



LLD COMMISSION

June 04, 2026 at 2:00 PM

Greenhorn Members Lounge - 711 McCauley Ranch Rd, Angels
Camp, CA 95222

AGENDA

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

Join on your computer, mobile app or room device:

Click here to join the meeting:

<https://teams.microsoft.com/meet/2125605537138?p=sDuNf7weGWFqc5Etlq>

Meeting ID: 212 560 553 713 8 | Passcode: jP6mx74e

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 LLD COMMISSION appreciates your interest and encourages your participation. The commission meets every first Thursday at 2pm of each month.

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 Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the LLD Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair | Vice Chair

Commissioners Stephen Archer, Ray Romero, Stephen Wilcox, Jim Dinwiddie, Tom Wrightson

City Clerk Haley Bugarin

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)
4. APPROVAL OF MINUTES

A. Approval of Minutes from June 7, 2026 - City Clerk, Haley Bugarin

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. LLD COMMISSION BUSINESS

- A.** Assessment Fee Update Review
- B. DISCUSSION:** Historical Trail Maintenance Requirement - Stephen Archer, Commission Member
- C. DISCUSSION:** GHC Road Planter Near Selkirk Road Entrance - Stephen Wilcox
- D. DISCUSSION:** Cleanup Near Wetlands at McCaulley Road Entrance - Stephen Wilcox, Commission Member
- E. DISCUSSION:** Irrigation Repairs on Smith Flat Road - Stephen Wilcox, Commission Member
- F. DISCUSSION:** Plant Replacement on Smith Flat Road - Stephen Wilcox, Commission Member
- G. DISCUSSION:** Defensible Space RFP/Contract - Stephen Wilcox, Commission Member

7. COMMITTEE REPORTS

8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 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.



LLD COMMISSION

May 07, 2026 at 2:00 PM

Greenhorn Members Lounge - 711 McCauley Ranch Rd, Angels Camp, CA 95222

MINUTES

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

Join on your computer, mobile app or room device:

Click here to join the meeting: Teams link URL

Meeting ID: 229 834 844 875 | Passcode: Ei2V7x7X

Download Teams: Add link/URL | Join on the web: Add Link/URL

Or call in (audio only): +1 209-662-6903,,253817460# United States, Stockton

Phone Conference ID: 253 817 460#

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 LLD COMMISSION appreciates your interest and encourages your participation. The commission meets every first Thursday at 2PM of each month.

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 Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the LLD Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair | Vice Chair

Commissioners Stephen Archer (VIRTUAL), Ray Romero (VIRTUAL), Stephen Wilcox (PRESENT), Jim Dinwiddie (PRESENT), Tom Wrightson (PRESENT)

City Clerk Haley Bugarin (PRESENT)

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

ACTION: MOTION TO APPROVE THE AGENDA AS POSTED BY COMMISSIONER WILCOX, SECONDED BY COMMISSIONER DINWIDDIE.

AYE: WILCOX, DINWIDDIE, WRIGHTSON

NAY: None

ABSTAIN: None

ABSENT: ARCHER, ROMERO

4. APPROVAL OF MINUTES

A. Approval of Minutes from April 14, 2026 and Special Meeting on April 16, 2026

ACTION: MOTION TO APPROVE THE MEETING MINUTES AS POSTED BY COMMISSIONER WILCOX, SECONDED BY COMMISSIONER DINWIDDIE.

AYE: WILCOX, DINWIDDIE, WRIGHTSON

NAY: None

ABSTAIN: None

ABSENT: ARCHER, ROMERO

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. LLD COMMISSION BUSINESS

A. Review the FY 2026/27 Proposed LLD Budget - Commission Member Jim Dinwiddie

- ITEM REVIEWED AND DISCUSSED

B. Review the City of Angels Policy Related to Contracting and Procurement

- ITEM REVIEWED AND DISCUSSED

C. LLD Defensible Space Bid - Stephen Wilcox

- ITEM REVIEWED AND DISCUSSED

D. Selkirk and McCauley Entrance Clean Up - Stephen Wilcox

- ITEM REVIEWED AND DISCUSSED

E. GHC Road/Selkirk Planter - Stephen Wilcox

- ITEM REVIEWED AND DISCUSSED

F. Replace Dead Plants and Stake Trees - Stephen Wilcox

- ITEM REVIEWED AND DISCUSSED

G. Review and Score RFP's for Defensible Space Clearing Contract

- ITEM REVIEWED AND DISCUSSED

7. COMMITTEE REPORTS – NONE TO REPORT

8. ADJOURNMENT

ACTION: MOTION TO ADJOURN THE MEETING BY COMMISSIONER WILCOX, SECONDED BY COMMISSIONER DINWIDDIE.

AYE: WILCOX, DINWIDDIE, WRIGHTSON

NAY: None

ABSTAIN: None

ABSENT: ARCHER, ROMERO

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CITY OF ANGELS
CITY COUNCIL
RESOLUTION No. 26-53

CITY COUNCIL OF THE CITY OF ANGELS, COUNTY OF CALAVERAS, STATE OF CALIFORNIA, APPROVING THE PRELIMINARY ENGINEERS REPORT, DECLARING ITS INTENTION TO CONTINUE ASSESSMENTS FOR FY 2026-27 FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 1 – GREENHORN CREEK AND NOTICE OF PUBLIC HEARING

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, by Resolution No. 26-39 the City Council of the City of Angels adopted its Resolution Initiating Proceedings for the preparation and filing of the annual Engineer's Report for Fiscal Year 2026-27, commencing on July 1, 2026 and ending June 30, 2027, pursuant to the Landscaping and Lighting Act of 1972; and

WHEREAS, pursuant to Resolution No. 26-39, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with Sections 22565, et seq., of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution; and

WHEREAS, the Annual Engineer's Report has been filed as directed with the City Council, pursuant to the Landscaping and Lighting Act of 1972 for the above-identified Landscaping and Lighting Assessment District, all of which are located within the boundaries of the City of Angels and are more specifically described in the Engineer's Reports on file; and

WHEREAS, the improvements to be paid for by the funds collected during Fiscal Year 2026-27 generally consist of maintenance of the existing improvements.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Angels does hereby approve the following:

SECTION 1: The City Council hereby approves, as submitted, the preliminary Engineer's Report filed with this City Council for the Landscaping and Lighting District No. 2 – Greenhorn Creek for Fiscal Year 2026-27.



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SECTION 2: The City Council intends to continue to levy and collect assessments during Fiscal Year 2026-27 within the Landscaping and Lighting Assessment District, to pay for and maintain the improvements.

SECTION 3: The authorized maximum assessment rate for the District includes an annual increase by an amount equal to the annual change in the Northern California area (San Francisco-Oakland-Hayward) Consumer Price Index-All Urban Consumers (the "CPI"), as of December of each succeeding year. 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 increased by 3.04%, from \$716.22 to \$737.98 per SFE. The levy rate proposed for fiscal year 2026-27 is \$545.00 and is below the maximum levy rate.

SECTION 4: Affected property owners and interested persons may review the Engineer's Report, which contain a full and detailed description of the boundaries of the Landscaping and Lighting Assessment District identified in number 1 above, the improvements, and the proposed maintenance budget and assessments upon each parcel, at the City of Angels City Hall located at 584 S. Main St., Angels Camp, CA 95222 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

SECTION 5: The City Council has scheduled a public hearing on the proposed assessments for June 16, 2026 at 6:00 p.m., at the Angels Camp Firehouse, located at 1404 Vallecito Rd Angels Camp, CA 95222, after which it will determine whether to continue and collect the proposed assessments and the amount of the assessments. Notice of the hearing shall be given by publishing a notice once, at least ten (10) days prior to June 16, 2026, in a newspaper circulated in the City of Angels Camp.

SECTION 6: Prior to the conclusion of the Hearing, any interested person may file a written protest with the Council, or having previously filed a protest, may file a written withdrawal of that objection. A written objection shall state all grounds of objection. An objection by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of objection should be mailed to the City Clerk, City of Angels Camp, 584 S. Main St., Angels Camp, CA 95222, or presented in writing at the Hearing.

SECTION 7: This Resolution is effective upon its adoption.



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PASSED AND ADOPTED AS AMENDED this 19th day of May 2026, by the following vote:

AYES: Behiel, Chimento, Schirato, Scott, Broglio
NOES:
ABSTAIN:
ABSENT:

Haley Bugarin

Haley Bugarin, City Clerk

Caroline Schirato
Caroline Schirato (May 21, 2026 11:46:38 PM)

Caroline Schirato, Mayor



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Resolution 26-53 Greenhorn Creek LLD Preliminary Engineers Report

Final Audit Report

2026-05-21

Created:	2026-05-21
By:	Haley Bugarin (haleybugarin@angelscamp.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAca2UHbCzBTCgZ0hPH7plMeGbhXcy3G3X

"Resolution 26-53 Greenhorn Creek LLD Preliminary Engineers Report" History

-  Document created by Haley Bugarin (haleybugarin@angelscamp.gov)
2026-05-21 - 6:34:34 PM GMT
-  Document emailed to Caroline Schirato (carolineschirato@angelscamp.gov) for signature
2026-05-21 - 6:34:39 PM GMT
-  Email viewed by Caroline Schirato (carolineschirato@angelscamp.gov)
2026-05-21 - 6:35:21 PM GMT
-  Document e-signed by Caroline Schirato (carolineschirato@angelscamp.gov)
Signature Date: 2026-05-21 - 6:46:36 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-21 - 6:46:36 PM GMT

From: [Stephen Archer](#)
To: [Haley Bugarin](#)
Cc: [Tom Wrightson](#); [Jim Briner](#); [Jim Dinwiddie](#); [Peter Hooberman](#); [Ray Romero](#); [Stephen Wilcox](#)
Subject: Re: 05/07 Meeting Agenda
Date: Tuesday, May 19, 2026 9:04:29 PM

Hi Haley,

One further comment. At the time of the November 2024 approval of the contract, I recall the vote was all approve, including Scott, except Dan.

Thank you.

Stephen Archer

On Tue, May 19, 2026 at 8:57 PM Stephen Archer <stephenfinlayarcher@gmail.com> wrote:

Hi Haley,

Thank you for this input.

I would like the commission to address the historical trail maintenance requirement, a cost effective contract effort that was with Dario Landscaping until October 2025 when our committee was being disbanded. As a result, this trail which we spent considerable effort to re-establish, has deteriorated significantly.

In the 2025-26 budget there was \$3500 in each of PCR and Wildlife Corridor line items for this function, a total of \$7,000. Since I have not seen the 2026-27 budget I am not sure if this is still present.

In the first commission meeting a comment was made that Scott had questioned the \$400 per month contract suggesting the Maintenance be handled on a case by case basis. I reviewed the minutes of the committee and found the following;

:

November 7, 2024 Committee Meeting Minutes

In the monthly report, Steve A pointed out the \$7,000 budget and requested that \$400 a month be approved for Dario Landscape Services to maintain the historical trail. \$2,200 will be held back for any unexpected costs like a tree falling. Dan would prefer that funds be handed out on a case by case basis, but the committee approved Steve A's plan for a year on the basis that we could terminate the work if prudent and that he would monitor the work for efficient use of funds.

Attachment:

Attachment: Contract and Statement of Work for the Selkirk Historical Trail Maintenance

Manager: Stephen Archer October 2024

Objective:

The historical trail has been restored but it must be maintained.

Budget:

The current budget is \$7,000 annually, if needed or \$400 monthly, plus \$2,200 for

unanticipated work such as a fallen tree removal to be authorized within budget as necessary by the manager.

Tasks:

1. Keep the trail path clear of vegetation and debris including leaves on the bridges
2. Keep the interpretive and directional signs clear of dirt, bird droppings etc.
3. Keep the oleander bushes at the corner of the trail connection past the 5th tee box healthy and pruned as necessary.
4. Respread bark as necessary to provide a clear trail path.

Schedule: Work to be performed monthly.

At the time it was pointed out that this effort would use 16 man hours a month at Dario's current labor rate, reasonable manpower for these tasks, and that there is significant year-round effort required.

I understand his current labor rate is \$35 based on personal use of his services,.

I could not find any comment by Scott in any of the minutes or any subsequent discussion of changing the Dario contract.

i did monitor Dario's work and found that he spent the hours and the trail was properly maintained with some guidance by me.

I suggest that this contract be added to the current Defensible Space Clearance contract as an addendum.

1. The dollar value does not, I understand, require a separate City bid process using the portal
2. Over half of the 1.5 mile trail passes within 100 feet of residences in PCR 2, where it crosses the golf course and the lower section running parallel to the service road, thereby qualifying for defensible space area.
3. This is a standard contract process of a monthly fee similar to the main JBS contract, an industry standard.

Please consider this request.

The trail needs work.

Thank you.

Stephen Archer

On Mon, May 18, 2026 at 4:00 PM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Hi Stephen,

No one has seen the agreement just yet as it was just drafted today. Because of the work requested in the RFP was aligned with standard maintenance needed for the LLD, there was no vote required to make the decision as long it was within budget. Wilcox has the SOW and the bid contract is anticipated to go to Dario, it is just not completely signed yet.



Good Day,

Haley Bugarin

Haley Bugarin, MPH

Administrative Services Officer

City of Angels

200 Monte Verde Street

Angels Camp, CA 95222

(209) 390-1238

haleybugarin@angelscamp.gov

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From: Stephen Archer <stephenfinlayarcher@gmail.com>

Sent: Monday, May 18, 2026 3:34 PM

To: Haley Bugarin <haleybugarin@angelscamp.gov>

Cc: Tom Wrightson <twrightson6@gmail.com>; Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <romeroacamp@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>

Subject: Re: 05/07 Meeting Agenda

Thank you for this response, Haley. I am sorry for asking these questions piecemeal, but I haven't seen the pending contract. If there was notification of a meeting to make this decision I must have missed it. WiFi is spotty where I am.

I presume the annual contract value is a not-to-exceed whereby the City will monitor expenditures against each SOW invoice submitted during the year to ensure that we stay within budget and if possible limit the expenditures below the

maximum value.

I presume the contract bid from Dario did not breakdown expected cost per task in the RFP SOW.

Dario is a good, cost effective contractor, but we have had problems with other main contractors that had a blanket contract value.

Thank you

Stephen

On Tue, May 19, 2026 at 12:04 AM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Hi Stephen,

That piece is referring to the items already in the Scope of Work.



Good Day,
Haley Bugarin
Haley Bugarin, MPH
Administrative Services Officer
City of Angels

[200 Monte Verde Street](https://www.google.com/maps/place/200+Monte+Verde+Street,+Angels+Camp,+CA+95222)
Angels Camp, CA 95222
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From: Stephen Archer <stephenfinlayarcher@gmail.com>
Sent: Monday, May 18, 2026 3:00 PM
To: Haley Bugarin <haleybugarin@angelscamp.gov>
Cc: Tom Wrightson <twrightson6@gmail.com>; Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <rromeroacamp@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>
Subject: Re: 05/07 Meeting Agenda

Hello Haley,

Thank you for your prompt response and clarification.

Regarding your response to question 2, where does it state that the contractor shall bid fixed price for each task? Your response states “the quantities of each bid item completed.” Are these items he already bid to perform In his response to the RFP and therefore are specific tasks in the SOW, or tasks he bids on during the contract to execute the contract?

Thank you.

Stephen

On Mon, May 18, 2026 at 11:15 PM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Good Afternoon Steve,

Please see the response to your questions in red below:

1. Does this contract allow both parties to terminate s without cause as well as with cause consistent with the main contract with jBS?
 - a. **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.

2. Does the contract, with a ceiling of \$35K per annum have a requirement for the work to be approved by the maintenance manager on a task by task basis based on a fixed price from the contractor?
 - a. **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.
 - b. **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 paraties 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.

Hope this helps, but please let me know if you need any additional information!



Good Day,
Haley Bugarin
Haley Bugarin, MPH
Administrative Services Officer
City of Angels

[200 Monte Verde Street](#)

Angels Camp, CA 95222

(209) 390-1238

haleybugarin@angelscamp.gov

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From: Stephen Archer <stephenfinlayarcher@gmail.com>

Sent: Monday, May 18, 2026 2:01 PM

To: Haley Bugarin <haleybugarin@angelscamp.gov>

Cc: Tom Wrightson <twrightson6@gmail.com>; Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <rromeroacamp@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>

Subject: Re: 05/07 Meeting Agenda

Haley and commission,

I am glad to hear that we are putting Dario Landscaping under contract to get busy on the defensible space clearance.

I understand the commission approved a contract for him this morning. I am still in Europe.

I have two questions given our previous experience with landscape contractors.

1. Does this contract allow both parties to terminate without cause as well as with cause consistent with the main contract with jBS?

2. Does the contract, with a ceiling of \$35K per annum have a requirement for the

work to be approved by the maintenance manager on a task by task basis based on a fixed price from the contractor?

I hope these two provisions are in the contract.

Stephen Archer

On Wed, May 6, 2026 at 9:11 PM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Good Afternoon Tom,

If you'd like me to bring a few copies then I can. Just let me know how many you need!



Good Day,

Haley Bugarin

Haley Bugarin, MPH

Administrative Services Officer

City of Angels

[200 Monte Verde Street](#)

Angels Camp, CA 95222

(209) 390-1238

haleybugarin@angelscamp.gov

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From: Tom Wrightson <twrightson6@gmail.com>
Sent: Wednesday, May 6, 2026 12:02 PM
To: Haley Bugarin <haleybugarin@angelscamp.gov>
Cc: Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <rromeroacamp@gmail.com>; Stephen Archer <stephenfinlayarcher@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>
Subject: Re: 05/07 Meeting Agenda

Thanks Haley,

Will you be printing copies for the meeting?

Thanks

Tom

On Wed, May 6, 2026 at 11:37 AM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Good Afternoon,

Here is the link to the upcoming LLD Commission meeting agenda:

<https://mccmeetings.blob.core.usgovcloudapi.net/anglscmpca-pubu/MEET-Packet-787cf115f7ec445189f493ac5888d6d8.pdf>

See you all tomorrow!

Good Day,

Haley Bugarin

Haley Bugarin, MPH



Administrative Services Officer

City of Angels

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