



Agenda

City Council Regular Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

August 25, 2026, 6:30 PM

Welcome to Your City Council Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

Participation

If you would like to provide comments to the City Council, please:

- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it's your turn, the City Clerk will call your name and invite you to the podium.
- Speakers generally have three minutes, unless the presiding officer (usually the mayor) changes that time.

Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person



City Council meetings take place at City Hall, 50 Natoma Street

Online



Watch the livestream and replay past meetings on the city website, www.folsom.ca.us

On TV



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More information about City Council meetings is available at the end of this agenda



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Regular Meeting
Folsom City Hall | City Council Chambers, First Floor
50 Natoma Street, Folsom, CA 95630
www.folsom.ca.us

Tuesday, August 25, 2026 6:30 PM

Justin Raithel, Mayor

Sarah Aquino, Councilmember
Mike Kozlowski, Councilmember

Barbara Leary, Councilmember
Anna Rohrbough, Vice Mayor

AGENDA

CALL TO ORDER

ROLL CALL: Councilmembers: Leary, Rohrbough, Aquino, Kozlowski, Raithel

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council meeting.

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

BUSINESS FROM THE FLOOR:

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are generally limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

SCHEDULED PRESENTATIONS:

- [1.](#) City of Folsom Resolution of Commendation Honoring Folsom Lake Surf Soccer Club U15 Boys ECNL Regional League National Champions

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Councilmembers may pull an item for discussion.

- [2.](#) Approval of the August 11, 2026 City Council Special and Regular Meeting Minutes
- [3.](#) Resolution No. 11692– A Resolution Authorizing the City Manager to Execute a Sole Source Agreement with Core and Main for \$151,379.62 from the Water Operating Fund (Fund 520) for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project and Appropriation of Funds

OLD BUSINESS:

- [4.](#) Resolution No. 11693 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for \$402,886 from the Water Operating Fund (Fund 520) for Additional Construction Management and Inspection Services for the Tower Tank Rehabilitation Project (Project WA2402) and Appropriation of Funds

CITY MANAGER REPORTS

COUNCIL COMMENTS

ADJOURNMENT

NOTICE: *Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any “Business from the Floor,” follow the same procedure described above. Please limit your comments to three minutes or less.*

NOTICE REGARDING CHALLENGES TO DECISIONS: *Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.*

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.

This meeting of the City Council is recorded with closed captioning. The recording will be cablecast on Metro Cable Channel 14, the local government affairs channel on the Comcast and DirecTV U-Verse

cable system, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The recording will also be video streamed at metro14live.saccounty.gov. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

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Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

City of Folsom
Resolution of Commendation
Honoring
Folsom Lake Surf Soccer Club U15 Boys ECNL Regional League
National Champions

WHEREAS, the Folsom Lake Surf Soccer Club U15 ECNL RL Boys team contributed to Folsom's vibrant youth sports community, representing the city with exceptional teamwork, sportsmanship, and dedication to the game of soccer; and

WHEREAS, the team is comprised of 17 boys under the age of 15 that have trained all year with Head Coach and Executive Director, Fritz Libby, who provided preparation, training, and leadership with encouragement all season with every training and every match played; and

WHEREAS, the players came together all year to prepare for play at the highest-level, demonstrating teamwork, positive attitudes, excellent work ethic, and enthusiasm for the game and opportunities to perform at the national level; and

WHEREAS, the team traveled to Richmond, Virginia, in July to attend the ECNL Regional League Finals, playing against three teams from across the country; and

WHEREAS, the team dominated the games by scoring a combined 12 goals to their opponents' 0 goals and repeated as national champions by defeating the Hustonians FC 1-0; and

WHEREAS, the players, coaches, and families of the Folsom Lake Surf Soccer Club U15 Boys team proudly represented the City of Folsom on and off the field.

NOW, THEREFORE, I, Justin Raithel, Mayor of the City of Folsom, on behalf of the Folsom City Council and the Folsom community, do hereby congratulate the players, coaches, and families of the Folsom Lake Surf Soccer Club U15 Boys ECNL RL team and extend our excitement of this national championship and wish them continued success.

COMMEDED this 25th day of August 2026.



Justin Raithel, MAYOR

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to facilitate double-sided printing
and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Special Meeting

MINUTES

Tuesday, August 11, 2026 5:00 PM

CALL TO ORDER

The special City Council meeting was called to order at 5:00 pm with Mayor Raithel presiding.

ROLL CALL:

Councilmembers Present: Anna Rohrbough, Vice Mayor
Sarah Aquino, Councilmember
Michael Kozlowski, Councilmember
Barbara Leary, Councilmember
Justin Raithel, Mayor

Councilmembers Absent:

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Legal Counsel - Existing Litigation Pursuant to Government Code Section 54956.9(d)(1): Laborers International Union of North America, Local Union 185, an Organized Labor Union v. City of Folsom, City Council of the City of Folsom, Toll Brothers, Toll Brothers, Inc., et al., Sacramento County Superior Court Case No. 26WM000186
2. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8: Real Property Located on the Northeast Corner of East Bidwell Street and Oak Avenue Parkway (6.69 acres). Negotiating Parties: City Manager Bryan Whitemyer on behalf of the City of Folsom; Peter Nixon and Kris Riley on behalf of the property owners. Under Negotiation: Price and Terms of Sale
3. Conference with Legal Counsel – Existing Litigation Pursuant to Government Code Section 54956.9(d)(1): Robert Delp v. City of Folsom and City Council of the City of Folsom, Sacramento County Superior Court Case No. 26WM000118
4. Conference with Legal Counsel – Existing Litigation Pursuant to Government Code Section 54956.9(d)(1): Hari Shetty, et al. vs. City of Folsom, Sacramento County Superior Court Case No. 34-2022-00330223-CU-CR-GDS

Motion by Councilmember Aquino, second by Councilmember Leary to adjourn to closed session. Motion passed by the following roll-call vote:

AYES: Rohrbough, Aquino, Kozlowski, Leary, Raithel
NOES: None

ABSENT: None
ABSTAIN: None

RECONVENE

City Attorney Sari Dierking announced that no final action was taken during closed session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 6:31 pm.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Justin Raithel, Mayor

City Council Regular Meeting

MINUTES

Tuesday August 11, 2026 6:30 PM

CALL TO ORDER

The regular City Council meeting was called to order at 6:31 pm with Mayor Raithel presiding.

ROLL CALL:

Councilmembers Present: Anna Rohrbough, Vice Mayor
Sarah Aquino, Councilmember
Michael Kozlowski, Councilmember
Barbara Leary, Councilmember
Justin Raithel, Mayor

Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

AGENDA UPDATE

City Attorney Sari Dierking advised that there was additional information for Item No. 6.

BUSINESS FROM THE FLOOR:

The following individuals addressed council:

1. Terry White
2. Armando Bueno

SCHEDULED PRESENTATIONS:

1. City of Folsom Resolution of Commendation Honoring Folsom American 11U All-Stars Team 2026 State Champions

Mayor Raithel presented the Resolution of Commendation.

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Councilmembers may pull an item for discussion.

2. Approval of the July 14, 2026 City Council Special and Regular Meeting Minutes

3. Appointment of Primary and Alternate Voting Delegates for the League of California Cities 2026 Annual Conference
4. Appointment of Representatives to the Sacramento Central Groundwater Authority (SCGA) Governing Board for the Four Year Term Ending August 2030
5. Appointment of At-Large Parks and Recreation Commissioner to Fill the Remainder of the Term Ending December 2026
6. Ordinance No. 1375- An Ordinance of the City of Folsom Re-Adopting Ordinance 1353 To Amend Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings (Second Reading and Adoption) and Determination that the Action is Not Subject to CEQA
7. Resolution No. 11664- A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with LEED Mechanical Inc. in the amount of \$69,300 for the Folsom Public Library HVAC Replacement Project from the Facility Rehabilitation Fund (Fund 602) and Appropriation of Funds
8. Resolution No. 11674 - A Resolution Authorizing the City Manager to Accept a Cannabis Tax Fund Grant Program offered by the California Highway Patrol in the Amount of \$164,349.56, to Reduce and Mitigate the Impacts of Impaired Driving, Provide DUI Enforcement and Training, Purchase a Police Vehicle, and Appropriation of Funds in the General Grant Fund (Fund 012)
9. Resolution No. 11676 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Ascent for the Seventh Cycle Housing Element Update and Appropriation of Funds
10. Resolution No. 11677 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review Application for a Commercial Addition Project Located at 705 Sutter Street and Determination that the Project is Exempt from CEQA
11. Resolution No. 11678 – A Resolution Authorizing the City Manager to Execute a Purchase Agreement with Motorola Solutions to Procure Replacement Portable Radios and Ancillary Equipment for a Total Not to Exceed Amount of \$144,160 from the Fire Vehicle/Equipment Fund (Fund 608)
12. Resolution No. 11681 - A Resolution Authorizing the City Manager to Execute an Agreement with Stertil-Koni USA, Inc. for \$99,511.75 from the Solid Waste Operating Fund (Fund 540) for the Purchase of Mobile Column Lifts for Heavy Duty Vehicle Repairs
13. Resolution No. 11682- A Resolution Ratifying the Execution of an Emergency Repair Contract with West Coast Frame and Collision Repair, Inc. in an amount Not to Exceed \$107,954, and Appropriation of Funds from the Solid Waste Fund (Fund 540) in the amount of \$107,954 for the Emergency Replacement of the Cab on a Refuse Collection Truck
14. Resolution No. 11683 - A Resolution Authorizing the City Manager to Execute an Agreement with Folsom Lake Ford for the Purchase of a Ford F350 Truck with Utility Bed in the Amount of \$84,095.10 from the Water Operating Fund (Fund 520)

15. Resolution No. 11684 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 24-015) with HELIX Environmental Planning, Inc. for \$136,000 from the Water Operating Fund (Fund 520) for Additional Environmental Support Services for the Water System Rehabilitation Project No. 1 (Project WA1603) and Appropriation of Funds
16. Resolution No. 11685 - A Resolution of the City Council Approving an Acquisition and Shortfall Agreement for Community Facilities District No. 22A (Folsom Heights)
17. Resolution No. 11687 – A Resolution Authorizing the City Manager to Execute a Purchase Agreement with Folsom Lake Ford for the Purchase of One Ford Vehicle for \$68,664.18, and Use of Funds from Landscaping and Lighting Districts and Community Facility Districts (22-L&L)(9-CFD)
18. Resolution No. 11688 – A Resolution Rejecting All Proposals for the City Hall Campus Exterior Paint Project
19. Resolution No. 11689 – A Resolution Authorizing the City Manager to Execute Program Supplement Agreement F029 Rev. 2 to Administering Agency-State Agreement for Federal-Aid Projects No. 03-5288F15 with Caltrans for the Empire Ranch Road Interchange Project, Project No. PW1804, Federal Project No. 5288(043)

Motion by Councilmember Aquino second by Vice Mayor Rohrbough to approve the Consent Calendar. Motion passed by the following roll-call vote:

AYES: Rohrbough, Aquino, Kozlowski, Leary, Raithel
NOES: None
ABSENT: None
ABSTAIN: None

NEW BUSINESS

20. Presentation of Community Survey and Civic Dialogue Results and Proposed Workplan by Change.org Representatives, and Staff Direction

City Manager Bryan Whitemyer introduced the item. Change.org representative provided a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer provided additional information and presented two questions for staff direction:

1. To have the City of Folsom continue to work with Change.org
2. To have Change.org list the City of Folsom as a city that they worked with.

All five Councilmembers unanimously agreed on the two questions presented.

21. City of Folsom Community Facilities District No. 22A (Folsom Heights)

- i. Resolution No. 11679 - A Resolution of the City Council of the City of Folsom Approving a Proposed Boundary Map and Declaring Intention to Form a Community Facilities District to

be Named “City of Folsom Community Facilities District No. 22A (Folsom Heights),” Designate Separate Improvement Areas Therein and Identify Territory Proposed for Annexation to the Community Facilities District in the Future and to Levy Special Taxes therein

- ii. Resolution No. 11680 - A Resolution of the City Council of the City of Folsom Declaring the Necessity for Incurring Bonded Indebtedness in and for the City of Folsom Community Facilities District No. 22A (Folsom Heights) and in and for two Improvement Areas Designated therein and Calling for a Public Hearing thereon

Chief Financial Officer Stacey Tamagni provided a presentation and responded to questions from the City Council. The City Council made further comments.

Motion by Vice Mayor Rohrbough, second by Councilmember Kozlowski to approve Resolution No. 11679. Motion passed by the following roll-call vote:

AYES: Rohrbough, Aquino, Kozlowski, Leary, Raithel
NOES: None
ABSENT: None
ABSTAIN: None

Motion by Vice Mayor Rohrbough, second by Councilmember Kozlowski to approve Resolution No. 11680. Motion passed by the following roll-call vote:

AYES: Rohrbough, Aquino, Kozlowski, Leary, Raithel
NOES: None
ABSENT: None
ABSTAIN: None

22. Resolution No. 11686 – A Resolution Authorizing the City Manager to Execute a Purchase and Sale Agreement with Lakeside Church in the Amount of \$7.1 Million for the Purchase of ~6.69 acres at the Northeast Corner of East Bidwell Street and Oak Avenue Parkway and Appropriation of Funds (Folsom Housing Fund 238)

Community Development Director Pam Johns provided a presentation and responded to questions from the City Council.

The following individuals addressed council:

1. Robert Holderness
2. Chad Vander Veen
3. Jack Coplen

Motion by Councilmember Aquino, second by Councilmember Kozlowski to approve Resolution No. 11686. Motion passed by the following roll-call vote:

AYES: Rohrbough, Aquino, Kozlowski, Leary, Raithel
NOES: None
ABSENT: None
ABSTAIN: None

23. Resolution No. 11690- A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Sacramento Area Firefighters Local 522, IAFF - Folsom Fire EMS Professional Unit and Authorizing Implementation of the Single-Role Ambulance Transport System

Fire Chief Jason Solak provided a presentation and responded to questions from the City Council.

Motion by Councilmember Leary, second by Councilmember Aquino to approve Resolution No. 11690. Motion passed by the following roll-call vote:

AYES: Rohrbough, Aquino, Kozlowski, Leary, Raithel
NOES: None
ABSENT: None
ABSTAIN: None

CITY MANAGER REPORTS

City Manager Bryan Whitemyer acknowledged Fire Chief Jason Solak's contributions to the Single-Role Program and provided updates on weed abatement and the 2026 Pavement Resurfacing Project. He congratulated the Parks and Recreation Department and Parks Planner for earning the APWA Project of the Year Award for Prospector Park and reminded residents that Community Service Day registration is now open. He also recognized the Folsom Police Department for receiving a Patriotic Employer Award, presented to Sergeant Paul Rice for supporting Officer Mike Austin during his military deployment. Additionally, he acknowledged Fire Department Battalion Chief Ben Signor's deployment to the Grasshopper Fire in Oregon and thanked the fire personnel for their prompt response during a recent Rainbow Bridge water rescue.

COUNCIL COMMENTS

Councilmember Kozlowski thanked the Police Department for organizing National Night Out and the hosts of the event. He also spoke about the recent SACOG meeting he attended and noted the remaining summer concerts at the Zittel Family Amphitheater.

Vice Mayor Rohrbough had no comments.

Councilmember Leary echoed comments about the National Night Out event and thanked City Manager Bryan Whitemyer and Public Works Director Rebecca Neves for their work on the Prairie City Road plan. She also encouraged the public to attend an upcoming Community Safety meeting organized in partnership with the Police Department and Jeane Shuman of Jake's Journey Home.

Councilmember Aquino thanked Chief Solak for completing the Single-Role Program and acknowledged former Interim City Manager Dan Haverty and former Fire Chief Ken Cusano for initiating it. She also noted her observations of budget workshops from neighboring cities.

Mayor Raithel spoke about the Sacramento Ad Hoc Committee Homeless and Housing Board meeting he recently attended and thanked Councilmember Aquino for representing him at the Sac Sewer Board meeting in his absence. He also discussed a recent meeting with Intel, attended with City Manager Bryan Whitemyer, and noted an upcoming meeting on the DMV shopping center revitalization plan.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 8:22 p.m.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Justin Raithel, Mayor



Folsom City Council

Staff Report

MEETING DATE:	8/25/2026
AGENDA SECTION:	Consent Calendar
ITEM TITLE:	Resolution No. 11692 – A Resolution Authorizing the City Manager to Execute a Sole Source Agreement with Core and Main for \$151,379.62 from the Water Operating Fund (Fund 520) for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project and Appropriation of Funds
FROM:	Utilities Department

RECOMMENDATION / CITY COUNCIL ACTION

The Utilities Department recommends that the City Council pass and adopt Resolution No. 11692 – A Resolution Authorizing the City Manager to Execute a Sole Source Agreement with Core and Main for \$151,379.62 from the Water Operating Fund (Fund 520) for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project and Appropriation of Funds.

BACKGROUND / ISSUE

The Utilities Department purchases 1-inch water meters for installation on new homes and to replace older water meters that may be reaching the end of their serviceable life. As required by State Law, water meters have been installed on all new homes since 1992, with metered rate billing for all the City’s water customers beginning in 2013. Water meters are used for water metering, water conservation and are an integral part of the water billing process. Water meters also include a low flow indicator to detect water leaks on the customer side of the meter.

In previous years, the Utilities Department hired a third party to complete an acoustic leak and loss detection survey on the City’s water distribution system to identify leak locations in need of repairs. All detected leaks are then repaired by the City’s Utility Maintenance Division. Acoustic leak detection is performed by trained leak detection specialists who use sensitive ground microphones, acoustic listening devices, or advanced acoustic imaging systems to locate and report leaks in pressurized water pipes, industrial systems, or other pressurized assets.

The Utilities Department would like to conduct pilot study using a water meter with built-in acoustic leak detection. This pilot study will allow the City to replace, for a year-long pilot study, existing one-inch water meters with state-of-the-art acoustic water meters that can detect leaks on the public and private side of the water system. The acoustic leak detection system embedded within the water meter proactively identifies leaks in the distribution mains and service lines as opposed to conducting a leak and loss detection survey with people in the field.

This Resolution will authorize the City Manager to execute an agreement with Core and Main for \$151,379.62 from the Water Operating Fund (Fund 520) for the Kamstrup Acoustic Leak Detection Water Pilot Project and Appropriation of Funds.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$77,426 or greater shall be awarded by the City Council.

Section 2.36.140 of the Folsom Municipal Code states, in part, that the requesting Department conduct a survey of available sources to determine if there is only one source for the required supply, equipment, service, or construction item. The requesting department shall prepare a waiver of bid and submit it to the purchasing agent for filing with the city clerk.

ANALYSIS

Acoustic leak detection in water meters is an emerging technology that embeds ultrasonic sensors directly into meters to detect noise generated by leaks in the distribution system. This approach can identify leaks before water passes through the meter, addressing a major gap in traditional leak detection analyzed through the water meter. A pilot study of acoustic leak detection in water meters can demonstrate the technology's ability to reduce non-revenue water, improve leak response times, and integrate into existing utility operations. For a successful pilot, the Utilities Department will focus on proof-of-concept in a controlled area, validate detection accuracy, and assess integration and maintenance requirements

The pilot study will cover the following streets within the Willow Springs sub-division, which is also identified in Attachment 5. City staff selected this area because of the history of leaks identified within this area.

- Marsh Hawk Drive
- Donnelly Circle
- Mallard Circle
- Pintail Circle
- Brock Circle
- Spring Circle
- Blue Heron Court
- Kestrel Court
- Goldeneye Court
- Widgeon Court

As identified in Attachment 3, Kamstrup is the only water meter manufacturer in North America that has the integrated acoustic leak detection built into a water meter. Core and Main, as identified in Attachment 4, is the only supplier in California that can supply the Kamstrup meter with built-in acoustic leak detection. Therefore, staff are requesting a sole source procurement from Core and Main for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project. The following scope of work is included in the pilot project:

- Installation of 236 one-inch Kamstrup acoustic leak detection water meters
- Removal of existing 236 water meters
- Data collection of the existing meter reads prior to removal and meter identification (serial number, location ID, and address) documentation
- Software to collect meter reads, upload the reads into the City's database, and access to the acoustic leak detection water loss portal
- Set up and training

The Utilities Department recommend that the City Council authorize the City Manager to execute an agreement with Core and Main for \$151,379.62 and include a 10% contingency in the amount of \$15,138 for a total project budget of \$166,517.62 from the Water Operating Fund (Fund 520) for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project and Appropriation of Funds.

FINANCIAL IMPACT

If approved, the agreement with Core and Main would be in the amount of \$151,379.62 and include a 10% contingency of \$15,138 for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project funded from the Water Operating Fund (Fund 520) for a total not-to-exceed amount of \$166,517.62. An appropriation in the amount of \$166,517.62 in the Water Operating Fund (Fund 520) is required for the agreement. Sufficient funds are available in the Water Operating Fund (Fund 520) to cover the cost of the agreement.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 11692 – A Resolution Authorizing the City Manager to Execute a Sole Source Agreement with Core and Main for \$151,379.62 from the Water Operating Fund (Fund 520) for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project and Appropriation of Funds
2. Scope and fee submitted by Core and Main
3. Kamstrup acoustic leak detection meter sole source letter
4. Core and Main sole source letter

5. Project Location Area

Submitted,

Marcus Yasutake, Director
UTILITIES DEPARTMENT

Attachment 1

RESOLUTION NO. 11692**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SOLE SOURCE AGREEMENT WITH CORE AND MAIN FOR \$151,379.62 FROM THE WATER OPERATING FUND (FUND 520) FOR THE KAMSTRUP ACOUSTIC LEAK DETECTION WATER METER PILOT PROJECT AND APPROPRIATION OF FUNDS**

WHEREAS, water meters are installed on homes as required by State Law; and

WHEREAS, staff has identified a water meter with built-in acoustic leak detection capabilities; and

WHEREAS, Kamstrup is the only manufacturer of acoustic leak detection water meters in North America; and

WHEREAS, Core and Main is the sole exclusive distributor for Kamstrup products in California; and

WHEREAS, the agreement with Core and Main would be in the amount of \$151,379.62 and include a 10% contingency of \$15,138 funded by the Water Operating Fund (Fund 520) for a total not-to-exceed amount of \$166,517.62; and

WHEREAS, an additional appropriation of funds in the amount of \$166,517.62 is needed for this agreement in the Water Operating Fund (Fund 520); and

WHEREAS, sufficient funds are available in the Fiscal Year 2026-27 Water Operating Fund (Fund 520) for the appropriation; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a Sole Source Agreement with Core and Main for the Kamstrup Acoustic Leak Detection Water Meter Pilot Project in the amount of \$151,379.62, including a contingency of \$15,138 for a total not-to-exceed amount of \$166,517.62 funded in the Water Operating Fund (Fund 520).

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$166,517.62 for this agreement in the Water Operating Fund (Fund 520).

PASSED AND ADOPTED this 25th day of August, 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2



Bid Proposal for Folsom, CA - Kamstrup Pilot Installs

CUSTOMER	City of Folsom 50 Natoma St. Folsom, CA 95630	Job Folsom, CA - Kamstrup Pilot Installs Folsom, CA Bid Date: 04/16/2026 08:00 am Bid #: 4465171
	Sales Representative Joseph Williams (T) 530-201-0555 Joseph.Williams@coreandmain.com	Core & Main 1830 Craig Park CT St Louis, MO 63146 (T) 3144324700
CONTACT		
NOTES		



Bid Proposal for Folsom, CA - Kamstrup Pilot Installs

City of Folsom

Job Location: Folsom, CA

Bid Date: 04/16/2026 08:00 am

Core & Main Bid #: 4465171

Core & Main

1830 Craig Park CT

St Louis, MO 63146

Phone: 3144324700

Seq#	Qty	Description	Units	Price	Ext Price
20		KAMSTRUP PILOT PACKAGE			
30		PILOT PERIOD: 12 MONTHS			
40		236 QTY METERS			
50		SIZE: 1" STAINLESS STEEL			
60		1 QTY - COLLECTOR (ONLY PILOT)			
70		PLATFORM SOFTWARE (ONLY PILOT)			
80		SET-UP & TRAINING INCLUDED			
90	1	FLOWIQ 2200 METERS PILOT	EA	71,109.10	71,109.10
		SUBTOTAL			71,109.10
100		METER INSTALLATIONS			
110	1	MOBILIZATION CHARGE	EA	4,300.00	4,300.00
120	236	METER GPS PER CONNECTION	EA	3.00	708.00
130	236	KAMSTRUP 1" METER INSTALLATION	EA	244.71	57,751.56
		12-MO GUARANTEE ON INSTALLS			
		SUBTOTAL			62,759.56
150		AMI COLLECTOR INSTALL			
160	1	READY AMI COLLECTOR INSTALL	EA	8,500.00	8,500.00
		SUBTOTAL			8,500.00
170		INTEGRATION			
180	1	BILLING INTEGRATION	EA	3,500.00	3,500.00
		SUBTOTAL			3,500.00
190		ADDITIONAL LABOR AS NEEDED			
200**	1	TROUBLESHOOTING TECHNICAL	EA	75.00	75.00
210**	1	3/4" CURB STOP REPLACEMENT	EA	197.38	197.38
220**	1	RESIDENTIAL METER BOX	EA	118.44	118.44
230**	1	RESIDENTIAL LID CUT PLASTIC LID	EA	65.94	65.94
		SUBTOTAL			0.00
		Sub Total			145,868.66
		Tax			5,510.96
		Total			151,379.62

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

** For reference only - not included in total

04/21/2026 - 3:59 PM

Actual taxes may vary

Page 2 of 2

Attachment 3

To Whom it May Concern,

3/17/26

Kamstrup is the only water meter manufacturer in North America that has integrated acoustic leak detection into a water meter. All other leak detection methodologies require separate and specialized hardware.

Kamstrup has patented this technology and remains the sole provider of such an integrated meter with embedded acoustic leak detection capabilities.



David Rubin

Vice President of Product Management, Kamstrup US

Attachment 4

kamstrup

08/25/2026 Item No.3.

2855 Forsyth Commerce Way, Building 200
Cumming, GA 30040

July 29, 2026

REF: Core & Main LP
597 Salem Road
Etters, PA 17319

Re: Exclusive Kamstrup Distributor

To Whom It May Concern,

Please accept this letter as confirmation that Core & Main is the sole exclusive distributor for Kamstrup products and solutions in the States of California, Delaware and Kentucky.

Please contact the undersigned should you have any questions.

Best Regards,

Signed by:

Fernando Zanutto

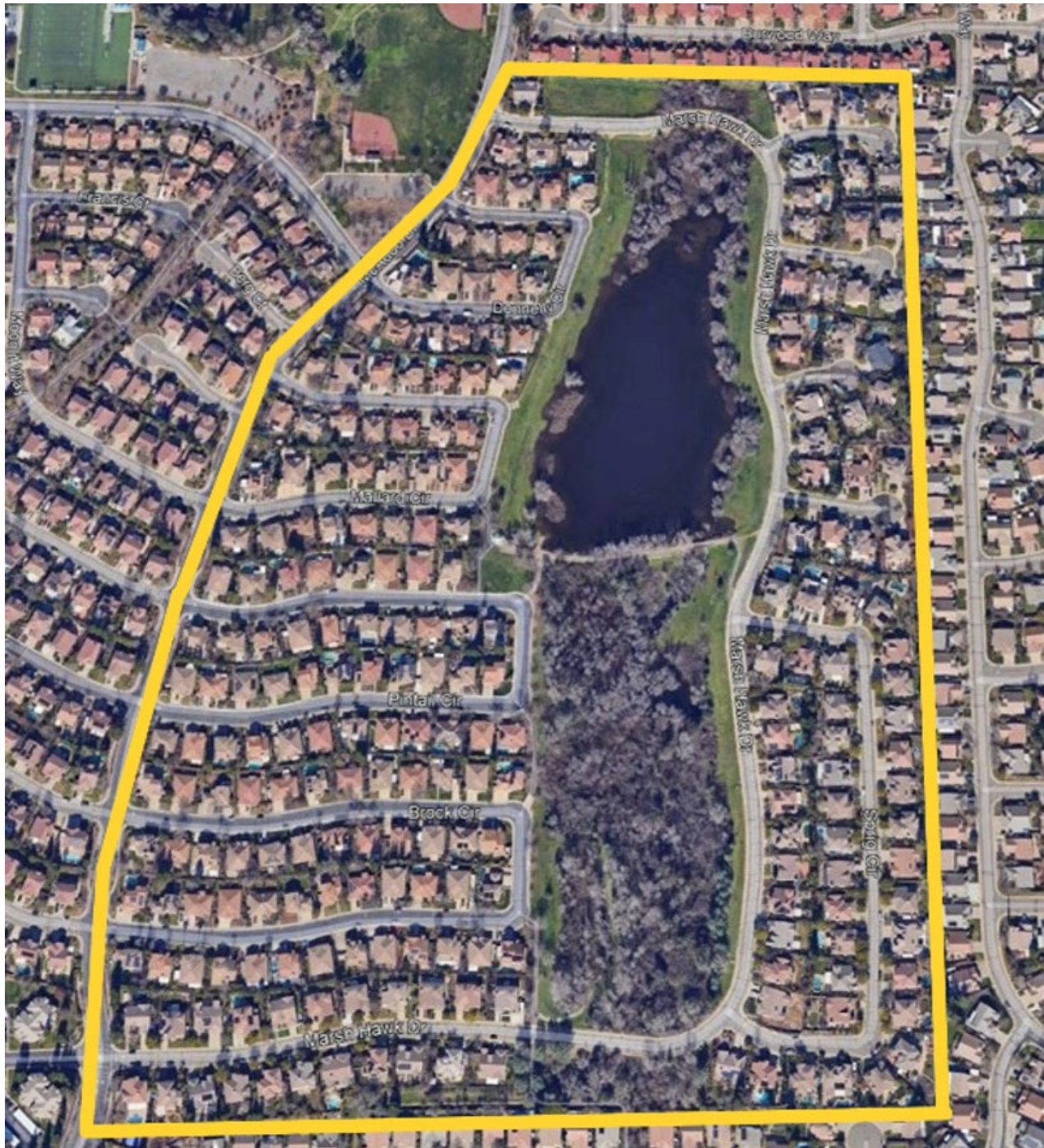
4F68DD85430B4EE...

Fernando Zanutto

Regional President – The Americas
Kamstrup Water Metering, LLC
Email: fezo@kamstrup.com
Phone: 404-835-6716

Attachment 5

Kamstrup Acoustic Leak Detection Water Meter Pilot Project Location





Folsom City Council Staff Report

MEETING DATE:	8/25/2026
AGENDA SECTION:	Old Business
ITEM TITLE:	Resolution No. 11693 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for \$402,886 from the Water Operating Fund (Fund 520) for Additional Construction Management and Inspection Services for the Tower Tank Rehabilitation Project (Project WA2402) and Appropriation of Funds
FROM:	Utilities Department

RECOMMENDATION / CITY COUNCIL ACTION

The Utilities Department recommends that the City Council pass and adopt Resolution No. 11693 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for \$402,886 from the Water Operating Fund (Fund 520) for Additional Construction Management and Inspection Services for the Tower Tank Rehabilitation Project (Project WA2402) and Appropriation of Funds.

BACKGROUND / ISSUE

The Utilities Department identifies water infrastructure rehabilitation and replacement projects through water master plans, ongoing water condition assessment programs, and regulatory changes. Through these efforts, portions of the water system have been identified as needing rehabilitation or replacement in order to improve the reliability of the water distribution system. These efforts led to the Utilities Department identifying the Tower Tank Rehabilitation Project as a priority project.

The Tower Tank Rehabilitation Project involves improvements and repairs to five of the city’s water storage tanks due to aging infrastructure. The water tanks being rehabilitated include Tower Tank, Foothills Tanks No. 1 and No. 2, South Tank, and East Tank No. 2. The work at all five

tanks was scheduled to occur during the low water demand periods (October through April) as identified below:

- East Tank No. 2 – Completed (Fiscal Year 2024-25)
- South Tank – Completed (Fiscal Year 2024-25)
- Tower Tank – In Service and Finishing Construction (Fiscal Year 2026-27)
- Foothills Tank No. 1 – In Service and Awaiting Construction (Fiscal Year 2026-27)
- Foothills Tank No. 2 – In Service and Finishing Construction (Fiscal Year 2026-27)

As part of Amendment No. 1 for this project with West Yost & Associates, Inc., Tower Tank and Foothills Tank No. 2 were scheduled to be completed and back in-service by May 31, 2026. However, during construction, multiple unforeseen conditions occurred at Tower Tank and Foothills Tank No. 2 which required the completion date to be extended to the end of September 2026. The Tower Tank site also required the drain valve to be replaced, the retaining wall height to be adjusted, the level transmitter to be relocated, and the altitude valve sensing line to be lowered. Changes were made to the Foothills Tank No. 2 cathodic protection mounting system for easier exterior access and future maintenance by city operations staff. At both tank sites, it was beneficial for the exterior surface preparation and the coating application to be completed while the tanks were still offline, which delayed putting the tanks back in-service.

Tower Tank and Foothills Tank No. 2 also required additional coating inspection support for deficiencies that were only possible to identify after draining the tank, installing scaffolding inside the tank for access to the structures supporting the roof, and close-up inspection of the roof. Both tanks had additional anti-skid coatings applied to portions of the roof to provide for a safer walking surface for staff when performing routine maintenance or inspections on top of the roof. At Foothills Tank No. 2, the interior floor coating was originally planned to only have spot repairs. However, due to pre-existing, unforeseen conditions of the existing coating that could only be identified once the scaffolding had been removed and the Contractor began preparation of the planned spot repairs of the floor, spot repair was not feasible for proper coating application. Bay Area Coating Consultants Inc. (BACC), the subconsultant to West Yost & Associates, Inc., determined that the existing condition does not meet current coating standards and that the entire floor coating needed to be removed and recoated. The condition of the coating along the floor of the tank can be seen in the report from BACC in Attachment 3.

Tower Tank and Foothills Tank No. 2 were originally scheduled to be brought back online by April 2026, with exterior site work scheduled to be completed by May 31, 2026. However, these unforeseen conditions and the associated improvements described above delayed putting both tanks back in-service until June and July 2026. Amendment No. 2 includes additional budget for the construction management and inspection services completed to cover the extended timeframe of getting the tanks back online and to complete the exterior site work at Tower Tank and Foothills Tank No. 2 by the end of September 2026.

As part of Amendment No. 1 with West Yost & Associates, Inc., work on Foothills Tank No. 1 was set to begin in October 2026 with a completion date of February 26, 2027. The city has not been able to inspect Foothill Tank No. 1 because this tank needs to remain in-service to meet water demands while the other tanks are out of service. Since Foothills Tank No. 1 is two years older

than Foothills Tank No. 2, the project team anticipates that the additional unforeseen rehabilitation work at Foothills Tank No. 1 will be similar to that identified at Foothills Tank No. 2, anticipating that the completion date will also need to be extended. Amendment No. 2 has additional budget for work to begin on Foothills Tank No. 1 in October 2026, with an extended estimated completion date of April 30, 2027.

Additional effort by West Yost & Associates, Inc. and their sub-contractor BACC related to construction management and inspection services as identified in Amendment No. 2 includes project coordination, project management, and additional construction inspection for Tower Tank, Foothills Tank No. 1, and Foothills Tank No. 2.

This Resolution will authorize the City Manager to execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for \$402,886 from the Water Operating Fund (Fund 520) for additional construction management and inspection services for the Tower Tank Rehabilitation Project (Project WA2402) and appropriation of funds.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value or \$77,426 or greater shall be awarded by the City Council.

ANALYSIS

Due to the various unforeseen site conditions as described in the Background section, the schedule for construction management and inspection services will need to be extended to April 2027. Additional construction management and inspection services recommended to be provided by West Yost & Associates, Inc. as part of the Tower Tank Rehabilitation Project include the following:

- Project Coordination:
 - o Additional weekly construction meetings.
- Project Management and Resident Engineer services:
 - o Coordination of additional submittals and Requests for Information (RFIs).
 - o Coordination of additional Construction Change Directives (CCD) and Change Orders.
- Construction inspection for additional improvements to Tower Tank and Foothills Tank No. 2 (to be completed by end of September 2026).
- Construction inspection for additional improvements to Foothills Tank No. 1 (to be completed by April 30, 2027).
- Special inspections for coatings and welding.
- Structural inspection for Foothills Tank No. 1.
- Preparation of Tank Reports to comply with State regulations.

The total cost to provide additional construction management and inspection services by West Yost & Associates, Inc. as part of the Tower Tank Rehabilitation Project is \$402,886. This

resolution will authorize the City Manager to execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for additional construction management and inspection services for the Tower Tank Rehabilitation Project for a new not-to-exceed amount of \$1,536,019. Typical construction management and inspection costs as a percentage of construction costs can range between 8-12 percent. Due to the specialty nature of the structural inspections, structural reports, and coating inspections, the construction management and inspection services for this project are closer to 20 percent.

FINANCIAL IMPACT

The City Council approved Resolution No. 11243 at the August 27, 2024, City Council meeting authorizing the City Manager to execute an agreement with West Yost & Associates, Inc. for construction management and inspection services for the Tower Tank Rehabilitation Project (Project WA2402) for a total amount not-to-exceed \$549,734. The City Council also approved Resolution No. 11544 at the February 10, 2026, City Council meeting authorizing the City Manager to execute Amendment No. 1 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for additional construction management and inspection services for this project for \$583,399 for a new contract total amount not-to-exceed \$1,133,133.

Budget project costs to date, totaling \$10,044,506 include design, advertisement, Community Development Department Building Permit fees, construction administration services, construction management and inspection services, construction, and construction contingency. The Tower Tank Rehabilitation Project (WA2402) is included in the FY 2026-27 Capital Improvement Plan with a total project budget of \$10,044,506. The Utilities Department recommends approving Amendment No. 2 to the agreement with West Yost & Associates, Inc. for \$402,886 for the Tower Tank Rehabilitation Project (WA2402) for a new contract total amount not-to-exceed \$1,536,019. An appropriation is therefore needed for additional construction management and inspection services, and staff is requesting an appropriation of \$402,886 in the Water Operating Fund (Fund 520) for an updated total project budget of \$10,447,392. Sufficient funds are available in the Water Operating Fund (Fund 520) for the appropriation.

ENVIRONMENTAL REVIEW

This project is replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exceptions, Section 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction).

ATTACHMENTS

1. Resolution No. 11693 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for \$402,886 from the Water Operating Fund (Fund 520) for Additional

Construction Management and Inspection Services for the Tower Tank Rehabilitation Project (Project WA2402) and Appropriation of Funds

2. Tower Tank Rehabilitation Project Map
3. Coating Inspection Reports (Tower Tank and Foothills Tank No. 2) performed by Bay Area Coating Consultant, Inc. on June 5, 2026

Submitted,

Marcus Yasutake, Director
UTILITIES DEPARTMENT

Attachment 1

RESOLUTION NO. 11693

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2 TO THE AGREEMENT (CONTRACT NO. 173-21 24-039) WITH WEST YOST & ASSOCIATES, INC. FOR \$402,886 FROM THE WATER OPERATING FUND (FUND 520) FOR ADDITIONAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE TOWER TANK REHABILITATION PROJECT (PROJECT WA2402) AND APPROPRIATION OF FUNDS

WHEREAS, the City has identified this project as a priority to maintain integrity and operation of the water distribution system; and

WHEREAS, the rehabilitation work identified to enhance the city's water distribution system and to continue to provide reliable water service to the city includes rehabilitating Tower Tank, Foothills Tanks No. 1 and No. 2, South Tank, and East Tank No. 2; and

WHEREAS, West Yost & Associates, Inc. by reason of their experience and abilities for performing these types of services, are qualified to perform the required additional construction management and inspection services for this project; and

WHEREAS, the Tower Tank Rehabilitation Project (WA2402) is included in the FY 2026-27 Capital Improvement Plan with a total project budget of \$10,044,506; and

WHEREAS, an additional appropriation of funds in the amount of \$402,886 is needed for a revised project budget of \$10,447,392 and sufficient funds are available in the Water Operating Fund (Fund 520) for this appropriation; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-039) with West Yost & Associates, Inc. for additional construction management and inspection services for the Tower Tank Rehabilitation Project (Project WA2402) in the amount of \$402,886 and the new contract not-to-exceed amount, including Amendment No. 2 is \$1,536,019.

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$402,886 for this agreement. The appropriation will be from the Water Operating Fund (Fund 520) fund balance in the amount of \$402,886.

PASSED AND ADOPTED this 25th day of August, 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

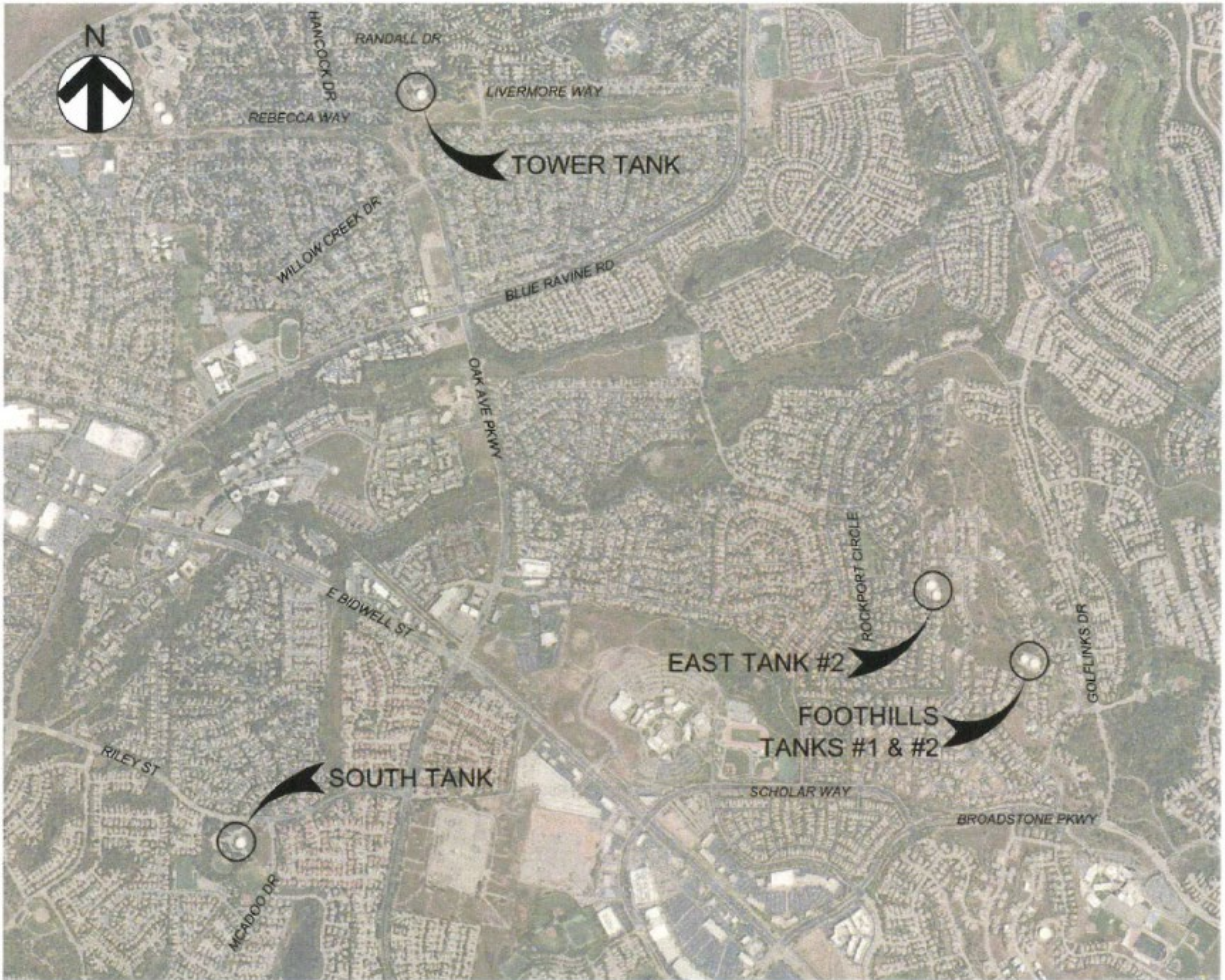
ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

ATTACHMENT 2

TOWER TANK REHABILITATION PROJECT MAP



LOCATION MAP

NTS

Attachment 3

Report # 06052026			
Project Name:	Misc. Tank Rehab Project – Tower Tank	Inspector:	Igor Tutelya
Location:	Randall Dr, Folsom, CA 95630	Coating Contractor:	ESM
Client:	City of Folsom	Foreman:	Oleg Ushakov

Contractor Start/Stop:	n/a – 2:00 pm	Inspector hours:	5
Lunch Break:	n/a	D/H Starting hours:	n/a
Total crew size:	8	D/H Ending hours:	n/a
Weather:	Sunshine ☒ Cloudy ☐ Fog ☐ Rain ☐ Snow ☐ Wind/MPH:	Other clear skies	

Environmental Conditions / Ambient Conditions

Time	DB	RH	Surf/T	DP	Surf - DP	High	Low	Location of work
9:30 am	78°F	39%	94°F	51°F	43°F	97°F	92°F	Exterior roof handrails
10:30 am	80°F	36%	95°F	51°F	44°F	98°F	92°F	Exterior roof handrails
11:30 am	84°F	35%	96°F	54°F	42°F	98°F	95°F	Exterior roof handrails
12:00 pm	85°F	36%	99°F	55°F	44°F	102°F	97°F	Exterior shell
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Surface Preparation

Type of Prep:	Abrasive Blast ☒	Vapor Blasting ☐			Vacuum Blast ☐	Other ☐		
Attribute					Surface Preparation			
Grease and Oil Removal		Sat ☐	Unsat ☐	N/A ☒	Location of Work		Preparation	
Metal Porosity / Protrusion Free		Sat ☐	Unsat ☐	N/A ☒			Spec.	Actual
No Laminations / Sharp Edges		Sat ☐	Unsat ☐	N/A ☒	Interior floor Foothill Tank		n/a	SP7
Visible Moisture on Surface		Sat ☐	Unsat ☐	N/A ☒	n/a		n/a	n/a
Blotter test		Sat ☐	Unsat ☐	N/A ☒	n/a		n/a	n/a
Dust Removal		Sat ☒	Unsat ☐	N/A ☐	n/a		n/a	n/a
Clean Dry Abrasive		Sat ☒	Unsat ☐	N/A ☐	n/a		n/a	n/a
Compressor PSI		n/a		Soluble Salt Testing (ug/cm²)				
Abrasive (type & size)		Kleen Blast 35		Location		Spec.	Actual	Result
Other:		n/a		n/a		n/a	n/a	n/a

Summary of Inspection Tasks

During today's operations, ESM crew members completed the second finish coat application on the Tower Tank exterior roof handrails and continued spot repair operations on the exterior shell. A preliminary blast inspection of the Foothill Tank interior floor revealed coating blistering, disbondment, and brittle coating failure in multiple locations.

BACC recommends complete removal of the existing floor coating system prior to installation of a new coating system.

Coating											
Coating Type	Manufacturer	Product Name	Thinner	Shelf Life	% Thinner Added		Mixing		Coating Temp	Induction time	Pot Life
					Spec.	Actual	Start	Stop			
Epoxy	Sherwin Williams	Macropoxy 646	n/a	3 years	n/a	n/a	11:35 am	11:45 am	100°F	15 min	4 hour @ 77°F
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Mixing						
Mix No.	Product	Qty.	Component Batch Identification			
1	Macropoxy 646	48 oz	A ☒ XM0266NH			B ☒ VM1076CS
n/a	n/a	n/a	n/a			n/a
n/a	n/a	n/a	n/a			n/a

Application							
Location of Work	Product Name Applied	Application		Application Technique	Checklist		
		Start	Stop			Sat	Unsat
Exterior roof handrails	Hi-Solids Poly 250	n/a	11:30 am	Brush/roll	Stripe Coat	☐	☐
Spot prime exterior shell	Macropoxy 646	n/a	n/a	Brush/roll	Re-coat times	☐	☐
n/a	n/a	n/a	n/a	n/a	Protective covering	☐	☐
n/a	n/a	n/a	n/a	n/a	Pot agitated	☐	☐

Plural Component								
Product Name	Quantity Mixed	Pressure		Material Temp		Static Mixers	Spray Tip Size	Mixing Procedure
		Part A	Part B	Part A	Part B			
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Comments
ESM crew members performed coating material mixing operations in accordance with the product data sheets for Macropoxy 646. Mix ratios of 1:1 was verified acceptable during the mixing process. An electric drill equipped with a mixing paddle was utilized to thoroughly agitate the coating materials until a uniform, homogeneous consistency was achieved. Material temperatures were verified to be within acceptable application parameters prior to the start of coating operations.
Hi-Solids Polyurethane mixture was not observed during today's operations.
2 nd spot prime application to repaired areas not observed during today's operations.

Coating Inspection

Primer ☐	Intermediate ☐		Finish Coat ☐		Other ☐				
Location	Visual inspection		Dry Film Thickness			Holiday Testing			
	Sat	Unsat	Spec.	Actual		SP0-188 ☐		Voltage	
				Range	Avg.	Detected	Remaining	Sat	Unsat
	☐	☐						☐	☐
	☐	☐						☐	☐
	☐	☐						☐	☐

SSPC PA2 Field Calibration

Pre inspection				Post inspection			
Time:				Time:			
Shims				Shims			

Adhesion Testing

Coating ☐	Lining ☐		Concrete ☐	Sealant ☐		Other ☐
Test Type	Pull Off Test ☐		Pressure Test ☐	Evaluating Adhesion by knife ☐		Tape Test ☐
Test Location	ASTM Standard	Testing Agent	PSI Rating	Cohesive/Adhesive Percentage	Failure Location	Substrate Type

Inspection Equipment

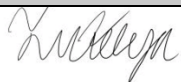
DFT Gauge	Micrometer	Atmospheric Gauge	Holiday Detector	Surface Temp Gauge

Comments

DFT measurements for the 1st spot prime coat located near the exterior shell's stairway were unable to be performed.

Time Start/Stop	Weather Conditions	
9:15 am -	Clear skies, Sunshine	On June 5, 2026, I, Igor Tutelya (BACC Inspector), arrived on site at the Tower Tank Miscellaneous Tank Rehabilitation Project located in Folsom, California. Upon arrival, weather conditions were clear with sunshine, and the air temperature was approximately 76°F. ESM crew members were on site performing a second finish coat application on the exterior roof handrails of the Tower Tank. I was greeted by Oleg Ushakov (ESM Foreman) to discuss the day's scope of work. Oleg stated that the crew members would continue applying the second finish coat to the exterior handrails. Upon completion, the crew members will apply a second prime coat to the spot repair areas located on the exterior shell near the stairway. Environmental conditions and surface temperatures were recorded upon arrival and verified acceptable for coating application.
9:45 am -	Sunshine	9:45 am – BACC and Jesse Shah (West Yost Inspector) departed the Tower Tank jobsite and traveled to the Foothill Tank project located at 691 Misty Ridge Circle, Folsom, CA 95630. Upon arrival, ESM crew members were performing surface preparation on the interior floor of the Foothill Tank in accordance with SSPC-SP 7 (Brush-Off Blast Cleaning). A preliminary visual inspection was scheduled between approximately 12:00 pm and 1:00 pm to evaluate the prepared surface and perform a visual blast inspection of the interior floor. Following the site visit, BACC departed the Foothill Tank project and returned to the Tower Tank project.
10:20 am – 11:45 am	Sunshine	10:20 am – BACC arrived back on site at the Tower Tank Project. ESM crew members continued applying the 2nd finish coat to the exterior roof handrails. Environmental conditions and surface temperatures were recorded and verified acceptable for coating application. 11:30 am – ESM crew members completed the 2nd finish coat application on the exterior roof handrails. Crew members are now preparing for mixing operations utilizing Macropoxy 646 coating material. 11:45 am – Mixing operations have been completed. The mixed batch of coating material will now undergo a 15-minute induction prior to use.

12:00 pm – 2:00 pm	Sunshine	12:00 pm – Induction has been completed for the mixed batch of coating material. ESM crew members will take a 30-minute lunch break and then begin applying a second prime coat to the spot repair areas located on the exterior shell near the stairway. Due to scheduling, BACC departed the Tower Tank project and traveled to the Foothill Tank project to perform the scheduled preliminary blast inspection of the interior floor. 12:35 pm – BACC arrived on site at the Foothill Tank Project. Upon arrival, I, Igor Tutelya (BACC Inspector), and Alex (ESM Foreman) entered the interior of the Foothill Tank to perform the scheduled preliminary blast inspection. Visual Blast Inspection Visual inspection of the prepared interior floor surface revealed numerous areas of coating blistering, disbondment, and localized coating failure. Multiple blisters had ruptured during SSPC-SP 7 surface preparation operations, exposing the substrate and leaving lifting coating edges. The existing coating exhibited brittle characteristics, with fractured and poorly adhered coating observed in several locations throughout the floor surface. The observed conditions were brought to the attention of Jesse Shah (West Yost Inspector). Due to the widespread coating blistering, disbondment, and brittle coating condition observed throughout the interior floor surface, BACC recommends complete removal of the existing coating system on the floor prior to application of a new coating system. 2:00 pm – BACC departed the jobsite.
End of Report		



Igor Tutelya

06/05/2026

NACE #109141

Igor@bayareacoating.com

Photographs



Tower Tank Project.



ESM crew members performing 2nd finish coat application to exterior roofs handrails.



Foothill Tank Project.



Abrasive blasting operations being performed on the interior floor of the Foothill Tank.



Sweep blasting operations being performed on the interior floor. Picture #1



Sweep blasting operations being performed on the interior floor. Picture #2



Spot primed areas located on the exterior shell of the Tower Tank near the stairway.



ESM crew members continuing 2nd finish coat application. Picture #1



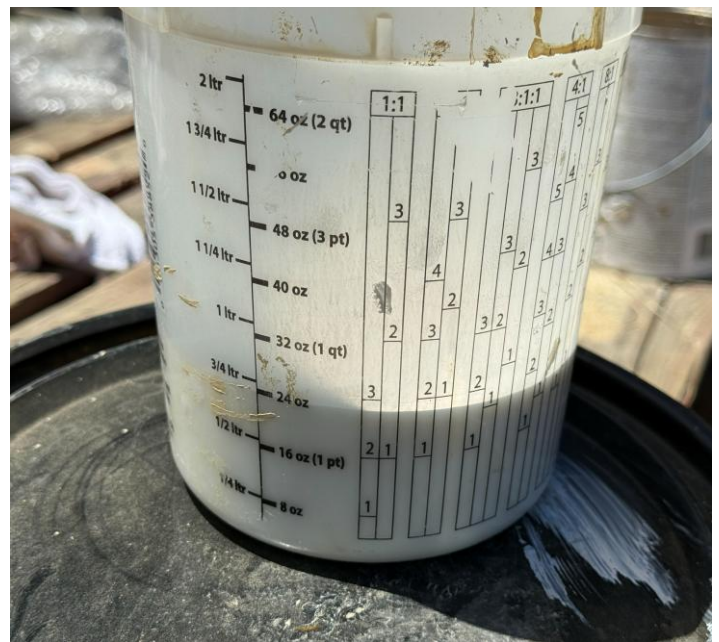
ESM crew members continuing 2nd finish coat application.
Picture #2



Part A & B of Macropoxy 646 being pre-mixed prior to
beginning mixing operations.



Coating material temperature at 100°F



24 ounces of part A added to measuring cup.



ESM crew members add part B to the measurement.



48 ounces verified. 1:1 ratio acceptable.



Mixed material undergoing induction.



Lower sections of bare metal spot primed areas contained acceptable mil ranges.



Interior floor of the Foothill Tank. Picture #1



Interior floor of the Foothill Tank. Picture #2



Interior floor of the Foothill Tank. Picture #3



Visible lifting edges and fractures at bare substrate locations.



Lifted edges a visible brittleness.



Visible blisters that remained intact after a sweeping blast.
Picture #1



Visible blisters that remained intact after a sweeping blast.
Picture #2



Some floor plate locations are completely widespread.



Widespread disbondment observed in large areas of the floor. All edges lifting with poor adhesion. Picture #1



Widespread disbondment observed in large areas of the floor. All edges lifting with poor adhesion. Picture #2



Widespread disbondment observed in large areas of the floor. All edges lifting with poor adhesion. Picture #3



Widespread disbondment observed in large areas of the floor. All edges lifting with poor adhesion. Picture #4



Additional photos of exposed substrate. Picture #1



Additional photos of exposed substrate. Picture #2



Substrate condition beneath existing coating. Picture #1



Substrate condition beneath existing coating. Picture #2