and responsible stewardship of public resources.

## Community Profile

Provides demographic, economic, housing, and population information that helps explain the community characteristics and service needs that influence budget decisions.

## Organizational Structure

Presents the City's organizational chart and governance structure, illustrating reporting relationships and departmental responsibilities.

## History of the City

Offers a brief overview of the City's history, heritage, and development, providing context for the community served by the budget.

## Executive Summary

Summarizes major budget highlights, key revenue and expenditure trends, significant financial issues, and important initiatives included in the adopted budget.

## Strategic Plan

Describes the City's mission, vision, strategic goals, and priorities, and demonstrates how budget resources are aligned with those objectives.

## Budget Timeline



Illustrates the annual budget calendar and key milestones involved in budget preparation, review, adoption, and implementation.

## Priorities and Issues

Identifies the major opportunities, challenges, and policy issues affecting the City and explains how the budget addresses those concerns.

## Personnel Changes

Highlights staffing changes, organizational adjustments, workforce planning efforts, and personnel-related budget impacts for the fiscal year.

## Fund Structure and Financial Overview

Provides an overview of the City's fund structure, including General Fund, Special Revenue Funds, Enterprise Funds, Debt Service Funds, and Fiduciary Funds, along with their purposes and financial relationships.

## Department Summaries

Presents citywide departmental financial information and summarizes budget allocations among City departments.

## Departmental Budgets

Provides detailed information for each department, including services provided, organizational responsibilities, strategic plan alignment, budget highlights, revenues, expenditures, staffing, and operational goals.

## Funding Sources Overview

Explains the City's major revenue sources and funding mechanisms used to support municipal services and capital investments.

## Capital Improvement Plan

Details planned capital projects, infrastructure investments, funding sources, project priorities, and long-term facility and equipment needs.

## Multi-Year Financial Plan

Provides long-range financial projections and discusses future opportunities, challenges, and sustainability considerations.

## Debt Services Overview and Debt by Type

Summarizes outstanding debt obligations, debt repayment schedules, and long-term liabilities, including enterprise-related debt.

## Glossary

Defines financial, accounting, budgeting, and governmental terms used throughout the document to assist readers unfamiliar with municipal finance terminology.

June 16, 2026

Honorable Mayor and City Council Members,

I am pleased to present the City of Angels Budget Book for Fiscal Year 2026–2027, covering the period from July 1, 2026, through June 30, 2027. This budget reflects our continued commitment to responsible fiscal stewardship, operational efficiency, and delivering high-quality public services to our community. The proposed budget is balanced and positions the City to maintain service levels while preparing for future needs.

The City of Angels serves as a regional center for commerce, tourism, and public services within Calaveras County while maintaining its unique historic character and small-town identity. The City remains focused on balancing community expectations, infrastructure needs, economic development opportunities, and public safety priorities within a constrained revenue environment.

This year's budget was developed using moderately conservative revenue assumptions. Revenues driven by consumer activity, including sales tax, Measure A revenues, and transient occupancy tax, are projected to decline modestly by approximately 2 to 3 percent, partially offset by continued growth in property tax revenues. However, fiscal risk remains weighted to the downside. A cooling economy, sustained inflation affecting discretionary spending, or a significant emergency event such as wildfire could quickly impact revenues, while growth in property tax remains constrained by Proposition 13 and existing revenue-sharing arrangements. Staff will continue to monitor fiscal conditions and present a mid-year budget review in December to provide the City Council an opportunity to reassess conditions and provide additional direction as appropriate.

While opportunities to generate new revenue remain limited, managing cost escalation continues to be a primary focus. The City has retained an exceptional workforce despite compensation levels that have not consistently kept pace with surrounding jurisdictions, and the cost of maintaining aging infrastructure and equipment continues to increase.

The FY 2026-2027 Budget advances the City Council's strategic priorities by investing in public safety, infrastructure maintenance, organizational sustainability, economic vitality, and operational efficiency. Resource allocations throughout this document are intended to support both current service needs and the long-term goals established by the City Council. To address these long-term obligations, this budget proposes establishment of a Capital Equipment Fund to support the planned replacement of more than \$5 million in equipment over the coming decade. This initiative is intended to complement the City's previously adopted Capital Infrastructure Program and strengthen our long-term financial sustainability.

During FY 2025–2026, the City completed implementation of a new financial management system, continued modernization of budgeting and reporting tools, advanced water and wastewater planning initiatives, maintained Measure A fire protection services, and strengthened regional partnerships. Building on these accomplishments, we will continue pursuing strategic growth opportunities, seeking external funding, and leveraging technology and partnerships to improve efficiency and service delivery.

At the same time, there are meaningful opportunities ahead. We will continue pursuing strategic growth initiatives, seeking external funding opportunities, and leveraging technology to improve efficiency and service delivery. We are also advancing partnerships with neighboring agencies that we expect will create both operational efficiencies and improved public service outcomes.

I remain excited about the future of the City of Angels. While challenges remain, I continue to be impressed by the professionalism, dedication, and problem-solving mindset demonstrated daily by City staff. Their commitment positions the City well to meet both current needs and future opportunities.

Respectfully submitted,

Michael R. Hodson, City Administrator

# Basis of Budgeting

## Budget Administration Policy

### **Balanced Budget Requirement**

The City of Angels is committed to maintaining a structurally balanced budget and sound financial management practices.

### **Budget Adoption**

The City Council shall adopt an annual balanced budget prior to the beginning of each fiscal year. The budget is typically adopted no later than June 30 preceding the fiscal year for which it is prepared.

### **Balanced Budget Definition**

A balanced budget is one in which recurring operating revenues and available resources are sufficient to fund recurring operating expenditures, including debt service obligations, without reliance on short-term borrowing.

### **Use of Fund Balance**

The City shall fund ongoing operating expenditures with ongoing revenues whenever practicable. Fund balance, reserves, and one-time revenues should be used primarily for capital improvements, infrastructure investments, emergency expenditures, or other non-recurring purposes.

### **Budget Amendments**

The City Council may amend the adopted budget during the fiscal year as necessary to address unforeseen circumstances, changes in revenue projections, grant awards, emergencies, or other operational needs.

### **Budget Monitoring**

The City shall monitor revenues and expenditures throughout the fiscal year and provide periodic financial reports to the City Council. A mid-year budget review will be conducted to evaluate fiscal performance, update revenue and expenditure projections, and recommend budget adjustments as necessary.

### **Fiscal Sustainability**

The City shall avoid budgetary practices that defer current costs to future periods, shift recurring expenditures to one-time funding sources, or otherwise compromise long-term financial stability.

### **General Fund Reserves**

The City has adopted a General Fund Reserve Policy intended to promote financial stability, maintain adequate cash flow, mitigate revenue fluctuations, and address unforeseen emergencies. The City periodically evaluates reserve levels and financial policies to support long-term fiscal sustainability. During FY 2026-27, staff anticipates reviewing existing reserve policies and making recommendations to ensure reserve targets remain practical, achievable, and aligned with the City's current financial condition.



# Budget Assumptions

- The FY 2026-2027 Budget was developed using conservative revenue and expenditure assumptions intended to maintain fiscal stability while accounting for economic uncertainty and inflationary pressures.

## **Revenue Assumptions**

- Property tax revenues are projected to increase by approximately 2.5 percent based on assessed valuation growth and historical trends.
- Sales tax revenues are projected to decline by approximately 2.0 percent due to anticipated moderation in consumer spending and regional economic conditions.
- Measure A revenues are projected to decline by approximately 2.0 percent, reflecting similar economic assumptions affecting taxable sales activity.
- Transient Occupancy Tax (TOT) revenues are projected to decline by approximately 2.0 percent based on current tourism and lodging market trends.
- Franchise fees, Motor Vehicle License Fees, Gas Tax revenues, and RMRA revenues are projected to increase modestly by approximately 1.0 percent.

## **Personnel Cost Assumptions**

- Salary and wage projections include approved labor agreements, step increases, and anticipated staffing adjustments.
- Employee benefit costs were projected based on current benefit plans and anticipated enrollment levels.
- Retirement costs were budgeted using the latest available California Public Employees' Retirement System (CalPERS) employer contribution rates and actuarial assumptions.

## **Inflation Assumptions**

- Operating expenditures were reviewed individually and adjusted where necessary to account for anticipated inflationary impacts on supplies, services, utilities, fuel, maintenance, and contractual services.
- Inflationary pressures continue to affect operating costs, and the City has incorporated reasonable cost increases based on current market conditions and available information.

## **Financial Planning**

- The City utilized conservative forecasting practices in developing the FY 2026-2027 Budget. Revenue projections were developed using historical trends, economic indicators, and current fiscal conditions, while expenditure projections reflect anticipated service levels, contractual obligations, and operational priorities.

# Budget Development Process

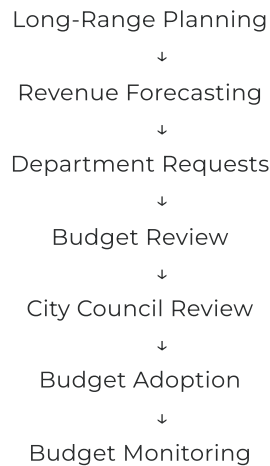
The City of Angels utilizes an annual budget process designed to support long-term financial sustainability, effective program management, and the achievement of City Council priorities. The budget serves as the City's primary financial planning tool and allocates resources based on community needs, organizational goals, and available revenues.

The budget development process emphasizes long-range planning by reinforcing sound fiscal management practices, establishing realistic timelines for achieving organizational objectives, maintaining stable operations, and promoting responsible spending patterns. As part of the annual process, existing programs, services, revenues, and expenditures are evaluated to identify opportunities for efficiencies, cost reductions, and improved service delivery.

The City strives to maintain a structurally balanced budget by supporting current operating expenditures, including debt service obligations, with current revenues whenever practicable. Budgetary and accounting practices that shift current costs to future periods or rely on one-time funding sources for ongoing operations are avoided whenever possible.

Revenue and expenditure forecasts are prepared and evaluated as part of a multi-year financial planning process. Financial projections are updated annually and used to identify future opportunities, challenges, and potential fiscal impacts. Progress toward major organizational goals is monitored throughout the year and reported to the City Council as appropriate.

The City Council reviews the proposed budget and may amend appropriations as necessary to address changing circumstances, operational needs, grant opportunities, or revised revenue projections. Unspent and unencumbered appropriations generally lapse at the end of the fiscal year, while encumbered appropriations may be carried forward through a budget amendment approved by the City Council.



# City Financial Policies

The City of Angels is committed to maintaining sound financial management practices that support fiscal sustainability, operational stability, and responsible stewardship of public resources. The City's financial policies provide a framework for budget development, financial decision-making, and long-term planning.

## **Balanced Budgeting**

The City strives to maintain a structurally balanced budget by funding ongoing operating expenditures with recurring revenues whenever practicable.

## **Financial Stability and Reserves**

The City maintains reserve funds and financial safeguards to provide stability during economic fluctuations, address unforeseen emergencies, support cash flow needs, and fund long-term capital and equipment replacement requirements.

## **Long-Range Financial Planning**

The City utilizes multi-year revenue and expenditure forecasting to identify future opportunities, challenges, and financial risks. Long-range planning supports informed decision-making, fiscal sustainability, and the continued delivery of essential municipal services.

## **Capital Planning**

The City plans for infrastructure, facility, vehicle, and equipment needs through its Capital Improvement Program and Capital Equipment & Vehicle Replacement Fund. These planning efforts help reduce the impact of significant one-time expenditures on operating budgets and promote the long-term preservation of public assets.

## **Fiscal Accountability**

The City monitors revenues and expenditures throughout the fiscal year and conducts periodic budget reviews to ensure resources remain aligned with City Council priorities, adopted financial policies, and organizational objectives.

# Community Profile

Understanding the demographic makeup of the City of Angels is essential to shaping policies, allocating resources, and delivering services that meet the needs of our residents. As the only incorporated city in Calaveras County, Angels Camp serves as a regional hub for commerce, tourism, and public services.

The City's population reflects a blend of long-time residents, working families, retirees, visitors, and seasonal residents. These diverse population characteristics influence service demands, infrastructure needs, public safety priorities, economic development initiatives, and long-term community planning efforts.

The following demographic information provides an overview of the City's population, housing characteristics, age distribution, income levels, and other key indicators that inform planning and budgeting decisions. Data is primarily sourced from the U.S. Census Bureau and the California Department of Finance and helps ensure that City policies, programs, and resource allocations remain responsive to the community we serve.

## Population



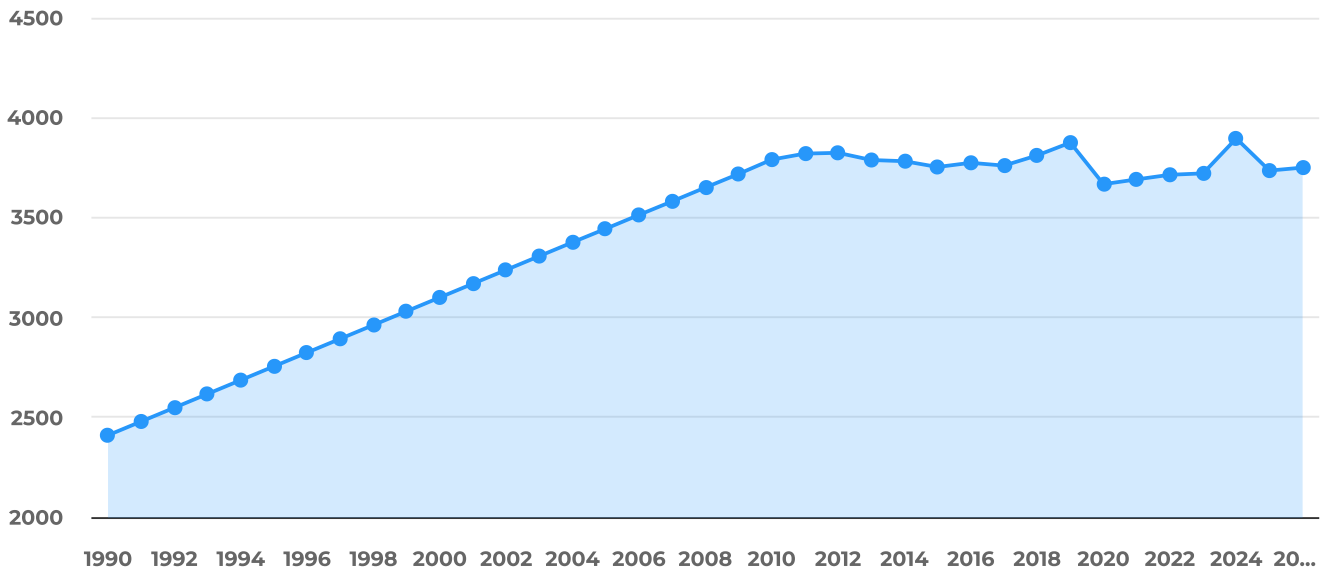
TOTAL POPULATION

**3,750**

**0.40%**  
vs. 2025

GROWTH RANK

**2** out of **506** Municipalities in California



\* Data Source: Client entered data for year 2026



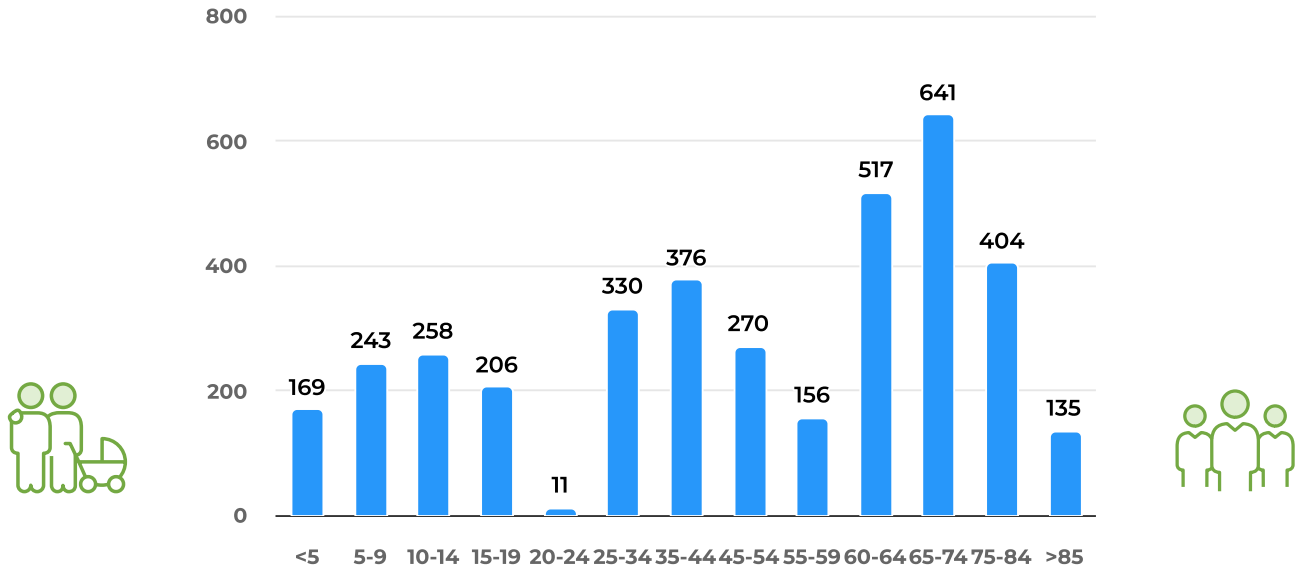
DAYTIME POPULATION

**3,478**

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

\* Data Source: Angels, CA 2026

### POPULATION BY AGE GROUP



*Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.*

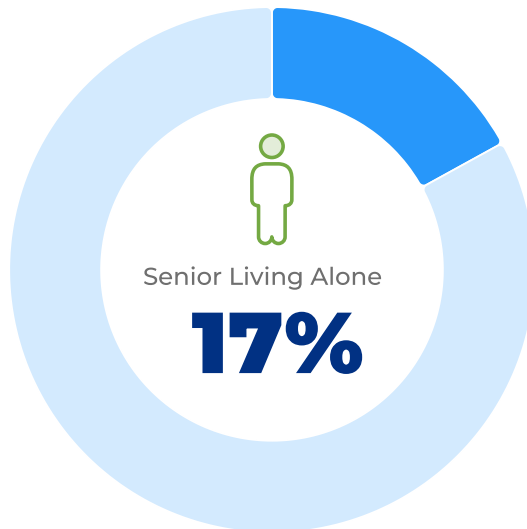
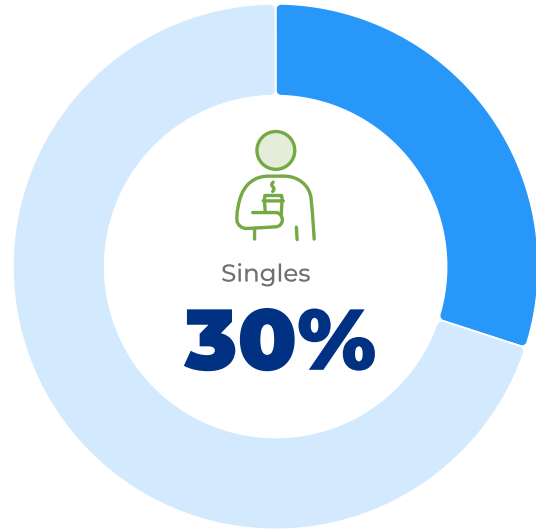
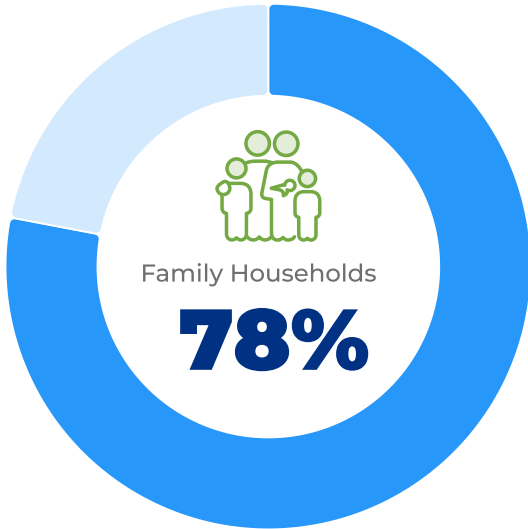
*\* Data Source: American Community Survey 5-year estimates*

# Household

TOTAL HOUSEHOLDS

# 2,187

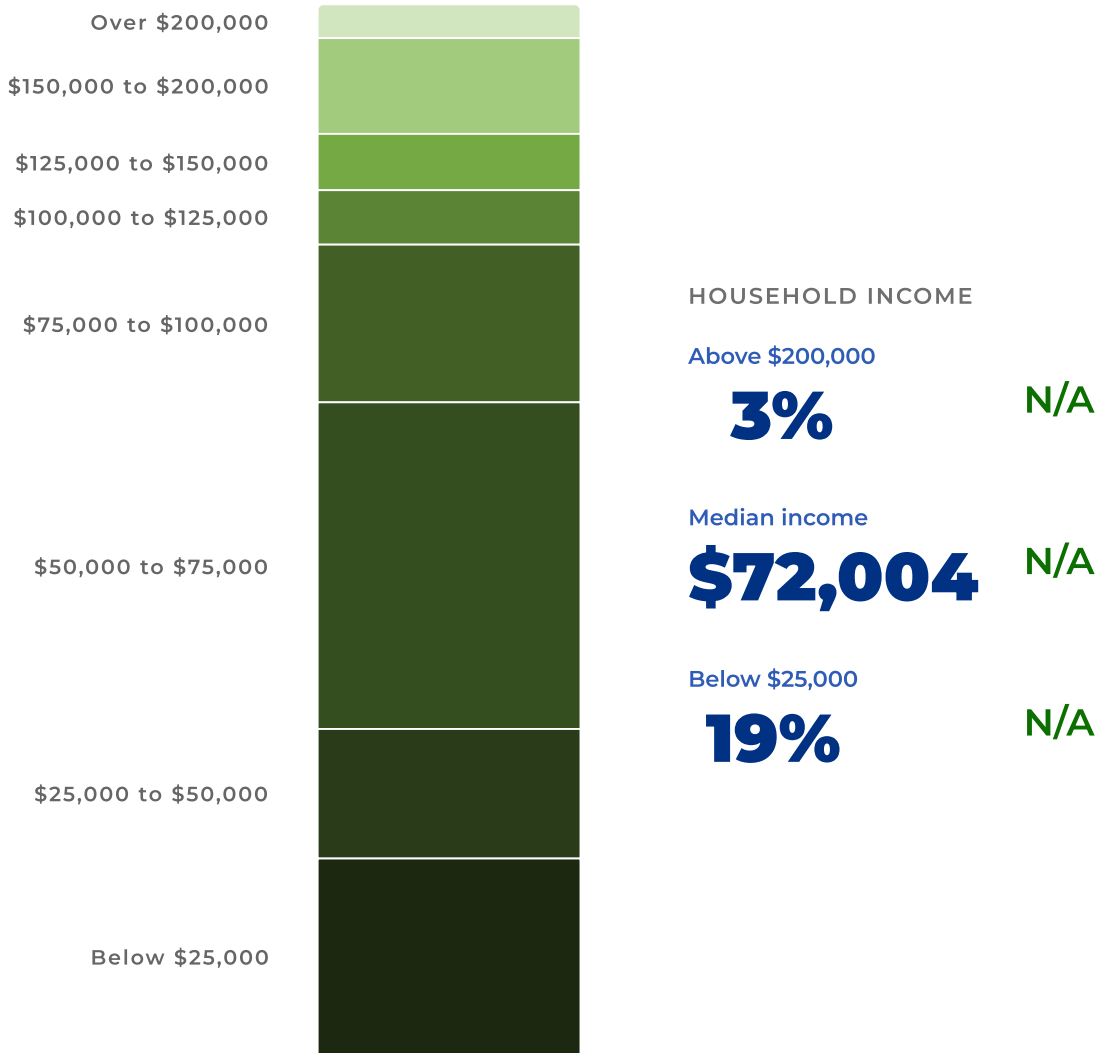
Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.



\* Data Source: Angels, CA 2026

# Economic

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



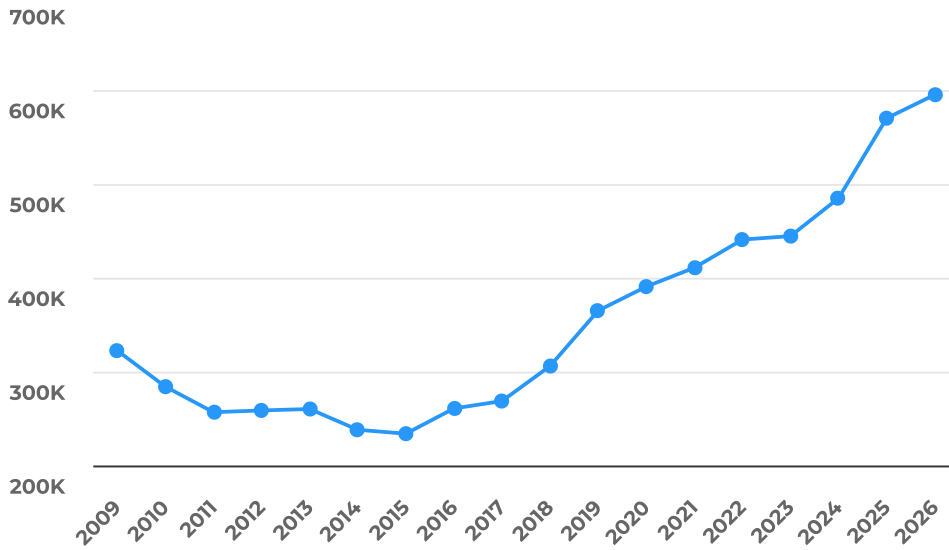
\* Data Source: Angels, CA 2026

# Housing



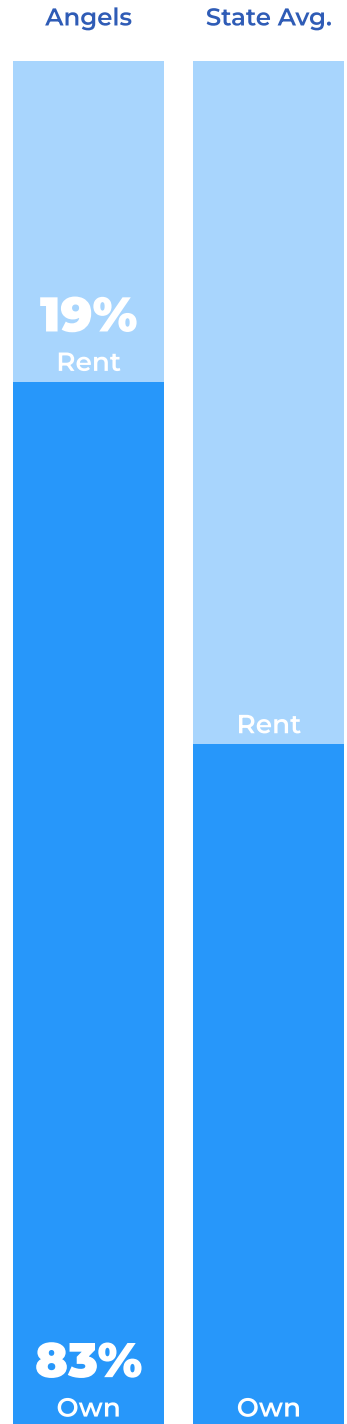
2026 MEDIAN HOME VALUE

**\$595,000**

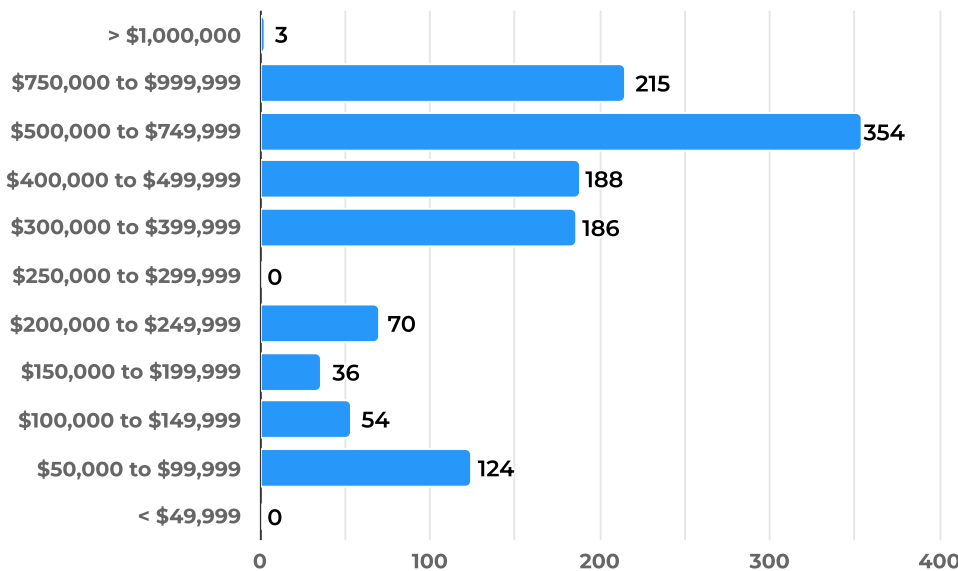


\* Data Source: Angels, CA 2026

## HOME OWNERS VS RENTERS



## HOME VALUE DISTRIBUTION

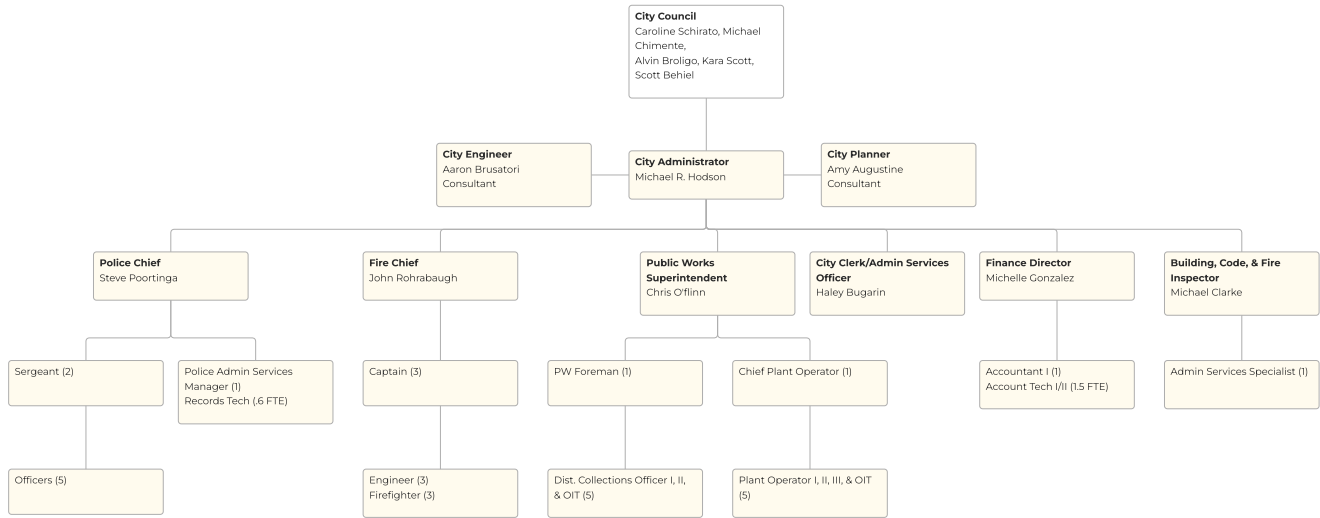


\* Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.

\* Data Source: Angels, CA 2026

# Organizational Chart

## City of Angels



# History of the City

The City of Angels traces its origins to the California Gold Rush. In 1848, Henry Pinkney Angell of Rhode Island established a trading post along a tributary of the Stanislaus River, exchanging supplies and provisions for gold. As news of gold discoveries spread, the settlement quickly grew, attracting hundreds of miners and becoming one of the region's earliest mining communities.

As placer gold deposits declined, the local economy transitioned to hard-rock quartz mining. Significant discoveries and technological advancements in the late nineteenth century fueled continued growth and attracted a diverse population of settlers, entrepreneurs, and investors. Despite devastating fires in the mid-1850s, the community rebuilt and prospered, establishing itself as an important center of commerce and mining activity within Calaveras County.

The arrival of the Sierra Railway in 1902 improved transportation and access to the region, supporting economic development and tourism. While mining activity fluctuated throughout the twentieth century, the community continued to evolve while preserving its rich historical character.

Angels Camp gained international recognition through its association with Mark Twain and his famous short story, *The Celebrated Jumping Frog of Calaveras County*. In 1928, the Calaveras Jumping Frog Jubilee was established and remains one of California's most recognized annual events, attracting visitors from around the world.

Today, Angels Camp is the only incorporated city in Calaveras County and serves as a regional center for commerce, tourism, and public services. The City continues to celebrate its Gold Rush heritage while supporting a vibrant community, diverse local businesses, and a strong quality of life for residents and visitors alike.



**Historic Downtown Angels Camp**



**Downtown Angels Camp**

# Executive Summary

The Fiscal Year 2026-2027 Budget reflects the City of Angels' continued commitment to fiscal responsibility, service delivery, and long-term sustainability. The budget maintains core municipal services while investing in infrastructure, equipment replacement, technology improvements, and strategic planning initiatives that support the City's future needs.

## Key Budget Highlights

### Balanced Budget

The City has adopted a balanced budget that aligns expenditures with available resources and avoids reliance on short-term borrowing. Conservative revenue forecasting and prudent expenditure management continue to support the City's financial stability.

### General Fund Stability

Property tax revenues are projected to increase modestly, while sales tax, Measure A revenues, and transient occupancy tax revenues are forecasted to decline slightly due to anticipated economic conditions. The City continues to utilize conservative budgeting practices to maintain a structurally balanced General Fund and preserve financial flexibility.

### Capital Equipment Fund

The FY 2026-2027 budget includes the establishment of a Capital Equipment Fund to support the planned replacement of vehicles and equipment over the coming decade. This initiative strengthens the City's long-term financial planning efforts and reduces the impact of significant replacement costs on future operating budgets.

### Infrastructure and Capital Improvements

The City continues to invest in critical infrastructure through its Capital Improvement Program. Recent accomplishments include completion of the Vallecito Sewer Line Replacement Project, implementation of the Advanced Metering Infrastructure (AMI) Project, and replacement of key pressure-reducing valves within the water distribution system. The City will also continue evaluating long-term water supply reliability through research and planning efforts related to potential secondary water source alternatives.

### Technology and Operational Improvements

The City successfully implemented several components of its new financial management system, including electronic purchase orders, payroll processing, electronic timesheets, and utility billing. Additional enhancements planned for FY 2026-2027 include grants and contract management, electronic leave requests, and workflow automation tools designed to improve efficiency, transparency, and customer service.

### Public Safety and Workforce Development

The City remains committed to maintaining high-quality public safety services while addressing ongoing recruitment and retention challenges. Investments in personnel, training, technology, and employee development continue to support organizational stability and service delivery across departments.

# Trends and Outlook

## Revenue Trends

Revenue projections reflect a cautious outlook, with modest growth in property tax revenues offset by slight declines in economically sensitive revenues such as sales tax and transient occupancy tax. The City will continue monitoring economic conditions and pursuing grant funding opportunities to support infrastructure and operational needs.

## Expenditure Pressures

Rising personnel costs, retirement contributions, utility expenses, infrastructure maintenance needs, and inflationary pressures continue to affect operating costs. The City remains focused on controlling expenditures while maintaining service levels and investing in critical assets.

## Long-Term Planning

The FY 2026-2027 Budget supports the City's commitment to long-range financial planning, infrastructure investment, reserve management, and operational efficiency. Budget decisions continue to be guided by the City's strategic priorities, ensuring resources are aligned with community needs and organizational goals.

# Major Budget Goals and Accomplishments

Goal	Status
Complete Water Rate Study	FY 26-27
Pavement Management Plan	FY 26-27
Increase Fire Training Capacity	FY 26-27
Update General Plan Elements	FY 26-27

# Strategic Plan

The City of Angels Strategic Plan for 2026/2027 is a five-year roadmap that outlines goals and objectives to guide the community and municipal staff. The plan is centered around a Vision and Mission:

### Vision

Dedicated to preserving our rich history and providing a safe and thriving community that is devoted to families, businesses, and visitors.

### Mission

To provide municipal services, infrastructure, and a high quality of life through trusted leadership, accountability, and efficiency for the benefit of our community.

### Key Strategic Goals

1. Historic Preservation: Protect and promote local history.
2. Community Safety: Enhance public safety services and foster community-police partnerships.
3. Economic Development: Support and attract businesses and visitors.
4. Infrastructure Improvement: Maintain and upgrade critical infrastructure sustainably.
5. Quality of Life: Expand recreational and cultural opportunities, improve public spaces.
6. Government Efficiency and Transparency: Streamline processes and enhance transparency.

### Budget Narratives

The budget will align with these goals, ensuring resource allocation supports the city's strategic priorities.

In essence, the plan aims to create a vibrant, safe, and historically preserved community with high living standards and efficient governance.

Strategic Goal	Budget Action
Public Safety	Measure A funding
Infrastructure	Water/Wastewater CIP
Economic Development	Frog Bucks
Government Efficiency	New ERP system

# Budget Timeline

The City of Angels begins its annual budget process in April. The Finance Director initiates the process by preparing revenue and expenditure projections for the upcoming fiscal year. These projections are entered into the City's budgeting software, and the budget is opened for input from department heads and key personnel.

The Finance Director meets individually with each department to review budget requests, operational needs, and priorities. Departmental requests are then reviewed with the City Administrator to refine the draft budget and ensure alignment with available resources and City Council priorities.

Once a working draft is complete, the City Administrator and Finance Director meet individually with City Council Members to provide an overview of the proposed budget and gather feedback. The Finance Director then finalizes the budget book and provides department heads with any necessary revisions or updates.

The proposed budget is presented at a regular City Council meeting, where department heads discuss their budgets and highlight key priorities, accomplishments, operational challenges, and funding needs. Following these presentations, the City Council considers a resolution adopting the budget for the upcoming fiscal year.

## Budget Calendar

Month	Activity
<b>April</b>	<ul style="list-style-type: none"> <li>· Finance Director prepares revenue and expenditure projections for the upcoming fiscal year.</li> <li>· Budget data is entered into the budgeting software.</li> <li>· Budget is opened to department heads and key personnel for input.</li> </ul>
<b>April – May</b>	<ul style="list-style-type: none"> <li>· Finance Director meets individually with department heads to review requests.</li> <li>· Finance Director and City Administrator review departmental budgets.</li> </ul>
<b>Early June</b>	<ul style="list-style-type: none"> <li>· City Administrator and Finance Director meet individually with City Council Members to provide an overview of the draft budget and gather feedback.</li> <li>· Finance Director finalizes the Budget Book.</li> <li>· Department heads receive final updates and summaries.</li> </ul>
<b>Late June</b>	<ul style="list-style-type: none"> <li>· Department heads present their budgets, sharing strengths and challenges.</li> <li>· Final Budget Book is presented at a regular City Council meeting.</li> <li>· City Council formally adopts the Fiscal Year 2025–2026 Budget.</li> </ul>

## Priorities and Issues

The Fiscal Year 2026-2027 Budget reflects the City of Angels' continued focus on maintaining essential services, supporting employees, investing in critical infrastructure, and exercising fiscal prudence in the face of economic uncertainty. The City has developed this budget using moderately conservative revenue assumptions, recognizing that economically sensitive revenues such as sales tax, Measure A revenues, and transient occupancy tax are projected to decline modestly while property tax revenues are expected to increase slightly.

### Maintaining a Balanced Budget

The City remains committed to adopting a balanced budget that aligns expenditures with available resources and avoids reliance on short-term borrowing.

### Supporting Essential Services

The budget prioritizes core municipal services, including public safety, public works, administration, planning, and utility operations, while maintaining a careful approach to new spending.

### Investing in City Staff

Recruitment, retention, training, and employee development remain important priorities as the City works to maintain service levels and support long-term organizational stability.

### Advancing Infrastructure and Capital Planning

The budget supports ongoing infrastructure planning, capital improvement efforts, and establishment of the Capital Equipment Fund to address long-term vehicle and equipment replacement needs.

### Improving Operational Efficiency

The City continues to invest in technology, workflow improvements, and financial systems modernization to streamline operations, strengthen accountability, and improve service delivery.

### Revenue Uncertainty

The City will continue monitoring economic conditions, tourism activity, consumer spending, and other revenue trends. A mid-year budget review will provide an opportunity to reassess projections and recommend adjustments if needed.

### Cost Escalation

Personnel costs, utilities, insurance, equipment, materials, and infrastructure maintenance continue to place pressure on operating budgets. The City will continue to evaluate expenditures carefully and prioritize spending based on available resources.

### Infrastructure and Equipment Needs

Aging infrastructure, facilities, vehicles, and equipment continue to require long-term planning and investment. While the budget makes progress toward addressing these needs, some projects and replacement costs may need to be phased over multiple years.

### Summary

Overall, the FY 2026-2027 Budget preserves essential services, supports the City's workforce, advances capital and equipment planning, and maintains flexibility to respond to changing economic conditions. The budget reflects the City's commitment to responsible financial stewardship while balancing immediate operational needs with long-term community priorities.

# Workforce and Organizational Updates

The FY 2026-2027 Budget reflects a stable workforce and the City's continued commitment to maintaining staffing levels necessary to provide high-quality municipal services. While no major personnel additions are proposed during the fiscal year, several departments have achieved significant progress in recruitment, retention, and succession planning efforts.

Within Administration and Finance, the City welcomed a new City Administrator in March 2026 and a new Administrative Services Officer in April 2026. These additions strengthen the City's leadership team and administrative capacity while supporting ongoing efforts related to financial management, organizational development, technology improvements, and strategic planning.

The Police Department recently promoted a member of the organization to Police Chief, demonstrating the City's commitment to professional development and succession planning. As a result of this promotion, the department is actively recruiting for one Police Sergeant position and one Police Officer position. Upon completion of these recruitments, the department will be fully staffed with five Police Officers and two Sergeants, strengthening supervisory capacity and supporting long-term organizational stability.

The Fire Department is currently operating with three-person engine staffing consisting of a Captain, Engineer, and Firefighter on all responses. This staffing model enhances operational effectiveness, improves firefighter safety, and supports the department's ability to provide reliable emergency services to the community.

The Public Works Department and Water and Wastewater Operations are fully staffed and remain focused on maintaining critical infrastructure and utility services. Stable staffing levels support operational efficiency and allow the City to continue addressing maintenance, capital improvement, and regulatory compliance needs.

Overall, the City's staffing levels reflect a continued focus on employee retention, succession planning, operational stability, and effective service delivery. Maintaining a qualified and dedicated workforce remains a key component of the City's long-term organizational success.

# Long-Range Operating Plan

The City of Angels remains committed to long-term financial sustainability through strategic planning, infrastructure investment, reserve management, and responsible budgeting practices.

Key long-range priorities include:

- Maintaining structurally balanced budgets supported by recurring revenues.
- Preserving and strengthening General Fund reserves and other designated reserve funds.
- Implementing the Capital Improvement Program to address infrastructure needs and reduce deferred maintenance.
- Supporting the newly established Capital Equipment Fund to provide for the planned replacement of vehicles and equipment.
- Evaluating and developing long-term water supply solutions, including potential secondary water source alternatives.
- Continuing investment in technology modernization to improve operational efficiency and service delivery.
- Supporting workforce development, succession planning, and employee retention efforts.
- Pursuing grant funding and strategic partnerships to leverage local resources and support community priorities.
- Maintaining and updating multi-year financial forecasts to identify future opportunities and challenges.

# Short-Term Organization Factors

Several factors influenced development of the FY 2026-2027 Budget.

- Revenue growth is expected to remain modest, with property tax revenues increasing slightly while economically sensitive revenues such as sales tax, Measure A revenues, and transient occupancy tax revenues are projected to decline modestly.
- Inflation continues to affect the cost of supplies, services, utilities, insurance, and infrastructure maintenance.
- Recruitment and retention remain important priorities as the City works to maintain service levels and support organizational stability.
- Continued investment in technology and process improvements is necessary to improve efficiency, enhance customer service, and support transparency.
- Aging infrastructure and equipment require ongoing maintenance and strategic capital investment to ensure reliable service delivery.
- Regulatory requirements affecting public safety, utilities, labor relations, and environmental compliance continue to place demands on City resources.

# General Fund

The General Fund is the City's primary operating fund and serves as the principal source of funding for many municipal services provided to the community. The fund accounts for revenues that are not legally restricted to specific purposes, including property taxes, sales taxes, transient occupancy taxes, franchise fees, licenses and permits, and other general governmental revenues.

The General Fund supports the delivery of essential public services and provides funding for the majority of City operations. Key functions supported by the General Fund include public safety, administration, community development, public works, parks and facilities maintenance, and other general governmental services.

Departments and functions supported by the General Fund include:

- City Council
- City Attorney
- Engineering
- Administration
- Finance
- Community Services
- Building, Code Enforcement, and Planning
- Fire
- Police
- Public Works

The FY 2026-2027 General Fund budget reflects the City's commitment to maintaining essential services, supporting public safety, investing in employees and infrastructure, and preserving long-term financial sustainability through responsible fiscal management.

# Special Revenue Fund

Special Revenue Funds account for revenues that are legally restricted, committed, or designated for specific purposes. These funds are used to support a variety of programs, services, and capital projects throughout the City and help ensure that restricted revenues are expended in accordance with applicable laws, regulations, grant requirements, and City policies.

The City of Angels' Special Revenue Funds include dedicated funding sources such as gas taxes, road maintenance revenues, grants, public safety funding, special districts, designated Transient Occupancy Tax (TOT) revenues, and other restricted fees and assessments.

Many Special Revenue Funds support activities performed by General Fund departments. Expenditures are initially recorded within the appropriate department and are subsequently allocated or reimbursed from the applicable Special Revenue Fund when the expenditure is determined to be eligible and consistent with the fund's intended purpose.

The use of Special Revenue Funds allows the City to maximize available resources, improve financial transparency, and ensure that restricted revenues are utilized for the programs and services for which they were intended.

# Debt Service

The City of Angels maintains dedicated Debt Service Funds to account for the repayment of long-term debt associated with its Water and Wastewater utility systems. These funds ensure that principal and interest payments are properly budgeted, tracked, and paid in accordance with bond covenants, loan agreements, and other financing obligations.

Debt service expenditures are funded primarily through enterprise revenues generated by water and wastewater operations. By maintaining separate debt service funds, the City promotes financial transparency, ensures compliance with financing requirements, and provides a clear accounting of resources dedicated to debt repayment.

The City is committed to managing its debt responsibly and utilizing long-term financing only when appropriate to support critical infrastructure investments. Through prudent debt management practices, the City meets its financial obligations while maintaining the flexibility necessary to address ongoing operational, capital, and infrastructure needs.

# Fiduciary Fund

Fiduciary Funds are used to account for resources that the City of Angels holds and administers on behalf of other organizations or governmental entities. Because these resources do not belong to the City, they are not available to support City operations or programs and are accounted for separately to ensure transparency and compliance with applicable legal and financial requirements.

The City currently administers fiduciary funds for the following entities:

- **Local Agency Formation Commission (LAFCO) of Calaveras County**, which is responsible for overseeing jurisdictional boundary changes, annexations, and the formation or reorganization of local governmental agencies within the county.
- **Union Water Purveyors Association (UWPA)**, which was classified as a fiduciary fund beginning with the FY 2023-2024 Annual Comprehensive Financial Report based on the recommendation of the City's independent auditors. This classification more accurately reflects the nature of the City's custodial role in managing these resources.

The City serves as a steward of these funds and is responsible for ensuring that resources are managed, accounted for, and expended in accordance with the purposes and requirements established by each organization. The use of fiduciary funds promotes accountability, transparency, and proper financial management of resources held for the benefit of others.

# Enterprise Fund

The City of Angels operates its Water and Wastewater utilities as Enterprise Funds. Enterprise Funds are used to account for services that are financed primarily through user fees and charges rather than taxes. Maintaining separate accounting for these operations promotes financial transparency, supports sound utility management practices, and ensures that revenues generated by utility customers are used to support utility operations and infrastructure.

Water and wastewater revenues fund the operation, maintenance, repair, and replacement of utility infrastructure, as well as regulatory compliance, debt service obligations, capital improvements, and long-term system planning. The City periodically evaluates utility rates to ensure revenues remain sufficient to support operating costs, maintain infrastructure, and fund future capital needs.

Recent investments in utility infrastructure include completion of the Vallecito Sewer Line Replacement Project, implementation of the Advanced Metering Infrastructure (AMI) Project, and replacement of key pressure-reducing valves within the water distribution system. The City is also evaluating long-term water supply reliability, including the potential development of a secondary water source to improve system resiliency and support future community needs.

Through responsible financial management, long-range planning, and periodic rate reviews, the City strives to maintain reliable, sustainable, and financially self-supporting utility operations for the benefit of current and future customers.

## Capital Expansion & Replacement

The FY 2026-2027 Budget prioritizes implementation of the Water and Wastewater Capital Improvement Plan (CIP) as identified in the City's recently completed utility rate studies. The CIP serves as a long-range planning tool that identifies critical infrastructure needs, system improvements, regulatory requirements, and asset replacement projects necessary to maintain reliable utility services.

Planned capital investments are designed to preserve and improve the City's water distribution and wastewater collection systems while reducing the risk of service interruptions, regulatory compliance issues, and costly emergency repairs. Recent accomplishments include completion of the Vallecito Sewer Line Replacement Project, implementation of the Advanced Metering Infrastructure (AMI) Project, and replacement of key pressure-reducing valves within the water system.

The City will continue evaluating and prioritizing future infrastructure investments, including potential secondary water source alternatives, to improve system resiliency and support long-term utility sustainability. Capital projects will be implemented as funding becomes available and will remain aligned with the priorities established through the rate studies and long-range utility planning efforts.

# Fund Balance Policy

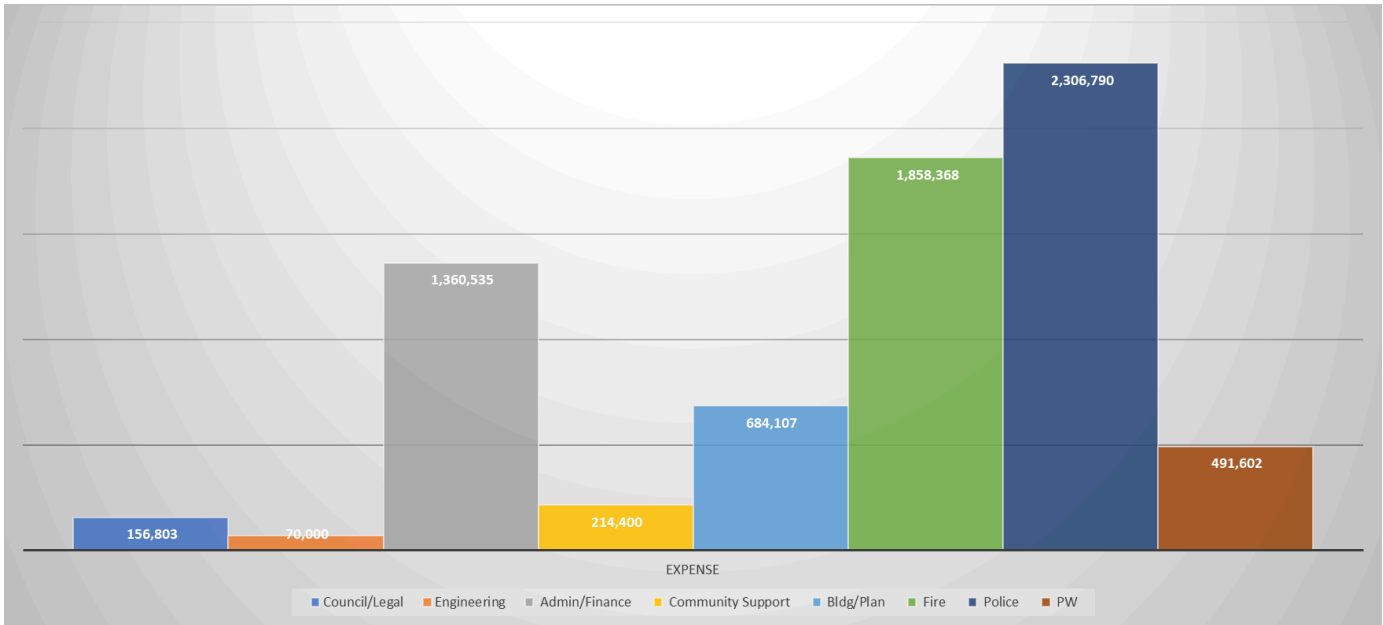
The City has adopted a General Fund Reserve Policy that identifies a target unassigned fund balance equal to a minimum of 25 percent of annual operating expenditures. This reserve target is intended to promote financial stability, provide resources for unforeseen emergencies, mitigate revenue fluctuations, and support long-term fiscal sustainability.

The City reviews reserve levels as part of its ongoing financial planning process and evaluates opportunities to strengthen reserves while balancing operational and capital investment needs.

# Departments Summary

## General Fund Expenditures by Department

City of Angels							
Budget FY 2026-2027							
General Fund	Council/Legal/Eng	Admin/Fin/Com Supp	Bldg/Plan	Fire	Police	PW	
Revenue	0	5,109,089	455,700	930,700	211,075	436,040	
Expense	226,803	1,574,934	684,107	1,858,368	2,306,790	491,602	
GF Contribution	(226,803)	3,534,155	(228,407)	(927,668)	(2,095,715)	(55,562)	0



# Administration & Finance

## Administration Department Overview

The Administration Department provides executive leadership and organizational oversight for the City of Angels. Under the direction of the City Administrator, the department is responsible for implementing City Council policies and priorities, coordinating strategic initiatives, overseeing departmental operations, fostering intergovernmental partnerships, pursuing external funding opportunities, and promoting effective and efficient municipal services.

The Administration Department serves as a central resource for long-range planning, economic development, organizational management, and special projects that support the City's mission and strategic goals. Through collaboration with City departments, regional agencies, community organizations, and elected officials, Administration works to ensure the City remains responsive to community needs while maintaining fiscal responsibility and operational excellence.

### FY 2025-2026 Accomplishments

During FY 2025-2026, the Administration Department continued to strengthen regional partnerships and advance initiatives that support the City's long-term sustainability. Staff coordinated strategic planning efforts, pursued grant funding opportunities, supported implementation of the City's new financial management system, advanced capital planning initiatives, and worked collaboratively with neighboring agencies to improve service delivery and operational efficiency.

The department also continued to support City Council priorities through policy development, project oversight, and coordination of initiatives designed to enhance public services, infrastructure planning, and organizational effectiveness.

### FY 2026-2027 Goals

- Continue implementation of City Council strategic priorities.
- Pursue grant funding and other external revenue opportunities.
- Strengthen regional partnerships and collaborative service opportunities.
- Support long-range capital planning and infrastructure investment.
- Enhance organizational efficiency through technology and process improvements.
- Evaluate and update financial and administrative policies to support long-term fiscal sustainability.
- Advance economic development initiatives that support the City's financial health and quality of life.

### Summary

The Administration Department plays a critical role in guiding the City's strategic direction and ensuring organizational resources are aligned with community priorities. Through leadership, collaboration, and long-range planning, the department supports the delivery of high-quality municipal services while positioning the City for future success.

## Finance Department Overview

The Finance Department serves as a cornerstone of the City of Angels' operations, providing essential financial and administrative services that support all City departments. Core responsibilities include human resources, payroll administration, accounts payable, accounts receivable, accounting, treasury management, utility billing, budget preparation, and financial reporting.

The department also administers the City's Non-Departmental budget, which accounts for discretionary General Fund revenues, including property taxes, sales tax, transient occupancy tax (TOT), franchise fees, and other unrestricted

revenue sources. Through sound financial management, strategic planning, and operational support, the Finance Department helps ensure the City's long-term fiscal sustainability and efficient delivery of municipal services.

**Financial Systems Modernization**

The Finance Department continues to improve operational efficiency and strengthen financial management through the implementation of a modern financial management system that supports the City's commitment to accountability, transparency, and excellent customer service.

**FY 2025-2026 Accomplishments**

During FY 2025-2026, the City successfully implemented several core modules of its new financial management system, including electronic purchase orders, electronic time sheets, payroll processing, and utility billing. These improvements streamlined administrative processes, reduced reliance on manual paper-based systems, strengthened internal controls, and improved access to financial information across departments.

**FY 2026-2027 Goals**

During FY 2026-2027, the City will continue expanding the system's capabilities through the implementation of grants and contract management, electronic leave requests, and additional workflow automation tools. These enhancements will further improve efficiency, strengthen record management, support compliance efforts, and provide staff with tools that enhance productivity and service delivery.

**Summary**

The continued implementation of the City's financial management system represents a significant investment in operational efficiency and organizational effectiveness. By leveraging technology to automate processes and improve access to information, the City is enhancing internal operations while providing a stronger foundation for long-term financial management and customer service.

**Strategic Plan Alignment**

The Administration/Finance Department's goals and initiatives support numerous objectives within the City's Strategic Plan, including:

- **A1–A8:** Enhancing governance, operational efficiency, financial transparency, and community trust.
- **B1, B4:** Promoting long-term financial stability and optimizing the allocation of limited resources.
- **C1, C3–C7:** Improving internal processes, delivering timely and accurate services, and maintaining a professional, supportive workplace environment.

**Administration & Finance**

Revenue	FY 25-26 Budget	FY 26-27 Proposed	Change
Property Tax	1,030,000	1,055,750	25,750
Sales Tax	2,239,563	2,194,772	(44,791)
Transient Occupancy Tax	750,000	735,000	(15,000)
Motor Vehicle License/Document Tax	367,135	386,350	19,215
Franchise Fees	261,532	264,147	2,615
Charges for Services	8,600	10,000	1,400

Property Rental	30,170	30,170	-
Interest Earnings	258,500	218,500	(40,000)
<b>Total Revenue</b>	<b>4,945,500</b>	<b>4,894,689</b>	<b>(50,811)</b>

<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Personnel (Salary, Taxes, Benefits, Retirement)	971,065	986,705	15,639
Operations (Utilities, Supplies, Maintenance)	56,531	69,118	12,587
Professional Services	174,372	161,416	(12,956)
Equipment & Software	52,277	52,796	519
Insurance	438,369	490,500	52,131
Capital Outlay	-	-	-
O&M Cost Allocation	(350,000)	(400,000)	(50,000)
<b>Total</b>	<b>1,342,614</b>	<b>1,360,534</b>	<b>17,920</b>

# Building and Planning

The Building and Planning budget for FY 2025–26 continues to support the City of Angels' essential functions related to development review, building inspections, code compliance, and long-range planning. The department remains focused on maintaining safety, promoting sustainable growth, and supporting strategic development throughout the city.

## Staff and Contracted Services

- **Full-Time Employees (2):** Provides day-to-day administration and customer service, serving as a key liaison between the public, contractors, and City Hall. City has budgeted for 1 FTE Building, Fire & Code Inspector saving money on consulting charges.
- **Contracted Planning Director:** Oversees city planning activities and coordinates long-range planning efforts in alignment with state mandates and community goals.
- **Engineering Costs for Applicants:** Funds engineering review and support for development projects to ensure proper infrastructure design and integration.

## Funding and Fee Structure

- **Building Fees:** Continue to be structured to fully recover the costs associated with plan checks, inspections, and permit administration.
- **Planning Fees:** Typically recover only a portion of planning-related expenses. The difference is covered by the General Fund, a common practice among similar-sized jurisdictions.
- **General Fund Contribution:** The City continues to use General Fund support to cover planning efforts, including some costs that were prepaid in FY 2024–25 and carried over as equity (cash reserves).

## Key Projects and Priorities in FY 2025–26

- **Habitat for Humanity:** Continued support for affordable housing developments that address local housing needs.
- **Utica Hotel Renovation:** Ongoing coordination with developers and historic preservation efforts to restore this downtown landmark.
- **Annexation Planning:** Technical and administrative support for long-range planning and future growth areas, including potential annexations.
- **Foundry Lane:** Continue support and engineering services.

## Summary

The FY 2025–26 Building and Planning budget reflects the City's dedication to high-quality development services, responsible planning, and community engagement. With a mix of in-house staff and professional consultants, the department ensures responsiveness and regulatory compliance, while positioning the city for thoughtful, long-term growth.

## Strategic Plan Alignment

The Building and Planning budget supports several City of Angels strategic goals:

- **A1–A4, A6, A8:** Improve governance, operational efficiency, regulatory compliance, and sustainable planning.
- **B1–B5:** Ensure strong financial management, optimize service delivery, and support public safety and resilience.
- **C2, C3, C7:** Promote community involvement, enhance infrastructure, and recognize contributions to city development.

**Building & Planning**

<b>Revenue</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Permits/Fees	288,000	405,700	117,700
Intergovernmental Revenue	66,580	50,000	(16,580)
<b>Total Revenue</b>	<b>354,580</b>	<b>455,700</b>	<b>101,120</b>

<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Personnel (Salary, Taxes, Benefits, Retirement)	317,284	332,279	14,995
Operations (Utilities, Supplies, Maintenance)	65,313	66,903	1,590
Professional Services	241,500	253,000	11,500
Equipment & Software	29,720	28,225	(1,495)
Capital Outlay	-	3,700	3,700
<b>Total</b>	<b>653,817</b>	<b>684,107</b>	<b>30,290</b>

# City Council and Legal

## City Council Budget Overview

The FY 2026-2027 City Council budget reflects the City's ongoing commitment to transparent governance, fiscal responsibility, and public engagement. The budget provides resources necessary to support the legislative and policy-making functions of the City Council while ensuring continued accessibility and participation opportunities for residents.

The overall budget reflects a modest decrease from the prior fiscal year, primarily due to the absence of election-related expenditures and associated legal notice requirements. At the same time, the City continues to invest in technology and communication tools that enhance operational efficiency and improve public access to Council meetings and information.

### Key Budget Highlights

- No election-related expenditures are budgeted for FY 2026-2027, resulting in an overall reduction in costs.
- Continued investment in technology and information technology services supports efficient Council operations and public access to information.
- Funding remains in place for videography and remote meeting capabilities to encourage transparency and public participation.
- Resources are provided to support effective governance, policy development, and community engagement.

### FY 2026-2027 Goals

- Promote transparent and accessible local government.
- Support meaningful public participation in the decision-making process.
- Utilize technology to improve communication and access to public information.
- Maintain prudent stewardship of public resources while supporting City Council priorities.

### Strategic Plan Alignment:

- **A1, A3, A8** – Supports efficient governance, transparency, and employee engagement.
- **C6, C7** – Recognizes employee contributions and fosters community bonds.

## City Attorney Budget Overview

The City Attorney budget for FY 2026-2027 reflects the City's commitment to obtaining high-quality legal services while maintaining prudent fiscal management. Legal services support the City Council, City Administrator, and all City departments by providing advice on municipal operations, regulatory compliance, labor and employment matters, contract review, risk management, land use issues, and other legal matters affecting City operations.

The City continues to emphasize cost-effective legal service delivery through careful management of attorney resources and efficient utilization of legal expertise. In-person attendance is generally reserved for key meetings and matters requiring direct legal counsel, helping to control costs while ensuring timely and effective legal support.

The City also strives to maximize efficiency by maintaining institutional knowledge and utilizing previously developed legal opinions and guidance when appropriate, reducing duplication of effort and unnecessary legal expenses.

### Cost Allocation

Legal service costs are allocated across City departments through the City's cost allocation plan, ensuring that expenses are distributed equitably among the programs and services that benefit from legal support. This approach



promotes accurate budgeting and cost recovery, particularly within enterprise operations such as water and wastewater services.

**FY 2026-2027 Goals**

- Continue providing timely and effective legal counsel to City departments and elected officials.
- Maintain cost-effective delivery of legal services.
- Support compliance with evolving federal, state, and local regulations.
- Assist with risk management, contract review, and policy development efforts.
- Ensure equitable allocation of legal service costs through the City's cost allocation methodology.

**Strategic Plan Alignment:**

- **A3, A8, C3, C5, C7** – Encourages transparency, optimizes operations, and enhances legal service efficiency.

**City Council**

<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Stipends/Taxes	20,196	20,303	107
Operations (Utilities, Supplies, Maintenance)	8,420	16,500	8,080
Professional Services	12,075	14,000	1,925
Equipment & Software	4,154	6,000	1,846
<b>Total</b>	<b>44,845</b>	<b>56,802</b>	<b>11,957</b>

**Legal**

<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Professional Services	200,000	150,000	(50,000 )
O&M Cost Allocation	(100,000)	(50,000)	50,000
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>

# Community Support

The Community Support Program provides funding for initiatives that promote tourism, economic activity, community engagement, and local cultural attractions within the City of Angels. Funding is derived primarily from Transient Occupancy Tax (TOT) revenues and is used to support programs and partnerships that enhance the visitor experience, encourage economic development, and strengthen community identity.

The FY 2026-2027 budget includes continued support for tourism promotion efforts through the Calaveras Visitors Bureau, local economic development initiatives, and programs designed to encourage residents and visitors to support local businesses. Funding is also provided for the Frog Bucks gift card program, operation of the Mark Twain Exhibit, and community recognition initiatives such as the Frog Hop of Fame.

These investments help promote Angels Camp as a regional destination while supporting local businesses, increasing visitor activity, and enhancing the quality of life for residents.

### FY 2026-2027 Goals

- Promote tourism and visitor activity within the City.
- Support local businesses through targeted economic development programs.
- Enhance community engagement and civic pride.
- Preserve and promote the City's historical and cultural attractions.
- Leverage Transient Occupancy Tax revenues to support economic vitality and community benefit.

### Strategic Plan Alignment

The Community Support Program advances several City strategic priorities by promoting economic vitality, supporting local businesses, enhancing community identity, and encouraging tourism-related activity. Investments funded through this program help strengthen the local economy, support cultural and historical assets, and improve the overall visitor and resident experience within the City of Angels.

<b>Community Support</b>			
<b>Revenue</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Transient Occupancy Tax	165,000	161,700	(3,300 )
Intergovernmental Revenue	28,000	52,700	24,700
<b>Total Revenue</b>	<b>193,000</b>	<b>214,400</b>	<b>21,400</b>
<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Frog Bucks Yiftee/HDL	52,000	52,500	500
Rent for Mark Twain Exhibit	-	8,400	8,400
Community Support/Museum	138,000	150,000	12,000
Frog Hop of Fame	3,000	3,500	500
<b>Total</b>	<b>193,000</b>	<b>214,400</b>	<b>21,400</b>



# Engineering

## City Engineering Budget Overview

The Engineering budget for FY 2026-2027 supports citywide infrastructure planning, capital project development, grant-related technical assistance, and engineering review services. Engineering support is essential to the City's ability to maintain public infrastructure, comply with regulatory requirements, pursue outside funding, and advance long-term capital improvement priorities.

Key services include technical support for roads and highways, water and wastewater capital projects, city-owned facilities, drainage, disaster recovery, and other infrastructure-related needs. Engineering services also support project scoping, cost estimates, plan review, construction oversight, and coordination with consultants, contractors, and regulatory agencies.

The FY 2026-2027 budget continues to align engineering costs with active projects and operational needs. Private development-related engineering costs and planning-related expenses are tracked separately to improve transparency, support accurate cost recovery, and ensure that expenses are assigned to the appropriate funding source or project.

### FY 2026-2027 Goals

- Support implementation of the City's Capital Improvement Program.
- Provide engineering assistance for water, wastewater, roads, drainage, and facility projects.
- Assist with grant-funded projects and disaster recovery efforts.
- Improve project planning, cost estimating, and infrastructure documentation.
- Continue refining cost allocation and deposit tracking for development-related engineering services.
- Support long-range infrastructure planning and regulatory compliance.

### Strategic Plan Alignment:

- **A2, A3, A5, A8** – Improves efficiency and planning capacity.
- **B1, B2, C3, C5** – Supports stable, transparent budgeting and operational improvements.

<b>Engineering</b>			
<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Professional Services	60,000	70,000	10,000
<b>Total</b>	<b>60,000</b>	<b>70,000</b>	<b>10,000</b>

# Fire Department

The City of Angels Fire Department is structured to provide essential emergency response services through a combination of full-time and part-time personnel. The department responds to a diverse range of incidents, ensuring the safety and well-being of the community while continually

## Personnel and Operational Cost Management

The Fire Chief, in coordination with the City Administrator, continues to evaluate staffing models and scheduling strategies to optimize emergency response coverage and service quality within the existing budget framework.

The Fire Department currently operates with 10 authorized full-time positions, including:

- 1 Fire Chief
- 3 Fire Captains
- 3 Fire Engineers
- 3 Firefighters

In addition, the department utilizes two part-time firefighter positions. These non-benefited positions provide operational flexibility by covering employee absences, training needs, and staffing during CAL FIRE strike team deployments. The part-time firefighters are limited to fewer than 1,000 hours annually and help minimize overtime costs while maintaining service levels.

## Measure A – Local Fire Protection Sales Tax

Fiscal Year 2025-26 marked the first full year of Measure A funding. Revenue generated through Measure A has provided critical support for the City's fire protection services and has enabled the department to maintain 24-hour staffing with a three-person engine company on all shifts.

Measure A funding also supports the department's full-time staffing model, including a full-time Fire Chief and nine line personnel consisting of Fire Captains, Fire Engineers, and Firefighters. These resources have strengthened emergency response capabilities, improved staffing reliability, and enhanced service delivery to the community.

The City remains committed to providing annual reports on the use of Measure A funds, ensuring transparency, accountability, and compliance with the voter-approved purpose of the measure.

## Operational Goals and Challenges

- **Maintain 24-Hour Staffing** – Continue providing reliable emergency response coverage through a three-person engine company on all shifts.
- **Enhanced Citywide Coverage** – Maintain dependable fire and EMS response throughout all areas of the City.
- **Interdepartmental Support** – Continue supporting Public Works and other City departments with event logistics, emergency planning, and safety training.
- **Maximize Measure A Resources** – Ensure Measure A revenues are strategically invested in staffing, training, equipment, and long-term department sustainability.
- **Workforce Sustainability** – Utilize part-time firefighter staffing to maintain operational readiness, reduce overtime costs, and provide coverage during employee absences and strike team assignments. striving to improve service delivery within budget constraints.

## Future Service Enhancements

One of the Fire Chief's primary goals is to enhance the City's emergency medical services (EMS) capabilities. With the continued availability of Measure A funding and the potential for a cooperative agreement with the Altaville-Melones

Fire Protection District, implementation of a paramedic program may be feasible. Should discussions progress and agreements be reached, the Fire Chief will evaluate available service delivery options and present recommendations to the City Administrator. The goal is to improve patient care, reduce response times for advanced life support services, and strengthen regional emergency response partnerships.

**Strategic Plan Alignment**

The Fire Department budget supports several key goals from the City’s Strategic Plan:

- **A1:** Enhance governance and operational efficiency
- **A3:** Promote transparency and community engagement
- **A8:** Foster a positive and supportive work environment
- **C5:** Improve community safety and emergency preparedness
- **C7:** Recognize and appreciate employee contributions and community efforts

<b>Fire Department</b>			
<b>Revenue</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Measure A Tax	750,000	742,500	(7,500)
Transient Occupancy Tax	165,000	161,700	(3,300)
Prop 172	25,000	25,000	-
Special Services	2,850	1,500	(1,350)
Intergovernmental Revenue	155,047	-	(155,047)
<b>Total Revenue</b>	<b>1,097,897</b>	<b>930,700</b>	<b>(167,197)</b>
<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Personnel (Salary, Taxes, Benefits, Retirement)	1,541,480	1,596,639	55,159
Operations (Utilities, Supplies, Maintenance)	104,433	116,339	11,906
Professional Services	2,154	8,500	6,346
Equipment & Software	72,863	67,885	(4,978)
Capital Outlay	155,047	69,005	(86,042)
<b>Total</b>	<b>1,875,977</b>	<b>1,858,368</b>	<b>(17,609)</b>

# Police Department

The Angels Camp Police Department is committed to protecting the community through professional law enforcement services, proactive community engagement, and responsible stewardship of public resources. The department continues to address challenges related to staffing and employee retention while investing in technology, training, and operational improvements that support long-term sustainability and effective service delivery.

## Staffing and Recruitment

Recruitment and retention remain a priority for the department. The City Council, City Administrator, Police Chief, and department personnel have worked collaboratively to strengthen staffing levels and improve organizational stability. The recent adoption of a new Memorandum of Understanding with the Angels Camp Police Officers Association provides a framework for retaining experienced personnel and supporting future recruitment efforts. These efforts have produced positive results, including the addition of a full-time police officer during the fiscal year.

## Operational Improvements

The department continues to modernize its operations through investments in technology, training, and digital systems that improve efficiency, accountability, and officer safety. Planned initiatives include enhancements to policy and records management systems, body-worn camera technology, evidence management platforms, and software tools that improve compliance with Public Records Act requirements. These investments support transparent, community-oriented policing while allowing personnel to devote more time to public safety responsibilities.

The department also remains committed to professional development through California POST-certified training and in-house instruction. Ongoing training opportunities help employees strengthen their technical, leadership, and decision-making skills while preparing the next generation of law enforcement professionals.

## Revenue Enhancement and Community Service

The Police Department contributes to the City's financial sustainability through parking enforcement services provided as the County's designated parking enforcement agency. The department is also evaluating parking management strategies in high-demand areas, including downtown and school zones, to improve safety, traffic flow, accessibility, and operational efficiency.

## FY 2026-2027 Goals

- Strengthen recruitment and retention efforts.
- Expand training and professional development opportunities.
- Implement technology improvements that enhance efficiency and accountability.
- Improve records management and Public Records Act compliance.
- Enhance community engagement and public safety services.
- Evaluate parking management strategies to improve safety and operational effectiveness.

## Summary

The Angels Camp Police Department remains focused on providing professional, responsive, and community-oriented law enforcement services. Through strategic investments in personnel, technology, training, and operational improvements, the department is positioning itself for long-term stability while continuing to meet the evolving needs of the community.

## Strategic Plan Alignment

The Police Department budget supports the following strategic priorities:



- **A1:** Enhance governance and operational efficiency
- **A3:** Promote transparency and community engagement
- **A7:** Improve infrastructure and service delivery
- **A8:** Foster a positive and supportive work environment
- **B1:** Ensure public safety and security
- **B4:** Develop sustainable financial policies and practices
- **B5:** Promote community and economic development
- **C6:** Support physical and mental health initiatives for staff
- **C7:** Recognize and appreciate employee contributions and community efforts

**Police Department**

Revenue	FY 25-26 Budget	FY 26-27 Proposed	Change
Enforcement/Fines	3,583	9,000	5,417
Contract Services	55,000	55,000	-
Prop 172	25,000	25,000	-
Special Services	5,000	5,000	-
Reimbursement	11,217	6,075	(5,142)
Intergovernmental Revenue	109,500	111,000	1,500
<b>Total Revenue</b>	<b>209,300</b>	<b>211,075</b>	<b>1,775</b>

Expense	FY 25-26 Budget	FY 26-27 Proposed	Change
Personnel (Salary, Taxes, Benefits, Retirement)	1,731,485	1,826,598	95,113
Operations (Utilities, Supplies, Maintenance)	270,093	322,963	52,870
Professional Services	12,000	13,000	1,000
Equipment & Software	124,624	105,133	(19,491)
Capital Outlay	90,000	39,096	(50,904)
<b>Total</b>	<b>2,228,202</b>	<b>2,306,790</b>	<b>78,588</b>

# Public Works

The Public Works Department is responsible for the maintenance, repair, and improvement of the City's public infrastructure and facilities. Core responsibilities include maintenance of streets, sidewalks, parks, roadside vegetation, streetlights, drainage facilities, and City-owned buildings. The department plays a critical role in preserving public assets, promoting community safety, and supporting the efficient delivery of municipal services.

## Infrastructure Maintenance and Operations

The FY 2026-2027 budget focuses on maintaining and improving critical infrastructure through proactive maintenance, strategic capital planning, and efficient use of available resources. The department continues to prioritize roadway preservation, facility maintenance, vegetation management, and public safety improvements while working to maximize the value of limited funding sources.

In alignment with the City's Pavement Management Program, the department will continue implementing preventive maintenance strategies designed to extend pavement life, improve roadway conditions, and reduce long-term repair costs. Available transportation funding sources, including RMRA and Gas Tax revenues, will be utilized to support pavement preservation, roadway repairs, striping improvements, and other transportation-related projects.

## Safety and Workforce Development

Employee safety and operational readiness remain key priorities for the department. The City will continue investing in staff training, equipment, and safety programs designed to reduce risk, improve efficiency, and ensure employees are prepared to safely perform their duties. Ongoing training efforts support regulatory compliance, workplace safety, and effective service delivery.

## FY 2026-2027 Goals

- Maintain and improve City streets, sidewalks, parks, and public facilities.
- Implement roadway preservation projects identified in the Pavement Management Program.
- Utilize transportation funding sources to maximize infrastructure improvements.
- Improve operational efficiency through strategic planning and asset management.
- Enhance employee safety through training and risk-reduction initiatives.
- Support long-range infrastructure planning and capital improvement efforts.

## Summary

The Public Works Department remains committed to maintaining the City's infrastructure in a safe, efficient, and cost-effective manner. Through proactive maintenance, strategic investment, and responsible resource management, the department supports the quality of life enjoyed by residents while protecting the City's long-term infrastructure assets.

## Strategic Plan Alignment

The Public Works Department budget supports the following strategic goals:

- **A1:** Enhance governance and operational efficiency
- **A2:** Foster a sustainable environment and efficient resource use
- **A3:** Promote transparency and community engagement
- **A7:** Improve infrastructure and service delivery
- **A8:** Foster a positive and supportive work environment
- **C1:** Ensure community safety and security
- **C4:** Develop sustainable financial policies and practices

- **C7:** Recognize and appreciate employee contributions and community efforts

### Public Works Department

Revenue	FY 25-26 Budget	FY 26-27 Proposed	Change
Highway 49 Street Cleaning	4,622	4,622	-
Banner/Event Fees	668	2,000	1,332
Property Rental	3,913	14,530	10,617
Reimbursable	7,000	50,000	43,000
TOT - Roads	165,000	161,700	(3,300)
Intergovernmental Revenue	239,906	203,188	(36,718)
<b>Total Revenue</b>	<b>421,109</b>	<b>436,040</b>	<b>14,931</b>

Expense	FY 25-26 Budget	FY 26-27 Proposed	Change
Personnel (Salary, Taxes, Benefits, Retirement)	200,608	271,860	71,252
Operations (Utilities, Supplies, Maintenance)	148,218	101,941	(46,277)
Professional Services	44,500	46,500	2,000
Equipment & Software	27,855	33,000	5,145
Capital Outlay	-	38,301	38,301
<b>Total</b>	<b>421,181</b>	<b>491,602</b>	<b>70,421</b>

# Enterprise - Water & Wastewater

The Enterprise Water and Wastewater Departments are responsible for providing reliable, safe, and cost-effective utility services to residents and businesses throughout the City of Angels. These operations maintain critical water distribution and wastewater collection infrastructure while ensuring compliance with regulatory requirements, protecting public health, and supporting long-term community growth.

## FY 2025-2026 Accomplishments

During FY 2025-2026, the City completed several significant infrastructure projects that improved the reliability and efficiency of utility operations. Major accomplishments included completion of the Vallecito Sewer Line Replacement Project, implementation of the Advanced Metering Infrastructure (AMI) Project, and replacement of key pressure reducing valves within the water distribution system. These improvements enhance system performance, strengthen asset management capabilities, improve customer service, and support the long-term sustainability of utility operations.

These projects were completed through the collaborative efforts of utility staff, engineering consultants, contractors, and Public Works personnel, whose support continues to play an important role in maintaining and improving the City's utility infrastructure.

## FY 2026-2027 Priorities

A key priority for FY 2026-2027 is the continued evaluation of long-term water supply reliability. The City will work with engineering consultants to research and evaluate potential secondary water source alternatives that could improve system resiliency, support future demand, and strengthen long-term water security.

The City will also continue to prioritize asset management, infrastructure maintenance, regulatory compliance, and capital improvement planning to ensure reliable service delivery and protect the community's investment in utility infrastructure.

## FY 2026-2027 Goals

- Evaluate secondary water source opportunities to improve system reliability and resiliency.
- Maintain compliance with all applicable water and wastewater regulations.
- Continue implementing infrastructure improvements identified in the Capital Improvement Program.
- Improve asset management and long-term capital planning efforts.
- Enhance operational efficiency through technology and system improvements.
- Maintain high levels of customer service and system reliability.

## Summary

The Enterprise Water and Wastewater Departments remain committed to providing safe, reliable, and sustainable utility services. Through strategic infrastructure investments, proactive planning, and continued collaboration between utility, engineering, and Public Works personnel, the City is positioning its water and wastewater systems to meet current needs while preparing for future challenges and opportunities.

## Strategic Plan Alignment

The Wastewater Department budget supports the following City strategic goals:

- **A3:** Promote transparency and community engagement
- **A6:** Enhance environmental sustainability and resilience
- **A7:** Improve infrastructure and service delivery

- **A8:** Foster a positive and supportive work environment
- **B5:** Ensure effective management of financial resources
- **C1:** Ensure community safety and security
- **C4:** Develop sustainable financial policies and practices
- **C7:** Recognize and appreciate employee contributions and community efforts

**Water**

<b>Revenue</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Utility Fee	3,317,500	3,413,474	95,974
Interest Earnings	380,000	325,000	(55,000)
<b>Total Revenue</b>	<b>3,697,500</b>	<b>3,738,474</b>	<b>40,974</b>

<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Personnel (Salary, Taxes, Benefits, Retirement)	574,450	621,160	46,710
Operations (Utilities, Supplies, Maintenance)	178,937	215,477	36,540
Professional Services	147,950	112,200	(35,750)
Equipment & Software	35,090	26,339	(8,751)
Capital Outlay	126,000	46,944	(79,056)
O&M Cost Allocation	210,000	240,000	30,000
Transfer Out to Capital Projects	2,125,405	2,247,586	122,181
<b>Total</b>	<b>3,397,832</b>	<b>3,509,706</b>	<b>111,874</b>

**UWPA**

<b>Revenue</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Utility Fee	410,000	450,000	40,000
Interest Earnings	5,000	4,200	(800)
<b>Total Revenue</b>	<b>415,000</b>	<b>454,200</b>	<b>39,200</b>

<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Water Purchase Fee	407,000	447,500	40,500
<b>Total</b>	<b>407,000</b>	<b>447,500</b>	<b>40,500</b>

**Wastewater**

<b>Revenue</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Utility Fee	3,317,500	3,424,750	107,250
Property Rental	7,500	7,500	-
Interest Earnings	380,000	350,000	(30,000)
<b>Total Revenue</b>	<b>3,705,000</b>	<b>3,782,250</b>	<b>77,250</b>

<b>Expense</b>	<b>FY 25-26 Budget</b>	<b>FY 26-27 Proposed</b>	<b>Change</b>
Personnel (Salary, Taxes, Benefits, Retirement)	827,774	896,886	69,112
Operations (Utilities, Supplies, Maintenance)	722,458	672,604	(49,854)
Professional Services	147,950	144,500	(3,450)
Equipment & Software	35,090	68,683	33,593
Capital Outlay	126,000	46,944	(79,056)
O&M Cost Allocation	210,000	240,000	30,000
Transfer Out to Capital Projects	2,489,241	1,403,000	(1,086,241)
<b>Total</b>	<b>4,558,513</b>	<b>3,472,617</b>	<b>(1,085,896)</b>

# Funding Source Overview

The City of Angels relies on a diverse mix of revenues to fund municipal operations, maintain public infrastructure, and provide essential services to residents, businesses, and visitors. Major revenue sources include property taxes, sales taxes, transient occupancy tax (TOT), franchise fees, service charges, utility revenues, grants, and state and federal funding programs.

Each revenue source plays an important role in supporting specific services and programs. General Fund revenues, such as property tax, sales tax, and transient occupancy tax, provide funding for core municipal services including public safety, administration, parks, and public works. Enterprise revenues generated through water and wastewater services support the operation, maintenance, and improvement of utility infrastructure. Grants and restricted revenues provide funding for capital projects, transportation improvements, public safety initiatives, and other targeted programs.

Maintaining a diversified revenue structure helps the City remain financially resilient and better positioned to respond to changing economic conditions, regulatory requirements, and community needs. The following section provides an overview of the City's primary revenue sources and their contribution to the programs and services delivered throughout the community.

# Capital Improvement Plan

The Capital Improvement Plan (CIP) is the City of Angels' strategic roadmap for planning, funding, and implementing capital projects that support our community's long-term infrastructure needs. It reflects the City's commitment to responsible stewardship of public assets—such as roads, utilities, public buildings, and equipment—and ensures that future investments align with community priorities and regulatory requirements.

Capital projects typically involve substantial financial resources, long-term use, and the enhancement or replacement of physical assets. These investments are critical to maintaining and improving the quality of life for our residents, supporting economic development, and meeting future demands as the city grows.

## Current and Future Planning

- **Water & Wastewater:** The City has adopted a comprehensive five-year Water and Wastewater Capital Improvement Plan (2024–2028). This plan addresses system upgrades, regulatory compliance, and operational resilience across both utilities. These projects are supported by a combination of rates, reserves, grant funding, and contributions.
- **Road and Pavement:** In 2024, the City conducted a pavement condition assessment, and we are currently developing a multi-year Road and Pavement Management CIP. This plan will prioritize road preservation and rehabilitation projects based on need, condition, and available funding. It is expected to be finalized and presented to the City Council in Fall 2025.

## Purpose and Alignment

The CIP is designed to:

- Guide the timing and budgeting of infrastructure investments
- Ensure financial sustainability by matching funding sources with long-term needs
- Support regulatory compliance and environmental responsibility
- Align capital spending with the City's Strategic Plan goals

By maintaining a structured approach to capital planning, the City of Angels can ensure transparency, accountability, and long-term service delivery for the community we serve.

# Capital Improvement Program Priorities

The City of Angels utilizes a Capital Improvement Program (CIP) to identify, prioritize, and fund infrastructure investments necessary to maintain public facilities, transportation systems, water and wastewater utilities, and other public assets. Capital projects are prioritized based on regulatory requirements, asset condition, public safety considerations, operational needs, and available funding.

## FY 2026-2027 Capital Improvement Priorities

The City's primary capital priorities for FY 2026-2027 focus on infrastructure preservation, utility system reliability, and long-term planning.

### Transportation and Public Infrastructure

- Continue implementation of Year 2 of the Pavement Management Program, focusing on preventative maintenance and roadway preservation strategies designed to extend pavement life and reduce future rehabilitation costs.

### Wastewater System

- Complete design and construction of the Holeman Dam Subdrain Project to improve system reliability and protect critical wastewater infrastructure.
- Expand closed-circuit television (CCTV) inspection of sewer mains throughout the City to improve asset management, identify system deficiencies, and support future capital planning efforts.

### Water System

- Advance planning and design efforts for the Backwash Handling Improvements Project at the Water Treatment Plant.
- Continue evaluation of potential secondary water source alternatives to improve water supply reliability and system resiliency.
- Update the Water and Wastewater Master Plans to ensure future infrastructure investments align with regulatory requirements, growth projections, and operational needs.
- Advance design and implementation of Water Distribution Pipeline Project WDP-2 and Water Transmission Main Project WTM-1 (Murphys Grade Road Transmission Main Upgrade).
- Continue planning efforts related to the WTP-2 Treated Water Transmission Main Replacement Project to improve long-term system reliability and operational flexibility.

Several projects identified in the Capital Improvement Program are currently underway or in various stages of planning, design, and construction. These investments support regulatory compliance, infrastructure reliability, asset preservation, and long-term utility sustainability.

# Wastewater 2024 - 2028 Capital Projects

## Capital Projects Overview

The City of Angels maintains a comprehensive Capital Improvement Plan (CIP) to guide investment in critical wastewater infrastructure and ensure the long-term reliability, sustainability, and regulatory compliance of the wastewater system. The CIP identifies major infrastructure improvements needed to maintain service levels, address aging assets, reduce operational risks, and support future community needs.

The City's wastewater capital program is funded through a combination of utility revenues, reserves, grants, developer contributions, and debt financing. This diversified funding strategy allows the City to balance available financial resources while advancing priority infrastructure projects and minimizing impacts to ratepayers.

During FY 2025-2026, the City advanced several significant wastewater infrastructure projects, including the Vallecito Road Sewer Replacement Project, a major component of the East Angels trunk sewer system identified in the City's Wastewater Master Plan and Capital Improvement Program. Construction activities continued throughout the fiscal year and represent an important investment in the long-term reliability of the City's wastewater collection system.

The recently completed wastewater rate study reaffirmed the importance of long-term capital planning and identified funding strategies necessary to support future infrastructure investments. The projects summarized in the following table represent the City's current wastewater capital priorities and will be implemented as funding becomes available and project schedules are refined.

Collectively, these projects support the City's commitment to responsible asset management, environmental stewardship, regulatory compliance, and the continued delivery of reliable wastewater services to the community.

Project Designation	Project Title	Project Limits	Length (ft)	Diameter (in)	Construction Cost (\$)	Total Project Cost (\$)	Funding Source
<b>Wastewater Treatment Plant (WWTP)</b>							
WWTP-1	Emergency Storage Basin Improvements	Armoring of side slopes, re-routing of storm drain lines, spillway/outlet modifications	-	-	350,000	550,000	Debt
WWTP-2	Grit Removal System	Construction of grit removal system at plant headworks	-	-	450,000	700,000	UR
<b>Wastewater Collection System (WWCS)</b>							
WWCS-2	East Angels Trunk Sewer Rehabilitation Project	SSMH 19 – SSMH 43	3,500	12	1,225,000	1,910,000	G

Project Designation	Project Title	Project Limits	Length (ft)	Diameter (in)	Construction Cost (\$)	Total Project Cost (\$)	Funding Source
WWCS-3	Main Street Sewer Replacement Project	Main Street between Church Street and Vallecito Road	1,500	12	450,000	700,000	UR
WWCS-4	Murphys Grade Road Sewer Rehabilitation Project	SSMH 75 – SSMH 79-4	1,400	12	490,000	760,000	UR
WWCS-5	North Angels Sewer Replacement Project	SSMH 46 – SSMH 74	4,600	12	1,610,000	2,510,000	Dev
<b>Wastewater Pump Station (WWPS)</b>							
WWPS-1	Angel Oaks Pump Station Improvements Project	Emergency generator, pump replacement	-	-	360,000	560,000	Dev
<b>Recently Completed Projects</b>							
WWCS-1	Vallecito Road Sewer Rehabilitation Project	SSMH 36 – SSMH 43	1,600	12	640,000	990,000	UR

Total Costs

- Construction Cost: \$5,575,000
- Total Project Cost: \$8,680,000

Funding Sources Key

- UR: Utility Rates
- G: Grant
- Dev - Development Fees

# Water 2024-2028 Capital Projects

## Capital Projects Overview

The City of Angels maintains a comprehensive Capital Improvement Plan (CIP) to guide investment in critical water infrastructure and ensure the long-term reliability, sustainability, and regulatory compliance of the City's water system. The CIP identifies major infrastructure improvements needed to maintain water quality, improve system reliability, address aging assets, support future growth, and meet regulatory requirements.

The City's water capital program is funded through a combination of utility revenues, reserves, grants, developer contributions, and debt financing. This diversified funding strategy allows the City to advance priority infrastructure projects while maintaining financial sustainability and minimizing impacts to ratepayers.

During FY 2025-2026, the City advanced several significant infrastructure projects, including the Water Meter Replacement (AMI) Project and continued improvements to the water distribution system. The City also completed replacement of several critical pressure reducing valves designed to improve system reliability, operational efficiency, and water pressure management. These investments strengthen the City's ability to manage utility assets while improving service to customers.

A major focus of future capital planning will be maintaining and upgrading critical transmission and distribution infrastructure, improving treatment plant operations, and evaluating long-term water supply reliability. The City is currently working with engineering consultants to research and evaluate potential secondary water source alternatives to improve system resiliency, enhance drought preparedness, and support future community needs.

The recently completed water rate study reaffirmed the importance of long-term infrastructure investment and identified funding strategies necessary to support future capital improvements. The projects summarized in the following table represent the City's current water system capital priorities and will be implemented as funding becomes available and project schedules are refined.

Collectively, these projects support the City's commitment to responsible asset management, regulatory compliance, water system reliability, and the continued delivery of safe and dependable water service to residents and businesses.

### Water Treatment Plant (WTP)

Project Designation	Project Title	Project Limits	Length (ft)	Diameter (in)	Construction Cost (\$)	Total Project Cost (\$)	Funding Source
WTP-1	Backwash Handling Improvements	Backwash recovery system, residual dewatering system	-	-	4,270,000	6,660,000	G
WTP-2	Treated Water Transmission Main Replacement	Water Treatment Plant to Murphys Grade Road	3,500	18	1,400,000	2,180,000	Debt

### Water Treatment Mains (WTM)

Project Designation	Project Title	Project Limits	Length (ft)	Diameter (in)	Construction Cost (\$)	Total Project Cost (\$)	Funding Source
WTM-1	Murphys Grade Road Transmission Main Upgrade	Murphys Grade Road from WTP-2 project termination to Main Street	4,920	12	1,476,000	2,300,000	Debt
WTM-2	SR-49 Transmission Main Upgrade	SR-49 from Monte Verde Street to Murphys Grade Road and SR-49 from Clifton Lane to Cherokee Creek	2,000	12	650,000	1,015,000	Debt
WTM-3	Stockton Road/Foundry Lane Interconnect Project	Stockton Road from Angels Oak Drive to Main Street and Foundry Lane from SR-49 to Stockton Road	6,600	12	1,980,000	3,090,000	Dev

Water Distribution Pipelines (WDP)

Project Designation	Project Title	Project Limits	Length (ft)	Diameter (in)	Construction Cost (\$)	Total Project Cost (\$)	Funding Source
WDP-1	Mark Twain Road Water System Improvements	Mark Twain Road from Fairview Drive to Hardenbrook Street	1,750	10	438,000	680,000	UR
		Fairview Drive to Ratz Alley	1,900	8	380,000	590,000	UR
WDP-2	Hillcrest, Gold Cliff, McCauley Ranch Road Water System Improvements	Hillcrest Street from Gold Cliff Road to West Street	2,500	10	625,000	980,000	UR
		Gold Cliff Road from McCauley Ranch Road to Hillcrest Street					
		McCauley Ranch Road from Spyglass Circle to Gold Cliff Road					

Total Costs

- Construction Cost: \$11,179,000
- Total Project Cost: \$18,275,000

Funding Sources Key

- UR: Utility Rates
- G: Grant
- Dev - Development

# Debt Management Overview

The City of Angels maintains a conservative approach to debt management, utilizing long-term financing only when necessary to support critical infrastructure investments while preserving financial stability. The City currently carries no General Fund debt obligations, and all outstanding debt is associated with Enterprise Fund operations.

## Current Debt Profile

The City's outstanding debt consists primarily of State Revolving Fund (SRF) financing and other obligations associated with water and wastewater infrastructure improvements. These investments support regulatory compliance, environmental protection, system reliability, and the long-term sustainability of the City's utility operations.

Debt service payments are funded through enterprise revenues generated by utility customers and are incorporated into the City's utility rate structures. As a result, debt obligations do not place a burden on the General Fund or impact the City's ability to provide core municipal services.

## Debt Management Practices

The City evaluates financing options on a project-by-project basis and seeks to balance infrastructure needs with long-term financial sustainability. Before issuing debt, the City considers available reserves, grant funding opportunities, development contributions, pay-as-you-go funding, and other financing alternatives.

The City strives to utilize debt strategically for major capital improvements that provide long-term community benefits and extend the useful life of critical infrastructure assets.

## Future Financing Considerations

As identified in the Water and Wastewater Capital Improvement Programs, significant infrastructure investments may be required over the coming years. The City will continue pursuing grants, low-interest loans, and other external funding opportunities to minimize costs to ratepayers while maintaining reliable utility systems and addressing future infrastructure needs.

Through responsible debt management and long-range financial planning, the City seeks to maintain financial flexibility while supporting critical infrastructure improvements that benefit current and future residents.

# Enterprise Debt Service Schedule

City of Angels FY 2025-2026						
Debt Service Schedule						
Year Ending June 30,	USDA - Pinnacle Wastewater Loan Construction of Waste Water Facility Original Loan 2004 Refinance 2017 Expiration 3/2032 Refinanced Amt \$4,043,725 2.73%		State of CA Dept of Water Resources - State Revolving Fund Wastewater Sewer System Upgrade Original Loan 2011 Expiration 9/2030 Amount \$3,372,800 (\$3,086,400 Forgiven) Balance due \$286,400 1.00%		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
<b>Beg Bal</b>	<b>2,352,510</b>	-	<b>107,174</b>	-	<b>2,459,684</b>	-
2026	274,841	55,048	15,006	923	<b>289,847</b>	<b>55,971</b>
2027	282,295	47,494	15,156	773	<b>297,451</b>	<b>48,267</b>
2028	289,740	39,737	15,308	622	<b>305,048</b>	<b>40,358</b>
2029	297,176	31,776	15,461	468	<b>312,637</b>	<b>32,245</b>
2030-2032	941,079	45,502	31,387	472	<b>972,466</b>	<b>45,974</b>
<b>Totals</b>	<b>2,085,131</b>	<b>219,558</b>	<b>92,317</b>	<b>3,258</b>	<b>2,177,448</b>	<b>222,816</b>

# Glossary

**ACFR (Annual Comprehensive Financial Report)**

The audited annual financial report of the City that presents financial statements, notes, and supplementary information.

**AMI (Advanced Metering Infrastructure)**

A system of smart water meters and communication technology used to automate meter reading and improve utility operations.

**Appropriation**

Authorization by the City Council to expend funds for specific purposes during a fiscal year.

**Assessed Value**

The value assigned to property for the purpose of calculating property taxes.

**Balanced Budget**

A budget in which projected revenues and available resources are sufficient to fund projected expenditures.

**Budget**

A financial plan that identifies anticipated revenues and expenditures for a specific fiscal period.

**Budget Amendment**

A City Council-approved adjustment to the adopted budget during the fiscal year.

**CalPERS**

The California Public Employees' Retirement System, which administers retirement benefits for eligible City employees.

**Capital Asset**

A long-term asset such as land, buildings, infrastructure, vehicles, or equipment with a useful life extending beyond one fiscal year.

**Capital Equipment & Vehicle Replacement Fund**

A fund established to provide resources for the planned replacement of City vehicles and equipment.

**Capital Improvement Program (CIP)**

A multi-year plan for the construction, replacement, or rehabilitation of major infrastructure and public assets.

**Capital Project**

A project involving the acquisition, construction, or improvement of a capital asset.

**Cost Allocation Plan**

A methodology used to distribute shared administrative and support service costs among City departments and funds.

**Debt Service**

Principal and interest payments associated with long-term debt obligations.

**Enterprise Fund**

A fund used to account for services financed primarily through user fees, such as water and wastewater operations.

**Expenditure**

The payment of funds for goods, services, salaries, capital projects, or other authorized purposes.

**Fiscal Year (FY)**

A twelve-month accounting period used for budgeting and financial reporting. The City's fiscal year runs from July 1 through June 30.

**Fund**

A separate accounting entity established to account for specific revenues, expenditures, assets, and liabilities.

**Fund Balance**

The difference between a fund's assets and liabilities, representing available financial resources.

**GASB (Governmental Accounting Standards Board)**

The organization responsible for establishing accounting and financial reporting standards for state and local governments.

**General Fund**

The City's primary operating fund used to account for most governmental activities and services.

**General Fund Reserve**

Financial resources maintained to address emergencies, revenue fluctuations, cash flow needs, and unforeseen expenditures.

**Grant**

Financial assistance received from federal, state, local, or private sources for specific purposes.

**Infrastructure**

Public assets such as roads, sidewalks, water systems, wastewater systems, drainage facilities, and public buildings.

**Measure A**

The voter-approved one-cent sales tax dedicated to supporting fire protection and emergency services.

**Multi-Year Financial Forecast**

A projection of revenues, expenditures, and financial conditions over multiple future fiscal years.

**Operating Budget**

The portion of the budget that funds the day-to-day operations of the City.

**Operating Expenditure**

A recurring cost necessary to provide municipal services, including salaries, supplies, utilities, and contracted services.

**Pavement Management Program**

A planning tool used to assess roadway conditions and prioritize maintenance and rehabilitation projects.

**Property Tax**

A tax levied on real property and allocated among local government agencies according to state law.

**Recurring Revenue**

Revenue that is expected to be received on an ongoing basis from year to year.

**Reserve Fund**

Resources set aside to address future obligations, emergencies, capital needs, or revenue fluctuations.

**Revenue**

Funds received by the City from taxes, fees, grants, service charges, and other sources.

**RMRA (Road Maintenance and Rehabilitation Account)**

State funding provided under Senate Bill 1 (SB 1) for eligible street and road maintenance projects.

**Sales Tax**

A tax imposed on the sale of goods, a portion of which is distributed to the City.

**Special Revenue Fund**

A fund used to account for revenues that are legally restricted or committed to specific purposes.

**SRF (State Revolving Fund)**

A low-interest loan program that assists local agencies in financing water and wastewater infrastructure improvements.

**Strategic Plan**

A document that establishes the City's long-term goals, priorities, and objectives.

**TOT (Transient Occupancy Tax)**

A tax imposed on guests staying in hotels, motels, and other lodging facilities within the City.

**Wastewater Enterprise Fund**

The fund used to account for wastewater utility operations, maintenance, capital improvements, and debt service.

**Water Enterprise Fund**

The fund used to account for water utility operations, maintenance, capital improvements, and debt service.



**CITY OF ANGELS**  
**CITY HALL**

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

**DATE:** JUNE 16, 2026  
**TO:** CITY COUNCIL  
**FROM:** MICHAEL HODSON, CITY ADMINISTRATOR

**RE:** Approval of Resolution No. 26-64 and Agreement No. 26-20 for the Provision of Fire Protection and Emergency Medical Services Between the Altaville Melones Fire Protection District and the City of Angels

**RECOMMENDATION:**

Staff recommends that the City Council approve the Agreement for the Provision of Fire Protection and Emergency Medical Services between the Altaville Melones Fire Protection District (AMFPD) and City of Angels and approve Resolution 26-64 that authorizes the City Administrator to execute and administer the Agreement.

**BACKGROUND:**

The Altaville Melones Fire Protection District (AMFPD) has expressed interest in contracting with the City of Angels Fire Department (ACFD) to provide fire protection and emergency medical services throughout the District. This agreement is intended to serve as an initial bridge toward a potentially more permanent operational consolidation between the two agencies.

AMFPD currently surrounds the City of Angels geographically, creating overlapping service areas and operational inefficiencies under the current mutual aid and automatic aid framework. Under existing response protocols, the closest available unit responds to emergencies, which often results in AMFPD responding to incidents in portions of northern Angels Camp while ACFD responds to incidents south of the City and within portions of the District.

The proposed agreement formalizes and streamlines service delivery by placing operational responsibility for the District under the City of Angels Fire Department while preserving AMFPD's legal structure and ownership of assets.

**DISCUSSION:**

Following several months of discussion, staff has negotiated a five-year agreement effective July 1, 2026, under which ACFD will provide all-risk fire protection and emergency medical response services throughout the Altaville Melones Fire Protection District.

Key provisions of the agreement include:

**1. Service Consolidation and Operational Efficiency:**

The agreement is intended to create a more unified and efficient fire service delivery model for the region. While this agreement does not legally consolidate the agencies, it

establishes an operational framework that could support future consolidation discussions.

**2. Scope of Services:**

ACFD will provide:

- Structure and wildland fire suppression
- Basic Life Support (BLS) emergency medical response
- Rescue services, including vehicle extrication
- Hazardous materials first response
- Public assist and disaster response

**3. Staffing Expansion:**

The agreement requires the City to maintain a combination staffing model with a minimum daily staffing level of four personnel assigned to primary response units when available. This staffing model supports improved service capacity and may allow the City to expand operational capabilities, including maintaining multiple apparatus in service and enhancing EMS response programs.

**4. Funding Structure:**

Rather than a fixed annual payment, AMFPD will transfer all Measure A revenue allocated for fire and emergency services to the City. Current estimates indicate this funding could range from approximately \$500,000 to \$750,000 annually, with the current fiscal year allocation estimated at \$774,106.

If additional District revenues become available, those revenues would also be provided to the City to support expanded services.

**5. District Assets**

Ownership of all AMFPD-owned stations, apparatus, and equipment remains with the District. However, the City is granted authority to use District assets as operationally necessary. Routine maintenance would be the City’s responsibility, while capital repairs and replacements remain the District’s responsibility unless otherwise agreed.

**6. Contract Duration and Termination**

The agreement establishes a five-year term. AMFPD may terminate the agreement without cause only after the first fiscal year by providing notice no later than April 1, 2027, with termination effective July 1, 2027. After that period, termination is limited to cause, recognizing the City’s anticipated investments in staffing, equipment, and infrastructure.

The City retains the right to terminate or suspend services if funding becomes insufficient or operational conditions make service delivery impracticable.

**7. Governance and Oversight**



The agreement includes an annual joint operational and financial review by representatives of both governing bodies to evaluate service performance, response statistics, and financial sustainability.

**FINANCIAL IMPACT:**

This agreement will significantly increase City fire revenues through the transfer of AMFPD Measure A allocations. Current estimates project annual revenue for Fiscal Year 2026–27 estimate at approximately \$774,106.

These revenues will support expanded fire staffing, operations, training, equipment, and emergency response services. While expenditures are expected to increase proportionately, staff believes the economies of scale and enhanced regional service delivery will create long-term operational and financial efficiencies.

**ATTACHMENTS:**

- 1) Resolution No. 26-64 Approving the Agreement for the Provision of Fire Protection and Emergency Medical Services between the Altaville Melones Fire Protection District and the City Of Angels
- 2) Contract No. 26-20 Agreement For the Provision of Fire Protection and Emergency Medical Services between Altaville Melones Fire Protection District and the City Of Angels
- 3) Calaveras County Map of Fire Districts



**CITY OF ANGELS  
CITY COUNCIL  
RESOLUTION No. 26-64**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS APPROVING  
THE AGREEMENT FOR THE PROVISION OF FIRE PROTECTION AND  
EMERGENCY MEDICAL SERVICES BETWEEN THE ALTAVILLE MELONES FIRE  
PROTECTION DISTRICT AND THE CITY OF ANGELS**

**WHEREAS**, the Altaville Melones Fire Protection District (“District”) is authorized pursuant to California law to provide fire protection and emergency medical services within its jurisdiction; and

**WHEREAS**, the City of Angels maintains an organized municipal fire department capable of providing fire suppression, rescue, and emergency medical services to the community; and

**WHEREAS**, the District has determined that contracting with the City of Angels Fire Department for the provision of fire protection and emergency medical services is in the best interest of the District and its residents; and

**WHEREAS**, the City and the District desire to improve regional fire protection efficiency, reduce duplication of services, and create economies of scale through a coordinated operational model; and

**WHEREAS**, the Agreement provides for the City to deliver all-risk fire protection and emergency response services within the District boundaries, including structure and wildland fire suppression, emergency medical response, rescue services, hazardous materials first response, and disaster response; and

**WHEREAS**, the Agreement establishes an initial term of five (5) years commencing July 1, 2026, with an option for extension, and provides for annual financial support to the City through the transfer of District Measure A revenues for fire and emergency services; and

**WHEREAS**, ownership of all District real property, stations, apparatus, and equipment shall remain with the District, while allowing the City operational use of such assets as necessary to fulfill its obligations under the Agreement; and

**WHEREAS**, the City Council finds that entering into this Agreement will improve fire protection coverage, enhance emergency medical service delivery, increase staffing stability, and better serve the residents of both the City and the District; and

**WHEREAS**, the City Council further finds that the Agreement represents an important step toward long-term regional cooperation and potential future service consolidation, while preserving the legal independence of both agencies.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Angels hereby approves the Agreement for the Provision of Fire Protection and Emergency Medical Services between the Altaville Melones Fire Protection District and the City of Angels.

**BE IT FURTHER RESOLVED** that the City Administrator is hereby authorized and directed to execute the Agreement on behalf of the City and to take any actions necessary to implement and administer its terms.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Haley Bugarin, City Clerk

\_\_\_\_\_  
Caroline Schirato, Mayor



**AGREEMENT FOR THE PROVISION OF FIRE PROTECTION AND EMERGENCY  
MEDICAL SERVICES  
BETWEEN ALTAVILLE MELONES FIRE PROTECTION DISTRICT AND THE CITY  
OF ANGELS**

This Agreement (“Agreement”) is made and entered into as of July 1, 2026, by and between the **ALTAVILLE MELONES FIRE PROTECTION DISTRICT**, a fire protection district organized pursuant to the laws of the State of California (“District”), and the **CITY OF ANGELS**, a municipal corporation in the County of Calaveras, State of California (“City”), acting by and through the City of Angels Fire Department.

**1. RECITALS**

A. It is the intention of both parties that this contract will provide a bridge to an enduring agreement in which the City will assume the District’s functions and funding. The parties recognize that operating as a single entity, under the City’s control, will provide economies of scale and efficiencies that will benefit both communities. Further, the parties desire that the consolidated effort allow for expanded medical response capability; such structural and personnel actions cannot be easily unwound. While provisions exist to dissolve this agreement at specific milestones, it is the mutual intent that this agreement be the precursor to a more permanent and enduring consolidation.

B. The District is authorized pursuant to the California Health and Safety Code to provide fire protection and emergency services within its jurisdiction.

C. The City maintains an organized fire department capable of providing fire suppression, rescue, and emergency medical services.

D. The District has determined that contracting with the City for the provision of fire protection, emergency medical, and related emergency response services is in the best interests of the District and its residents, property owners, and constituents.

E. The Parties desire to enter into this Agreement pursuant to which the City will provide fire protection, emergency medical, and related emergency response services within the District’s boundaries in order to ensure the efficient, economical, and coordinated delivery of such services throughout the District. F. This Agreement is intended to comply with applicable provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Govt. Code section 5600 et seq.), the Joint Exercise of Powers Act (Govt. Code section 6500 et seq.), and all other applicable laws.

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**2. TERM**

- 2.1. **Initial Term.** The term of this Agreement shall be five years, beginning July 1, 2026, unless sooner terminated as provided herein.
- 2.2. **Extensions.** The City, having been required to structure accordingly, may extend this Agreement for an additional five years.

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**3. SCOPE OF SERVICES**

- 3.1. **General Services.** The City shall provide all-risk fire protection and emergency response services within the district, including:
  - Structure and wildland fire suppression
  - Emergency medical response at the Basic Life Support (BLS) level.
  - Rescue services, including vehicle extrication
  - Hazardous materials first response (Operations level)
  - Public assist and disaster response
- 3.2. **Standard of Care.** Services shall be provided in a manner consistent with similarly situated Sierra foothill fire agencies, and in accordance with applicable state and federal standards.
- 3.3. **Operational Control.** The City shall retain sole authority over deployment, staffing, training, and incident command.

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3.4. **Nature of Agreement.** The Parties acknowledge that this Agreement is a contract for services only, and is not intended to, and shall not be construed to, effectuate or imply any annexation, consolidation, dissolution, reorganization, or transfer of legal responsibility or authority for fire protection or emergency medical services within the District’s boundaries. The Parties further acknowledge that nothing herein shall be construed to create a successor agency relationship, merger of functions, or transfer of statutory duties under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**4. SERVICE LEVELS AND DEPLOYMENT**

- 4.1 **Staffing Model.** The City shall provide a combination staffing model typical of Calaveras County including a minimum daily staffing of four (4) personnel assigned to primary response units when available.
- 4.2 **Apparatus Deployment.** The City shall maintain and respond with appropriate apparatus, which may include:
  - Type 1, Type 3 or 5/6 Type engines
  - Rescue Vehicle

- Water tender
- Command vehicle
- Utility Vehicle

**4.3 Response Time Objectives (Non-binding).** The City shall aim for the following response time objectives:

- Turnout time:
  - Career/assigned staff: 1–2 minutes
- Travel time: Variable due to rural topography; generally consistent with 20-minute total response time in outlying areas

The parties acknowledge and agree that the foregoing are performance goals only and are not intended to constitute guarantees, warranties, or enforceable service standards.

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## **5. DISPATCH, MUTUAL AID, AND SYSTEM INTEGRATION**

**5.1 Dispatch Through County PSAP.** All calls shall be dispatched through Calaveras County’s designated Public Safety Answering Point (PSAP).

**5.2 Mutual Aid Participation and Scope Limitation.** The Parties acknowledge that each is a participant in the California Fire and Rescue Mutual Aid System administered by the California Governor’s Office of Emergency Services. This Agreement is intended solely to address service delivery within the District’s geographic boundaries and is not intended to expand the City’s primary service responsibility beyond those expressly provided for herein.

**5.3 Automatic Aid and Unit Response.** Closest unit response and automatic aid agreements with neighboring agencies Murphys, San Andreas, and Copperopolis shall remain in effect and applicable within the District.

**5.4 ICS Compliance.** All incidents shall be managed using the Incident Command System (ICS) in accordance with SEMS/NIMS requirements.

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## **6. COMPENSATION**

**6.1 Annual Contract Amount.** The District shall pay the City all District Measure A monies collected and available for fire and emergency services under applicable law.

**6.2 Adjustments.** It is the intention of both parties that this Agreement be of an enduring nature and may, over time, facilitate discussions regarding potential future consolidation or other long-term structural changes. In the event additional funding becomes available or the District receives additional revenue, the District shall provide those to the City to further enhance services unless extenuating circumstances are identified.

6.3 **Payment Terms.** Payments shall be made in equal quarterly installments within thirty (30) days of invoice.

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## 7. DISTRICT ASSETS

7.1 **Ownership of District Property.** Ownership of all District-owned real property, fire stations, apparatus, equipment, and other assets shall remain the property of the District.

7.2 **Authorized Use of District Property.** The City shall have the right to use District facilities, vehicles, apparatus, personal protective equipment (PPE), extrication tools, and other District-owned property as reasonably necessary, in the City’s discretion, to provide services under this Agreement. Such use shall be limited to purposes consistent with fire protection, emergency medical response, and related emergency services within the scope of this Agreement. For the duration of this Agreement, the District shall not sell, transfer, assign, lease, loan, rent, donate or otherwise dispose of any such equipment without the City’s prior written consent.

7.3 **Maintenance Responsibilities.** Maintenance responsibilities shall be as follows:

- Routine operations and maintenance: City
- Repairs and capital replacement: District, unless otherwise agreed in writing

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## 8. PERSONNEL AND EMPLOYMENT RESPONSIBILITIES

8.1 **City Employment and Control of Personnel.** All personnel performing services under this Agreement shall be employees of the City. The Parties acknowledge and agree that the City shall be solely responsible for the hiring, supervision, direction, and compensation of all such personnel. The City shall not be responsible or liable for any District personnel, and nothing in this Agreement shall be construed to create any joint employment, agency, or employment relationship between the City and the District with respect to any personnel.

8.2 **Qualifications and Certifications.** All emergency response personnel performing services under this Agreement shall meet applicable California State Fire Training and emergency medical services (EMS) certification standards, as applicable. All employees shall maintain, as applicable, current NREMT, MCEMSA, FCTC and CPAT certificates or accreditations, as required for their assigned duties.

8.3 **Probation and employment Status.** New emergency response employees shall be subject to a one (1) year probationary period in accordance with City policies, the applicable collective bargaining agreements, and applicable law.

8.4 **Employment Costs.** The District shall have no responsibility for wages, benefits, or workers’ compensation, or any other employment-related costs for City personnel performing services under this Agreement.

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## 9. LIABILITY, INSURANCE, AND INDEMNIFICATION

**9.1 Responsibility for Acts and Omissions.** Each party shall be responsible for its own acts, omissions, and liabilities, including those related to its respective real property and operations.

**9.2 Insurance.** The City shall maintain insurance coverage customary for municipal fire agencies and consistent with applicable laws and City policy. Vehicles under the operational control of the City will be insured by the City and not by the District.

**9.3. Mutual Indemnification.** Each Party agrees to indemnify, defend, and hold harmless the other Party, its officers, employees, and agents, to the extent permitted by law, from and against any and all claims, demands, actions, damages, losses, or liabilities arising out of or resulting from its own negligent or wrongful acts or omissions.

**9.4. District Indemnity; Pre-existing Liability.** The City shall have no liability for any acts or omissions of the District occurring prior to the term of this Agreement. The district shall remain responsible and shall indemnify the city for any claims, demands, or liabilities arising from the District's acts or omissions, whether occurring before or during the term of this Agreement, except as otherwise required by law.

**9.5. Immunities Preserved.** Nothing in this Agreement shall be construed as a waiver of immunities, defenses, or limitations of liability provided under the California Tort Claims Act or other applicable law.

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## 10. REPORTING AND PERFORMANCE REVIEW

**10.1. Incident reporting Standards.** The City shall provide incident reporting consistent with NERIS Fire Incident Reporting System standards, as may be updated from time to time.

**10.2. Annual Joint Operational and Financial Review.** The parties shall conduct an annual joint review addressing:

- Response statistics
- Financial performance
- Service level adequacy

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The governing bodies of each entity shall appoint a representative or subcommittee to participate in and represent each Party in the annual joint review process.

The Parties acknowledge and agree that the annual joint review is intended solely for informational and operational coordination purposes and shall not be construed as establishing binding performance standards, contractual guarantees, or enforceable service levels unless

expressly agreed to in writing. The District shall have no authority to direct, control, or administer the City's Fire Department or any of its operations, personnel, or decision-making.

**12. COMPLIANCE**

**12.1. Legal Compliance and Funding and Regulatory Adjustments.** The Parties acknowledge that circumstances require the prompt implementation of this Agreement and agree that time is of the essence in the City's provision of services hereunder. The Parties shall comply with all applicable federal, state, and local laws, regulations, and requirements, including those administered under the Joint Exercise of Powers Act (Government Code section 6500 et seq.) and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq.), as applicable, and any applicable guidance, conditions, or determinations issued by the Calaveras County Local Agency Formation Commission (LAFCO).

The Parties further acknowledge that funding sources, including but not limited to Measure A revenues or other District revenues, may be subject to legal, voter-approved, or regulatory restrictions. In the event that any portion of the anticipated funding is reduced, restricted, or disallowed, or otherwise unavailable, the Parties shall cooperate in good faith to modify the Agreement as necessary to address such funding changes or, if deemed necessary by the City, terminate this Agreement. In no event shall the City be required to provide services to the District with less funding than that contemplated by this Agreement.

In the event that any provision of this Agreement is determined to be inconsistent with applicable law or LAFCO guidance or determinations, the Parties shall likewise confer in good faith to amend, modify or replace this Agreement, or provision thereof, to achieve compliance while preserving, to the extent permitted by law, the intent of the Agreement.

**12.2 Cooperation and Necessary Acts.** The Parties shall cooperate and exchange and/or submit such information and documentation as may be reasonably necessary to implement and administer this Agreement. Each Party shall take all actions reasonably necessary, whether express or implied, to perform its duties and obligations under this Agreement, to effectuate its intent, and to comply with applicable federal, state, and local laws and regulations.

**12.3. Effect of Legal or Funding Limitations.** To the extent permitted by law, in the event the essential purpose of this Agreement cannot be fully effectuated due to legal, regulatory, or funding limitations, the District shall remain responsible for payment to the City of a prorated amount for services actually rendered, together with reimbursement of reasonable costs and expenditures incurred by the City in reliance on this Agreement prior to any termination or material modification.

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**13. TERMINATION**

13.1. **Without Cause.** The District may cancel this contract at the conclusion of the first fiscal year by providing written notice to the City no later than April 1, 2027 with termination becoming effective July 1, 2027. After this date, the contract may only be terminated for cause in recognition of the investments in labor and infrastructure borne by the City.

13.2. **For Cause.** Either Party may terminate this Agreement for material breach, including but not limited to failure to make timely or sufficient payments, or material failure to perform obligations under this Agreement. The non-breaching Party shall provide written notice specifying the breach, and the breaching Party shall have thirty (30) days to cure such breach, if capable of cure, unless a shorter cure period is reasonably required to address an imminent public safety concern.

13.3. **City Operational Discretion.** The City may terminate or suspend services upon reasonable written notice if continued performance is rendered impracticable due to inadequate funding, persistent operational disruption, or conditions that materially impair the City’s ability to safely and effectively provide services under this Agreement. The Parties shall cooperate in good faith to effect an orderly transition of services in such event.

**14. DISPUTE RESOLUTION**

The parties shall first attempt to resolve disputes through informal negotiations. If unresolved, disputes may be submitted to mediation prior to litigation.

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**15. ENTIRE AGREEMENT AND AMENDMENT**

This Agreement constitutes the entire agreement between the parties and may only be amended by written instrument approved by both governing bodies.

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**16. EXECUTION**

16.1. **Authority to Execute.** Each individual executing this Agreement on behalf of a Party represents and warrants that they have full legal authority to do so and that this Agreement has been duly approved by the governing body of that Party, including the District Board of Directors and the City Council, as applicable. Each Party further represents that all required resolutions, approvals, and authorizations necessary to enter into and perform this Agreement have been duly adopted and are in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**ALTAVILLE MELONES FIRE PROTECTION DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CITY OF ANGELS**

By: \_\_\_\_\_

Name: \_\_\_\_\_

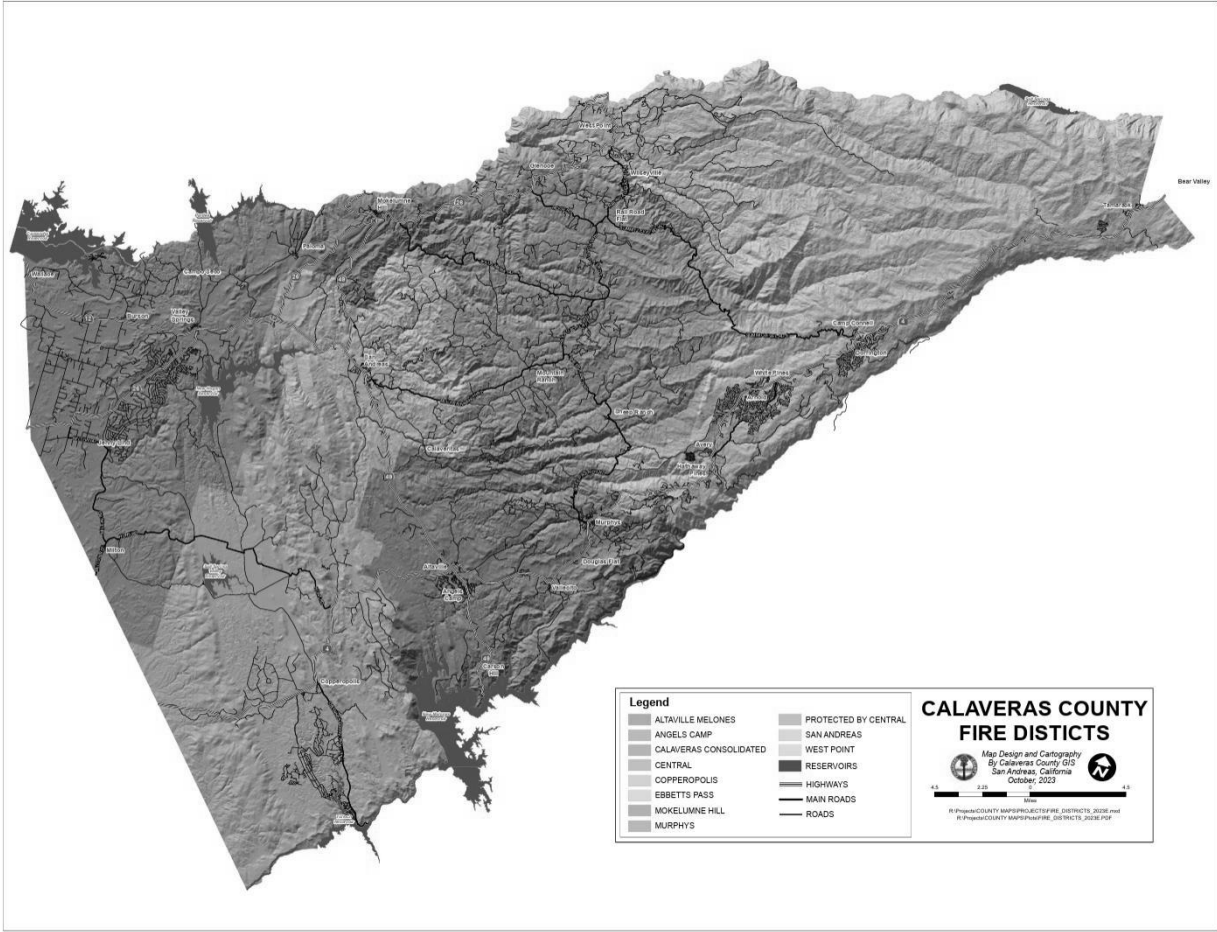
Title: \_\_\_\_\_



**EXHIBITS**

- Exhibit A: District Boundary and Response Area Map
- Exhibit B: Initial need to use Apparatus and Equipment

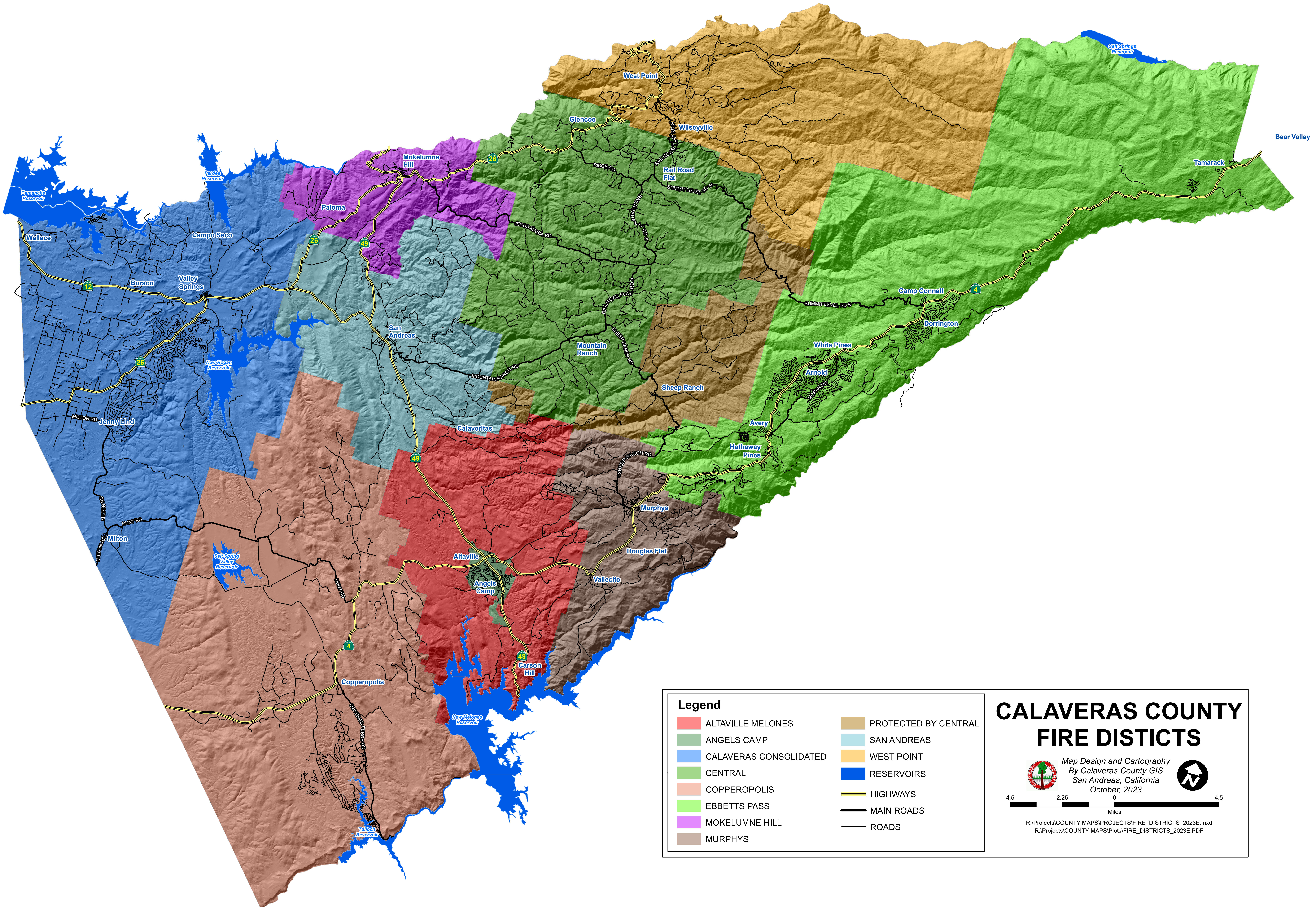
**Exhibit A:**



**Exhibit B:**

The City will have exclusive and immediate use of the following vehicles and equipment.

1. Lic. 1153826, VIN# IFDAW57P74EC79051, 2004 Ford Type 5 Fire Engine.
2. Lic. 1587948, VIN# 2NKHHM7X4LM394758, 2020 Kenworth Water Tender.
3. Lic. 1606857, VIN# 3C6TR5EJ1LG150594, 2020 RAM PU 4X4.
4. Lic. 1275051, VIN# IFTSW2IP76EA79189, 2006 FORD PU 4x4.
5. ID# 1362636, VIN# 4UF5R4KB9PT301532, 2023 Tracker 800sx crew side by side.
6. Lic.4wN8334, VIN# 4YMBU1423RNO12929, Utility Trailer for Side by Side.
7. All self-contained breathing apparatus (SCBAs).
8. All vehicle extrication and rope rescue equipment.
9. All personal protective equipment within use date.
10. All hand tools.
11. All power tools.
12. All hose nozzles, master streams, portable monitors and (in date hose.)
13. All EMS equipment.



**Legend**

<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> ALTAVILLE MELONES	<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> PROTECTED BY CENTRAL
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> ANGELS CAMP	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> SAN ANDREAS
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> CALAVERAS CONSOLIDATED	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> WEST POINT
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> CENTRAL	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> RESERVOIRS
<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> COPPEROPOLIS	<span style="display:inline-block; width:15px; height:15px; border-bottom:2px solid yellow;"></span> HIGHWAYS
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> EBBETTS PASS	<span style="display:inline-block; width:15px; height:15px; border-bottom:2px solid black;"></span> MAIN ROADS
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> MOKELUMNE HILL	<span style="display:inline-block; width:15px; height:15px; border-bottom:1px solid black;"></span> ROADS
<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> MURPHYS	

## CALAVERAS COUNTY FIRE DISTRICTS

Map Design and Cartography  
By Calaveras County GIS  
San Andreas, California  
October, 2023

Miles

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**CITY OF ANGELS**  
**CITY HALL**

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

**DATE:** JUNE 16, 2026  
**TO:** CITY COUNCIL  
**FROM:** MICHAEL HODSON, CITY ADMINISTRATOR

**RE:** Resolution No. 26-61 Designating the City Administrator as the Americans with Disabilities Act (ADA) Liaison Officer; Resolution No. 26-62 Designating the City Administrator as the Disadvantaged Business Enterprise (DBE) Liaison Officer; and Resolution No. 26-63 Adoption of an ADA Grievance Procedure

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution No. 26-61 designating the City Administrator as the City's Americans with Disabilities Act (ADA) Liaison Officer;
2. Adopt Resolution No. 26-62 designating the City Administrator as the City's Disadvantaged Business Enterprise (DBE) Liaison Officer; and
3. Adopt Resolution No. 26-63 approving the City's ADA Grievance Procedure to ensure compliance with federal and state accessibility requirements.

**BACKGROUND:**

The City of Angels receives and may seek federal and state transportation funding through programs administered by the California Department of Transportation (Caltrans). As a condition of participation in these programs, local agencies must maintain compliance with federal nondiscrimination and accessibility requirements, including those related to the Americans with Disabilities Act (ADA) and the Disadvantaged Business Enterprise (DBE) Program.

Caltrans Local Assistance requires local agencies to designate responsible officials to oversee compliance efforts, complete annual certifications, maintain program documentation, and ensure accessibility and nondiscrimination requirements are met.

In addition, local agencies are required to maintain an ADA Grievance Procedure that provides members of the public with a formal process for submitting complaints regarding accessibility barriers or alleged discrimination based on disability.

On August 5, 2025, City Council adopted Resolution 25-59 that stated “the City designates the City Administrator to serve as the ADA Liaison Officer...” Additionally, the City of Angels is due to update their ADA Grievance Procedure to reflect the placement of most recent City Administrator, Michael Hodson.

**DISCUSSION:**

To maintain compliance with Caltrans Local Assistance requirements and federal regulations, staff recommends designating the City Administrator as both the ADA Liaison Officer and the DBE Liaison Officer.

The ADA Liaison Officer serves as the City's primary point of contact for matters relating to accessibility compliance, ADA self-evaluations, transition planning, complaint resolution, and annual certifications. The officer is responsible for coordinating City efforts to ensure programs, services, activities, and facilities are accessible to individuals with disabilities. Resolution No. 26-61 formally designates City Administrator Michael Hodson to serve in this role.

The DBE Liaison Officer is responsible for overseeing the City's Disadvantaged Business Enterprise Program requirements, ensuring nondiscrimination in federally assisted contracting opportunities, maintaining required records, and executing certifications and related documents. Resolution No. 26-62 formally designates City Administrator Michael Hodson to serve in this capacity.

Staff also recommends approval of Resolution 26-63 adoption of an ADA Grievance Procedure. Establishing a formal grievance process provides a clear and accessible method for members of the public to submit concerns related to disability access and ensures that the City has procedures in place to review, investigate, and respond to such complaints in a timely and consistent manner. Adoption of the procedure demonstrates the City's ongoing commitment to equal access and compliance with applicable federal and state regulations.

Approval of these items will help ensure the City remains eligible for future state and federal funding opportunities and remains in compliance with Caltrans Local Assistance requirements.

**FINANCIAL IMPACT:**

Approximately \$200 in staff time to complete annual DBE and ADA forms required for annual Caltrans Coordination.

**ATTACHMENTS:**

- 1) Resolution No. 26-61
- 2) Resolution No. 26-62
- 3) Resolution No. 26-63
- 4) ADA Grievance and Complaint Procedure



**CITY OF ANGELS  
CITY COUNCIL  
RESOLUTION No. 26-61**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS TO  
DESIGNATE THE CITY ADMINISTRATOR AS THE AMERICANS WITH DISABILITIES  
ACT (ADA) LIAISON OFFICER**

**WHEREAS**, as part of the required annual Disadvantaged Business Enterprise (DBE) Certification, the State of California Department of Transportation (CalTrans) Local Assistance requires Local Public Agencies to prepare and adopt an ADA Grievance and Complaint Procedure; and

**WHEREAS**, Local Public Agencies are required to complete a Self-Evaluation every three (3) years as part of said Certification; and

**WHEREAS**, the City is required to designate an ADA Liaison Officer; and

**WHEREAS**, the City designates the city Administrator to serve as the ADA Liaison Officer; and

**WHEREAS**, the current City Administrator is Michael Hodson; and

**WHEREAS**, the ADA Liaison Officer must endorse forms related to ADA annual certifications and other related documents as required and mentioned above.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Angels does hereby approve Resolution No. 26-61 to designate City Administrator Michael Hodson to serve as the City’s ADA Liaison Officer..

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Haley Bugarin, City Clerk

\_\_\_\_\_  
Caroline Schirato, Mayor



**HOME OF THE JUMPING FROG**

**CITY OF ANGELS  
CITY COUNCIL  
RESOLUTION No. 26-62**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS TO  
DESIGNATE THE CITY ADMINISTRATOR AS THE DISADVANTAGED BUSINESS  
ENTERPRISE (DBE) LIAISON OFFICER**

**WHEREAS**, as part of the required annual Disadvantaged Business Enterprise (DBE) Certification, the City is required to designate a DBE Liaison Officer; and

**WHEREAS**, the DBE Liaison Officer must endorse forms for federally funded projects and other documents as needed; and

**WHEREAS**, the City designates the City Administrator to serve as the ADA Liaison Officer; and

**WHEREAS**, the current City Administrator is Michael Hodson.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Angels does hereby approve Resolution No. 26-62 to designate City Administrator Michael Hodson to serve as the City's DBE Liaison Officer.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Haley Bugarin, City Clerk

\_\_\_\_\_  
Caroline Schirato, Mayor



**CITY OF ANGELS  
CITY COUNCIL  
RESOLUTION No. 26-63**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS TO ADOPT A  
GRIEVANCE/COMPLAINT PROCEDURE THAT IS COMPLIANT WITH THE  
AMERICAN DISABILITIES ACT (ADA)**

**WHEREAS**, the City of Angels is committed to ensuring that all individuals have equal access to City programs, services, activities, facilities, and public rights-of-way; and

**WHEREAS**, Title II of the Americans with Disabilities Act of 1990 (ADA) prohibits discrimination on the basis of disability by public entities and requires local governments to provide equal access to public services, programs, and activities; and

**WHEREAS**, federal regulations implementing the ADA require public agencies employing fifty (50) or more persons to establish and maintain a grievance procedure providing for the prompt and equitable resolution of complaints alleging discrimination on the basis of disability; and

**WHEREAS**, the California Department of Transportation (Caltrans) Local Assistance Program requires local public agencies receiving or seeking federal transportation funding to maintain an ADA Grievance Procedure as part of its annual certification and compliance requirements; and

**WHEREAS**, adoption of an ADA Grievance Procedure provides members of the public with a clear and accessible process for submitting complaints regarding accessibility barriers or alleged discrimination based on disability; and

**WHEREAS**, the City Council finds that adoption of the ADA Grievance Procedure is necessary and appropriate to ensure compliance with federal and state laws and to further the City's commitment to accessibility and nondiscrimination.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Angels hereby adopts Resolution No. 26-63 the ADA Grievance Procedure attached hereto as Exhibit A and incorporated herein by this reference.

**BE IT FURTHER RESOLVED** that the City Administrator, serving as the City's ADA Liaison Officer, is authorized and directed to administer the ADA Grievance Procedure, receive and investigate complaints, maintain required records, and make administrative revisions as necessary to ensure continued compliance with applicable federal and state regulations, provided such revisions do not materially alter the intent of the adopted procedure.



**BE IT FURTHER RESOLVED** that City staff are authorized to take all actions necessary to implement the ADA Grievance Procedure and maintain compliance with ADA requirements and Caltrans Local Assistance Program requirements.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Haley Bugarin, City Clerk

\_\_\_\_\_  
Caroline Schirato, Mayor



## **City of Angels Grievance Procedure under The Americans with Disabilities Act**

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the City of Angels. The City of Angels' Personnel Policy governs employment- related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:

**Michael Hodson**  
**ADA Coordinator and City Administrator, P.O. Box 667, Angels Camp, CA 95222**

Within 15 calendar days after receipt of the complaint, Michael Hodson or his designee will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, Michael Hodson or his designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the City of Angels and offer options for substantive resolution of the complaint.

If the response by Michael Hodson or his designee does not satisfactorily resolve the issue, the complainant and/or his designee may appeal the decision within 15 calendar days after receipt.

Within 15 calendar days after receipt of the appeal, the City Administrator, Michael Hodson or his designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the City Administrator, Michael Hodson or his designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints, appeals, and responses received/responded to by Michael Hodson or his designee will be retained by the City of Angles for at least three years.



# June

# 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 CITY COUNCIL MEETING	3 <u>COG</u>	4 LLD COMMISSION	5	6
7	8	9	10	11 PLANNING Commission	12 *AC Farmers Market	13
14	15	16 CITY COUNCIL MEETING City Hall Coffee	17 COG TAC IRWMA	18	19 *AC Farmers Market	20
21	22	23 UWPA	24	25	26 *AC Farmers Market	27
28	29	30				

## ASSIGNMENTS

<p><b>CENTRAL SIERRA ECONOMIC DEVELOPMENT DISTRICT (CSEDD):</b> R: SCOTT A: BROGLIO</p> <p><b>CALAVERAS COUNCIL OF GOVERNMENTS (COG):</b> R: BEHIEL &amp; CHIMENTE A: BROGLIO</p> <p><b>CALAVERAS PUBLIC POWER AGENCY (CPPA):</b> R: CHIMENTE A: BROGLIO</p> <p><b>LOCAL AGENCY FORMATION COMMISSION (LAFCO):</b> R: BEHIEL &amp; SCOTT A: CHIMENTE</p> <p><b>SOLID WASTE TASK FORCE:</b> R: BROGLIO A: CHIMENTE</p> <p><b>UTICA WATER &amp; POWER AUTHORITY (UWPA):</b> R: BROGLIO &amp; SCHIRATO A: CHIMENTE</p>
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<p>COG Technical Advisory Committee (COG TAC) City Engineer / City Administrator</p> <p>Integrated Regional Water Management (IRWMA) City Planner / City Administrator</p>
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# July

# 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 <u>COG</u>	2 LLD COMMISSION	3 *AC Farmers Market	4
5	6	7 CITY COUNCIL MEETING City Hall Coffee	8	9 PLANNING COMMISSION	10 *AC Farmers Market	11
12	13	14	15 <u>CPPA</u> <u>COG TAC</u> <u>IRWM</u>	16	17 *AC Farmers Market	18
19	20 <u>LAFCO</u>	21 CITY COUNCIL MEETING City Hall Coffee	22	23	24 *AC Farmers Market	25
26	27 <u>SWTF</u>	28 UWPA	29	30	31 *AC Farmers Market	

## ASSIGNMENTS

<p><b>CENTRAL SIERRA ECONOMIC DEVELOPMENT DISTRICT (CSEDD):</b> R: SCOTT A: BROGLIO</p> <p><b>CALAVERAS COUNCIL OF GOVERNMENTS (COG):</b> R: BEHIEL &amp; CHIMENTE A: BROGLIO</p> <p><b>CALAVERAS PUBLIC POWER AGENCY (CPPA):</b> R: CHIMENTE A: BROGLIO</p> <p><b>LOCAL AGENCY FORMATION COMMISSION (LAFCO):</b> R: BEHIEL &amp; SCOTT A: CHIMENTE</p> <p><b>SOLID WASTE TASK FORCE:</b> R: BROGLIO A: CHIMENTE</p> <p><b>UTICA WATER &amp; POWER AUTHORITY (UWPA):</b> R: BROGLIO &amp; SCHIRATO A: CHIMENTE</p>
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<p>COG Technical Advisory Committee (COG TAC) City Engineer / City Administrator</p> <p>Integrated Regional Water Management (IRWMA) City Planner / City Administrator</p>
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