



EXETER CITY COUNCIL REGULAR MEETING AGENDA

October 13, 2026, 6:30 PM

City Hall, 137 North F Street
Exeter, California 93221

Mayor
Jacob Johnson
Mayor Pro Tem
Jeff Wilson
Council Members
Vicki Riddle
Frankie Alves
Bobby Lentz

Notice is hereby given that the Exeter City Council will hold a Regular Meeting on Tuesday, October 13, 2026, at 6:30 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City's website at <https://cityofexeter.ca.gov/> and available for viewing at City Hall.

6:30 p.m.

A. CALL TO ORDER CLOSED SESSION

B. PUBLIC COMMENTS REGARDING CLOSED SESSION MATTERS

Comments from the public are limited to items listed on the closed session matters (GC 54954.3a). Speakers will be allowed three (3) minutes. Please begin your comments by stating your name and providing your City of residence.

C. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S)

1. Conference with Legal Counsel
Re: Significant Exposure to Litigation – One (1) Case: Facts Not Known to Potential Plaintiff

7:00 p.m.

D. CALL TO ORDER REGULAR SESSION

E. INVOCATION

F. PLEDGE OF ALLEGIANCE

G. PUBLIC COMMENTS

This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Exeter City Council. In compliance with public meeting laws,

Council cannot discuss topics that are not included on the published agenda. This is also the time for citizens to comment on items listed on the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Public comments related to all pulled Consent Calendar Items and all Individual Business or Public Hearing Items that are listed on this agenda will be heard at the time that item is discussed or at a time the Public Hearing is opened for comment.

In fairness to all who wish to speak tonight, comments shall be limited to five (5) minutes for each individual, ten (10) minutes for an individual representing a group, and thirty (30) minutes overall for the entire public comment period, unless otherwise indicated by the Mayor. Although not required, speakers are asked to begin their comments by stating their name and city of residence.

H. SPECIAL PRESENTATIONS

None.

I. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Approval of September 22, 2026, Regular Meeting Minutes (pp. 4-7)
2. Approval of the Payment of Bills for September 18, 2026, and October 02, 2026 (pp. 8-18)
3. Approval of Payroll for the Period September 07, 2026, through September 20, 2026 (pp. 19-26)
4. Authorize the Purchase of One (1) Six-Inch Diesel Trash Pump from Core & Main for Emergency and Temporary Pumping at the City's Wastewater Treatment Plant, Wastewater Lift Stations, and Storm Drain System Facilities, in an Amount Not to Exceed \$20,936.51 (pp. 27-33)
5. Approval of a Lease with Exeter By Design for City-Owned Property located at 204 East Pine Street Exeter, California (pp. 34-48)

J. INDIVIDUAL BUSINESS ITEMS

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Mayor may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. First Reading and Introduction of **Ordinance No. 722**, An Ordinance of the City Council of the City of Exeter, Amending Section 2.16.010 of Chapter 2.16 of the Exeter Municipal Code Relating to Planning Commission Membership Requirements (pp. 49-55)

Presented by Jason Ridenour, City Administrator

2. Consider Adoption of **Resolution No. 2026-42**, A Resolution of the City Council of the City of Exeter, Initiating Proceedings to Consolidate Citruscrest Assessment Districts 98-01 and 01-02 and Authorizing a Task Order with A&M Consulting Engineers (pp. 56-62)

Presented by Jason Ridenour, City Administrator

3. Consider Approval of the FY 2026-27 Street Rehabilitation Project, Authorization for the City Engineer to Advertise the Project for Bids and Authorize the City Administrator to Execute a Task Order with A&M Consulting Engineers (pp. 68-77)

Presented by Zachary Boudreaux, Public Works Director

4. Consider Approval of Resolution No. 2026-43, A Resolution of the City Council of the City of Exeter Approving Water Supply Improvement Projects, CEQA exemptions, DWR Grant Agreement 4600015438 Amendment No. 4, and Engineering Task Orders (pp. 78-87)

Presented by Javier Andrade, Contract City Engineer

K. CITY COUNCIL ITEMS OF INTEREST

L. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

M. REGULAR MEETING ADJOURNMENT

State of California)
County of Tulare) ss.
City of Exeter)

I declare under penalty of perjury that I am employed by the City of Exeter, in the Administrator's Office; and that I posted this Agenda on the bulletin board outside of City Hall 137 N. F St. Exeter CA 93221 on October 09, 2026, and online on the [City of Exeter website](#).

Christina Arias

Christina Arias, Deputy City Clerk

In compliance with the Americans with Disabilities Act, and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the City Clerk (559)592-9244. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35. 104 ADA Title II).

Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at City of Exeter, Administration Office 100 N. C St., Exeter CA 93221 during normal business hours.



EXETER CITY COUNCIL REGULAR MEETING AGENDA ACTION MINUTES

September 22, 2026, 6:30 PM
City Hall, 137 North F Street
Exeter, California 93221

Mayor
Jacob Johnson
Mayor Pro Tem
Jeff Wilson
Council Members
Vicki Riddle
Frankie Alves
Bobby Lentz

Notice is hereby given that the Exeter City Council will hold a Regular Meeting on Tuesday, September 22, 2026, at 6:30 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City's website at <https://cityofexeter.ca.gov/> and available for viewing at City Hall.

6:30 p.m.

A. CALL TO ORDER CLOSED SESSION

Mayor called the closed session to order at 6:30 PM.

B. PUBLIC COMMENTS REGARDING CLOSED SESSION MATTERS

No public comments were presented.

C. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S)

1. GC 54956.9(d)(2) – Conference with Legal Counsel
Re: Exposure to Litigation – One (1) Case (facts not known to potential plaintiffs)
2. GC 54956.9 – Consideration of Liability Claims
Claimant: Morri Lee Burris Mendez
Claimed Against: City of Exeter
3. GC 54957.6 – Conference with Labor Negotiations
Agency Negotiator: Jason Ridenour and Julia Lew
Employee Groups: CLOCEA

7:00 p.m.

D. CALL TO ORDER REGULAR SESSION

Mayor Johnson called the regular session to order at 07:00 p.m. City Attorney Lew reported that action was taken by the City Council on closed session item C.2.Consideration of Liability Claims, Claimant: Morri Lee Burris Mendez, Claimed Against: City of Exeter. It was moved by

Mayor Pro Tem Wilson, seconded by Council Member Riddle and approved 5-0 to reject the claim from claimant Morri Lee Burris Mendez.

E. INVOCATION

Led by Pastor Brandon Zoll.

F. PLEDGE OF ALLEGIANCE

Led by Mayor Johnson.

G. PUBLIC COMMENT

Pamela Whitmire provided updates on TCAG's scholarship program. She also provided an update on ATAC, noting her service on the Advisory Committee and the upcoming meeting.

Faustino Ramos requested that the City Council consider revisions to the City's carport regulations.

Chad Cox provided comments regarding enforcement of the City's shade cloth regulations.

H. SPECIAL PRESENTATIONS

1. Proclamation in Honor of Constitution Week (p.5)
Presented by Mayor Johnson
2. Employee of the Quarter Recognition of Jasper McCool (p.6-7)
Presented by Jason Ridenour, City Administrator

I. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Approval of September 8, 2026, Regular Meeting Minutes (pp.8-12)
2. Approval of the Payment of Bills for September 4, 2026, and September 8, 2026 (pp.13-27)
3. Approval of Payroll for the Period August 24, 2026, through September 6, 2026 (pp.28-35)
4. Approval of a Request from the Fall Festival Committee to Display a Banner Across Pine Street for the 2026 Exeter Fall Festival (pp.36-39)
5. Review and Acceptance of the Monthly Investment Transactions Report for August 2026 (pp.40-42)
6. Authorize Payment to Mid Valley Disposal (MVD) in the Amount of \$13,808.25 for the City's 2026 Compost Procurement in Satisfaction of the Senate Bill 1383 (SB 1383) Organic Waste Procurement Target (pp.43-71)

7. Authorize the Purchase of One (1) Commercial Chemical Sprayer Trailer from California Turf Equipment & Supply, Inc. (Cal Turf) for Vegetation and Weed Management in an Amount Not to Exceed \$14,072.49 (pp.72-76)
8. Authorize the City Administrator (or Designee) to Execute a Renewed Proof of Designation (POD) with Community Services Employment Training (CSET) for Continued Electronic Waste Collection Services in the City of Exeter (pp.77-79)

Approval of Consent Calendar							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
ALVES	WILSON	(5-0)	AYE	AYE	AYE	AYE	AYE

J. INDIVIDUAL BUSINESS ITEMS

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Mayor may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. Authorize a Sole-Source Purchase from Telstar Instruments (Telstar) to Furnish, Install, Configure, and Commission Two (2) Mission SCADA Pressure Monitoring Stations for the City's Water-Distribution System in an Amount Not to Exceed \$27,072.00 (pp.80-88)
Presented by Zachary Boudreaux, Public Works Director

Public Works Director provided a report for the Council and members of the public.

Mayor opened the item up for public comment. No public comments were presented.

Authorize a Sole-Source Purchase from Telstar Instruments (Telstar) to Furnish, Install, Configure, and Commission Two (2) Mission SCADA Pressure Monitoring Stations for the City's Water-Distribution System in an Amount Not to Exceed \$27,072.00							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
JOHNSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

K. CITY COUNCIL ITEMS OF INTEREST

Council Member Alves reported attending the Sergeant Aguirre events and noted the positive community turnout. He requested that the City Council consider consolidation of Citruscrest 1 and Citruscrest 2 LLMDAs a future agenda item.

Consider Consolidation of Citrus Crest 1 & 2 LLMD as a Future Agenda Item							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	ALVES	(5-0)	AYE	AYE	AYE	AYE	AYE

Mayor Pro Tem Wilson reported attending Sergeant Aguirre’s service and stated that he would attend the upcoming Tooleville Water Board meeting. He also requested a future agenda item to discuss cost estimates for repairs to the City’s street sweeper and evaluate the feasibility of bringing street sweeping services back in-house.

Consider Cost Estimate to Repair the City’s Street Sweeper and Explore In-house Street Sweeping Feasibility.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
WILSON	RIDDLE	(5-0)	AYE	AYE	AYE	AYE	AYE

Council Member Riddle reported on her participation in the 9/11 events and expressed appreciation to City staff for their work on the September 17 and 18 events honoring Sergeant Aguirre. She noted that Sergeant Aguirre’s family expressed their appreciation. She also provided an update regarding TCAG and the TCTRA meetings. Council Member Riddle also reported meeting with the Miss Exeter Queen Court and announced that the time capsule opening is scheduled for October 9, 2026.

Council Member Lentz had no report.

Mayor Johnson reported that the 9/11 event was successful and thanked Council Member Riddle for inviting him to participate. He also thanked residents for bringing their comments and concerns before the City Council. Mayor Johnson requested a future agenda item to discuss the City’s regulations regarding carports and temporary carports.

Following the vote, the motion failed by a 2-3 vote (Ayes: Johnson, Alves; Nays: Wilson, Riddle, Lentz).

Approval for staff to bring the carport and temporary carport ordinance back on a future agenda.							
1 st	2 nd	Result	JONHSON	WILSON	ALVES	RIDDLE	LENTZ
JOHNSON	ALVES	(2-3)	AYE	NAY	AYE	NAY	NAY

CITY ADMINISTRATOR/DEPARTMENT COMMENTS

City Administrator, Public Works Director, Chief of Police, Finance Director, City Attorney and City Clerk/Human Resources provided comments/reports.

L. REGULAR MEETING ADJOURNMENT

Mayor adjourned the meeting at 8:49 p.m.

Francesca Nevarez, City Clerk



Agenda Item Staff Report

Agenda Item Number:

I.2

Meeting Date:

October 13, 2026

Wording for Agenda:

Approval of the Payment of Bills for September 18, 2026, and October 2, 2026.

Submitting Department:

Finance

Contact Name:

Janie Rodriguez, Finance Director

For action by:

☒ City Council

Regular Session:

☒ Consent Calendar

☐ Regular Item

☐ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

Department Recommendation:

Staff recommends that the City Council approve the payment of bills in the following amounts.

- \$201,559.11 dated September 18, 2026, for expenditures charged to FY 2026-2027
- \$555,893.18 dated October 2, 2026, for expenditures charged to FY 2026-2027

Summary:

The Finance Department has reviewed and compiled invoices and expenses for city operations for approval by the City Council, which are summarized and attached to this report.

Background:

The payment of bills is recurring action presented to the City Council to ensure transparency and fiscal oversight of city expenditures. The item reflects payments made for various city services, supplies, utilities, and obligations incurred in the normal course of business. All bills have been reviewed by the Finance Department and are within budgeted appropriations.

Fiscal Impact:

- Total amount: \$757,452.29 dated September 18, 2026 and October 2, 2026
- Funding source: Various city departmental budgets
- Budget implications: All payments are within the approved Fiscal Year 2026-2027 budgets. No additional appropriations are necessary.

Prior City Council Actions:

The City Council routinely approves payment of bills during regular meetings. This item is part of the standard financial reporting and authorization process.

Attachments:

- Payments for Publication dated September 18, 2026
- Payments for Publication dated October 2, 2026

Recommended motion to be made by the City Council:

I move to approve the payment of bills in the amount of \$757,452.29 dated September 18, 2026 and October 2, 2026.

Report Selection:

Run Group... 091826 Comment... CHECK RUN 09/18/2026

Approval Date for Report..... 09 18 2026

Payments Through Date..... 09 18 2026

Cutoff Amount to be Used..... 0000000

RUN GROUP... 091826 COMMENT... CHECK RUN 09/18/2026

DATA-JE-ID	DATA COMMENT
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D-09182026-515 CHECK RUN 09/18/2026

Run Instructions:

Jobq	Banner	Copies	Form	Printer	Hold	Space	LPI	Lines	CPI	CP	SP	RT
L		01		LASERHP4	Y	S	6	066	10			

Approved on 9/18/2026 for Payments Through 9/18/2026

Vendor Name	Description	Amount
A.R.E AUTO PARTS INC.	FD E11-BCI 65 BATTERY	1,585.25
ASBURY ENVIRONMENTAL SERVICES	USED OIL SERVICE CHARGE	68.00
AUTOZONE INC	FLEX SY G/ROTELLA T4 15	321.12
B.S. & E. CO INC	REDI-MAX 6 SACK/ROTOMIXX	347.58
BSK ASSOCIATES	BIOCHEMICAL OXY DEMAND	2,499.78
CALIFORNIA TURF EQUIPMENT	LOOP HANDLE TRIMMER	904.78
CENTRAL VALLEY BUSINESS FORMS	ENVELOPES W/ WINDOWS #10	564.22
CHARLES TESTERMAN GENERAL	FIRE HYDRNT REPL & INSTL	78,120.00
COZADAMS CLEANING LLC	JUL 2026 CLEANING SERVIC	1,715.00
CRWA	26/27 CRWA MEMBERSHIP	695.00
DEPT OF JUSTICE	JUN FINGERPRINTS-REC	784.00
EMPLOYER DRIVEN SOLUTIONS	OCT 2026 COVERAGE	1,017.00
EWING IRRIGATION PRODUCTS INC	HUNTER 3/4 ULTRA	2,339.03
EXETER MERCANTILE CO.	CUTTING WHEEL K-ME	488.27
EXETER MOTORS, INC.	P11-CALIPER ASY/KIT-BRAK	1,662.69
FERGUSON US HOLDINGS, INC	DOUBLE CHCK VALVE-DOBSON	7,870.44
JACK GRIGGS INC	AUG 2026 GAS	15,553.16
JORGENSEN COMPANY	FIRE EXT ANN MAINT-PW	1,318.38
KAWEAH PUMP, INC.	W12-DROP PIPE MOBILIZED	66,280.63
LANDMARK IRRIGATION INC	GALV NIPPLE/FLANGE GASKE	471.75
LANGE PLUMBING SUPPLY, INC.	KOHLER ADA BOWL WHITE	314.40
LEAF CAPITAL FUNDING LLC	ADMIN-SEP 2026 KYOCERA	477.21
LIEBERT CASSIDY WHITMORE	AUG NEGOTIATIONS 2026	255.00
LOPEZ/ MONICA	UB DEPOSIT REFUND	180.00
MID VALLEY DISPOSAL, LLC	8/4/26 40Y EXCHANGE	1,871.14
MINERAL KING PUBLISHING INC	9/2 PN ADP ORDIANCE 720	363.00
NEUMO RECORDS LLC	SEP 2026 APP HOSTING	3,778.66
PENA'S DISPOSAL INC	CH AUG 2026 SHRED	68.65
PROFORCE MARKETING INC	SBA SX02 II A7 MALE PANE	3,743.42
RIO HONDO COMMUNITY COLLEGE	POST SUPER COURSE-SHEILD	228.00
SERVIAM BY WRIGHT LLP	JUL 2026-333 PALM	1,397.60
SHIELDS/ ZION	PER DIEM-SUPRVSR COURSE	946.00
SIMMONS TIRE SERVICE	E11-GY EAGLE TIRE	924.61
SOUTHERN CALIFORNIA EDISON	4714-8/12/26-9/10/26	318.99
SOUTHERN CALIFORNIA GAS CO.	7144-8/1/26-9/2/26	108.35
SOUZA FORENSIC GROUP LLC	AUG 2026 BLOOD DRAW	600.00
TELSTAR INSTRUMENTS	TERMINATIONS FOR VFD	878.00
TORRES-GARAY/ LISA	JUL 2026 BLOOD DRAWS	400.00
TRANSUNION RISK & ALTERNATIVE	AUG 2026 PERSON SEARCH	100.00

**

Final Totals... 201,559.11

TOTAL NUMBER OF RECORDS PRINTED

167

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
-----	-----	
104	GENERAL FUND	41,036.66
105	WATER FUND	150,802.77
106	SANITATION FUND	2,060.07
107	SEWER FUND	6,045.53
121	INSURANCE FUND	1,017.00
141	MEASURE P	597.08
TOTAL ALL FUNDS		201,559.11

BANK RECAP:

BANK	NAME	DISBURSEMENTS
-----	-----	
BANK	BANK OF THE SIERRA	201,559.11
TOTAL ALL BANKS		201,559.11

AVENU FINANCIAL SYSTEM CITY OF EXETER
10/02/2026 11:06:02 Payments for Publication GL050S-V08.23 COVERPAGE
GL335R

Report Selection:

Run Group... 100226 Comment... CHECK RUN 10/02/2026

Approval Date for Report..... 10 02 2026

Payments Through Date..... 10 02 2026

Cutoff Amount to be Used..... 0000000

RUN GROUP... 100226 COMMENT... CHECK RUN 10/02/2026

DATA-JE-ID DATA COMMENT

D-10022026-588 CHECK RUN 10/02/2026

Run Instructions:

Jobq	Banner	Copies	Form	Printer	Hold	Space	LPI	Lines	CPI	CP	SP	RT
L		01		LASERHP4	Y	S	6	066	10			

Approved on 10/02/2026 for Payments Through 10/02/2026

Vendor Name	Description	Amount
A&M CONSULTING ENGINEERS	DWTN ADA PARKING-PLANS	25,509.00
AAA QUALITY SERVICES	9/20/26-10/17/26-CITY PK	1,447.22
BANC OF AMERICA LEASING	PAYMENT 50 PRINCIPAL	46,351.61
BLUE SHIELD OF CALIFORNIA	10/1/26-10/31/26	36,757.64
BOTELLO/ VERONICA	UB DEPOSIT REFUND	121.73
C.L.E.A.	OCT 2026 LT DISABILITY	97.50
CITY OF EXETER	8/18-9/18/26 GOLF EST	4,049.35
CITY OF VISALIA	OCT 2026 ANIMAL SERVICES	17,107.69
CIVICA LAW GROUP, APC	AUG 528 D ST CODE ENFORC	531.66
COLLINS & SCHOETTLER	JUL 2026 CITY PLANNING	9,972.00
CONSENSUS CLOUD SOLUTIONS	EFAX SEP MAINTENANCE FEE	161.11
COUNTY OF TULARE	AUG MAIL MONTHLY BILL	6,855.49
CSJVRMA	26/27 2ND QTR WRKRS COMP	135,539.00
DEPT OF JUSTICE	JUL FINGERPRINTS-PD	32.00
DIAZ CEPEDA/ RITA	UB DEPOSIT REFUND	70.51
FERGUSON US HOLDINGS, INC	FIBRELYTE LID WTR	1,538.23
FP MAILING SOLUTIONS	9/15/26-12/14/26 POSTBAS	114.05
FRESNO OXYGEN	"B" ACET CYLS	106.50
FRONTIER CALIFORNIA INC.	5139-9/14/26-10/13/26	1,737.31
FUSION CONNECT, INC	0966-9/18-10/17/26	700.58
GARCIA/ JORGE	UB DEPOSIT REFUND	148.37
GOMEZ/ AMADA	UB DEPOSIT REFUND	0.48
GUTIERREZ/ RALPH	CPO JUL 2026 WWTP	16,000.00
HERR PEDERSEN & BERGLUND, LLP	AUG 26 PERSONNEL MATTER	140.59
MCCORMICK KABOT JENNER & LEW	AUG 26 LEGAL SERVICES	10,276.80
MID VALLEY DISPOSAL, LLC	SEP 2026 MID VALLEY	125,851.49
MOORE TWINING ASSOCIATES, INC	TITLE 22/DIOXIN/ASBESTOS	3,445.00
MULTI SERVICE TECHNOLOGY	GAS TRUCK BED/ION BATTER	12,694.17
NEUMO RECORDS LLC	CLEARVIEW/STARS 1ST QTR	753.25
PABLO/ JARED	UB DEPOSIT REFUND	70.97
PAVICH/ RICHARD & ROSA	UB DEPOSIT REFUND	43.17
PENA'S DISPOSAL INC	PD AUG 2026 SHRED	87.73
PRINCIPAL LIFE INSURANCE CO.	OCT PREMIUM-31	3,895.91
PROFORCE MARKETING INC	SBA SX02 II A7 MALE PANE	6,576.18
PROVOST & PRITCHARD	AUG 2026 TOOLEVILLE	10,003.81
SELF-HELP ENTERPRISES	AUG26 16004 ACT DELIVER	9,347.69
SIPTRUNK INC	OCT 2026 SIPTRUNK	207.89
SONIA DOWLING	HATCH-BCKGRND INVESTIGAT	1,200.00
SOUTHERN CALIFORNIA EDISON	9143-8/11/26-9/9/26	47,846.93
SOUTHERN CALIFORNIA GAS CO.	1600-8/29/26-9/29/26	692.30
SOUZA FORENSIC GROUP LLC	JUL 2026 BLOOD DRAW	200.00
STANDARD INSURANCE CO.	OCT 2026 LIFE INSURANCE	2,620.61
T-MOBILE	PD 8/21/26-9/20/26 CELL	1,737.82
ULINE	SAFETY READERS/SHWR HEAD	697.91
UNIFIRST CORPORATION	9/1/26 UNIFORM CLEANING	1,296.40
USA BLUEBOOK	4 LIQUID FILLED GAUGE	334.74
VALLEY EXPETEC	OCT MONTHLY BILLING	7,046.53
VAST NETWORKS	SEP 2026 FD INTERNET	2,500.00

Approved on 10/02/2026 for Payments Through 10/02/2026

Vendor Name	Description	Amount
VILLAREAL/ ISIDRO	PER DIEM-SUPRVSR COURSE	230.00
WELCH/ ZACHARY	UB DEPOSIT REFUND	183.25
WIZIX TECHONOLGY GROUP INC	ADMIN 8/1-8/31/26 OVERAG	833.36
ZACHARY/ MARSHALL & ASHLEY	UB DEPOSIT REFUND	129.65

** Final Totals... 555,893.18

TOTAL NUMBER OF RECORDS PRINTED

310

Payments for Publication

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
----	-----	
104	GENERAL FUND	64,935.36
105	WATER FUND	103,517.55
106	SANITATION FUND	127,242.80
107	SEWER FUND	47,163.33
109	GAS TAX FUND	76.81
111	CDBG REVOLVING FUND	662.20
116	LOW/MODERATE HOUSING FUND	366.60
117	FTHB PROGRAM INCOME FUND	1,237.43
118	HOME FUND	7,055.66
121	INSURANCE FUND	178,813.16
128	GRANTS	25.80
140	LANDSCAPE AND LIGHTING DISTR	7,688.79
141	MEASURE P	17,107.69
TOTAL ALL FUNDS		555,893.18

BANK RECAP:

BANK	NAME	DISBURSEMENTS
----	-----	
BANK	BANK OF THE SIERRA	555,893.18
TOTAL ALL BANKS		555,893.18



Agenda Item Staff Report

Agenda Item Number:

I.3

Meeting Date:

October 13, 2026

Wording for Agenda:

Approval of Payroll for the Period September 7, 2026, through September 20, 2026.

Submitting Department:

Finance

Contact Name:

Janie Rodriguez, Finance Director

For action by:

☒ City Council

Regular Session:

☒ Consent Calendar

☐ Regular Item

☐ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

Department Recommendation:

Staff recommends that the City Council approve payroll for the period September 7, 2026 to September 20, 2026, in the following amounts.

- \$96,185.37 for September 7, 2026, through September 20, 2026, period with a check date of September 25, 2026.

Summary:

This item requests City Council approval of payroll expenditures incurred during the pay period of September 7, 2026, through September 20, 2026, timely approval ensures the city remains compliant with labor obligations and continues uninterrupted compensation to employees.

Background:

The City of Exeter processes payroll on a biweekly basis. City Council approval is required for each payroll cycle as part of the City's fiscal oversight procedures. The current payroll covers all regular full-time, part-time, and temporary employees for the specified pay period.

Fiscal Impact:

- Total payroll amount: \$96,185.37 (for September 7, 2026 through September 20, 2026, payroll periods)
- Funding source: Approved departmental salary budgets

- Budget implications: Payroll is within the adopted Fiscal Year 2026-2027 budget; no additional funds are required.

Prior City Council Actions:

Payroll approval is a standing item brought to the City Council regularly to ensure accountability and continuity of operations.

Attachments:

- Payroll Register for the period of September 7, 2026, through September 20, 2026.

Recommended motion to be made by the City Council:

I move to approve payroll for the period September 7, 2026, through September 20, 2026, in the amount of \$96,185.37.

PERIOD 2 DATING 9/07/2026- 9/20/2026 CHECK DATE 9/25/2026
DIRECT DEPOSIT IS TURNED ON

CHECK NUMBER	CHECK AMOUNT	EMPLOYEE/BANK/VENDOR NAME	CODE	CHECK SEQ
1920	63.69	CA STATE DISBURSEMENT UN 2		1 VENDOR CHECK
1921	1,965.64	MELLINGER/GRANT EDWARD	790	1

TOTALS FOR CHECK FORM: CHEK

NEGOTIABLE CHECKS	COUNTS
1,965.64 *EMPLOYEE CHECKS	1
63.69 *VENDOR CHECKS	1
0.00 *BANK CHECKS	0
2,029.33 **TOTAL NEGOTIABLE CHECKS	2

OTHER CHECKS

0.00 *MANUAL CHECKS	0
0.00 *CANCELLED CHECKS	0

2,029.33 **TOTAL FOR CHECK FORM

NON-NEGOTIABLE CHECKS

0.00 *DIRECT DEPOSIT STUBS	0
0.00 *VENDOR DIR DEP STUBS	0

PERIOD 2 DATING 9/07/2026- 9/20/2026 CHECK DATE 9/25/2026
DIRECT DEPOSIT IS TURNED ON

CHECK NUMBER	CHECK AMOUNT	EMPLOYEE/BANK/VENDOR NAME	CODE	CHECK SEQ
55284	175.50	CLOCEA	4	1 VENDOR STUB ONLY
55285	308.00	EXETER POLICE OFFICER AS	3	1 VENDOR STUB ONLY
55286	192.94	EXETER POLICE OFFICER AS	3A	1 VENDOR STUB ONLY
55287	2,254.61	ARIAS/CHRISTINA	730	1 STUB ONLY
55288	2,884.59	QUINTANA FRANCESCA N	742	1 STUB ONLY
55289	4,917.74	RIDENOUR/JASON CHARLES	763	1 STUB ONLY
55290	1,489.12	CARTER/AMY JO	502	1 STUB ONLY
55291	3,090.07	HERNANDEZ/XOCHITL	306	1 STUB ONLY
55292	1,508.54	RAMOS LEON/YOSENIA	776	1 STUB ONLY
55293	3,983.24	RODRIGUEZ/JANIE	786	1 STUB ONLY
55294	1,693.60	TOBIAS/ANTHONY JORDAN	746	1 STUB ONLY
55295	2,048.58	BROWN/ANDREW EUGENE	762	1 STUB ONLY
55296	2,759.51	BRYANT/EZRA JOSEPH	752	1 STUB ONLY
55297	1,713.29	CARRETERO/VANESSA	402	1 STUB ONLY
55298	2,297.84	DONLEY/COLLIN BRENT	788	1 STUB ONLY
55299	2,080.57	DUNAGAN/MATTHEW THOMAS	787	1 STUB ONLY
55300	3,125.18	GREEN GROVE/BRAYDEN TAY	767	1 STUB ONLY
55301	647.55	GRIMSLEY/RICK WAYNE	791	1 STUB ONLY
55302	3,263.07	HEINKS/RYAN DAVID	765	1 STUB ONLY
55303	1,863.50	HERNANDEZ/ANDY	780	1 STUB ONLY
55304	1,609.43	HILL/HANNAH GRACE	747	1 STUB ONLY
55305	1,876.71	LINARES/FRANCISCO JR	772	1 STUB ONLY
55306	2,399.83	MAGANA MARTINEZ JOEL	773	1 STUB ONLY
55307	3,695.78	MOORE/ROBERT HARRY	764	1 STUB ONLY
55308	2,000.22	MORALES/SKYLEENA ROSE	779	1 STUB ONLY
55309	4,141.14	SCHIMPF/ROBERT BRIAN	766	1 STUB ONLY
55310	2,563.52	VILLARREAL/ISIDRO	707	1 STUB ONLY
55311	2,114.68	ALDRIDGE/GARY	618	1 STUB ONLY
55312	3,886.45	BOUDREAUX/ZACHARY MICHA	756	1 STUB ONLY
55313	1,847.91	HUGGINS/KYLE AARON	621	1 STUB ONLY
55314	2,648.24	MILLAN/MARCUS	622	1 STUB ONLY
55315	1,081.82	WENDT/EDDIE	626	1 STUB ONLY
55316	1,705.39	GARVER/ELIJAH	712	1 STUB ONLY
55317	148.27	MADRIGAL/GRACE EMMA	784	1 STUB ONLY
55318	1,326.52	RUIZ/JEREMIAH CHRISTOPH	793	1 STUB ONLY
55319	1,744.84	MCCOOL/JASPER JAX	785	1 STUB ONLY
55320	1,552.26	QUIROZ/PATRICK P	512	1 STUB ONLY
55321	2,584.78	RAMIREZ/GABRIEL GRACILI	761	1 STUB ONLY
55322	2,167.73	RAMIREZ/JUAN	608	1 STUB ONLY
55323	2,232.21	SHIELDS/ZION	708	1 STUB ONLY
55324	1,691.90	RIVERA/RYAN	733	1 STUB ONLY
55325	3,101.14	HIFNER/CHRISTOPHER	736	1 STUB ONLY
55326	794.21	RUBIO/IVAN	750	1 STUB ONLY
55327	1,276.51	CREECH/JACE W	777	1 STUB ONLY
55328	1,667.51	OROZCO MAQUEDA/RAFAEL	792	1 STUB ONLY

PERIOD 2 DATING 9/07/2026- 9/20/2026 CHECK DATE 9/25/2026
DIRECT DEPOSIT IS TURNED ON

CHECK NUMBER	CHECK AMOUNT	EMPLOYEE/BANK/VENDOR NAME	CODE	CHECK SEQ
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TOTALS FOR CHECK FORM: STUB

NEGOTIABLE CHECKS	COUNTS
0.00 *EMPLOYEE CHECKS	0
0.00 *VENDOR CHECKS	0
0.00 *BANK CHECKS	0
0.00 **TOTAL NEGOTIABLE CHECKS	0

OTHER CHECKS

0.00 *MANUAL CHECKS	0
0.00 *CANCELLED CHECKS	0
0.00 **TOTAL FOR CHECK FORM	

NON-NEGOTIABLE CHECKS

93,479.60 *DIRECT DEPOSIT STUBS	42
676.44 *VENDOR DIR DEP STUBS	3

PERIOD 2 DATING 9/07/2026- 9/20/2026 CHECK DATE 9/25/2026

EMPLOYER CODE	FUND CODE	HOME TOTALS	WORKED TOTALS	WORKED DIR DEP
1	104	74,666.51	54,765.96	54,529.48
1	105	10,015.25	15,665.14	14,598.11
1	106	.00	1,167.27	1,167.27
1	107	.00	10,999.98	10,337.85
1	121	.00	2,280.73	2,280.73
1	137	2,232.21	2,232.21	2,232.21
1	141	8,531.27	8,333.95	8,333.95

NOTE--"HOME TOTALS" CHECK AMOUNT CAN BE RECONCILED TO THE FIGURES
 OF THE FOLLOWING REPORTS:

- #1 CALCULATION TOTALS BY HOME FUND (NET PAY + REIMB. EXP.)
- #2 PAYROLL REGISTER (CHECK AMOUNT)

NOTE--"WORKED TOTALS" CHECK AMOUNT CAN BE RECONCILED TO THE FIGURES
 OF THE FOLLOWING REPORTS:

- #1 CALCULATION TOTALS BY FUND WORKED (NET PAY + REIMB. EXP.)
- #2 LABOR DISTRIBUTION (NET PAY + REIMB. EXP.)

PAYROLL.....S BI-WEEKLY
RECAP BY DEPT CHECKS/STUBS/MANUAL/CANC'D

RUN-09/23/2026 16.14.33 PAGE 5
PR311R-V14.25 Paymate

PERIOD 2 DATING 9/07/2026- 9/20/2026 CHECK DATE 9/25/2026

EMR CODE	FUND CODE	DEPT CODE	HOME TOTALS	FULL EMPLOYEE	PART	TEMP	FEMALE COUNTS
1	104	402 ADMINISTRATION	10,056.94	3			2
1	104	403 FINANCE	11,764.57	5			4
1	104	421 POLICE	38,085.72	15		1	3
1	104	431 STREET	11,579.10	4	1		
1	104	471 RECREATION	1,853.66	1	1		1
1	104	472 PARKS	1,326.52	1			
1	105	461 WATER	10,015.25	5			
1	137	421 POLICE	2,232.21	1			
1	141	405 CODE ENFORCEMENT	1,691.90	1			
1	141	421 POLICE	3,101.14	1			
1	141	471 RECREATION LEADER	794.21	1			
1	141	472 PARKS	2,944.02	2			
TOTAL			95,445.24	40	2	1	10

EMPLOYER	FUND	HOME	WORKED	WORKED
CODE	CODE	TOTALS	TOTALS	DIR DEP

GRAND TOTALS

NEGOTIABLE CHECKS		COUNTS
1,965.64	*EMPLOYEE CHECKS	1
63.69	*VENDOR CHECKS	1
0.00	*BANK CHECKS	0
2,029.33	**TOTAL NEGOTIABLE CHECKS	2

OTHER CHECKS

0.00	*MANUAL CHECKS	0
0.00	*CANCELLED CHECKS	0

2,029.33 ***GRAND TOTAL

NON-NEGOTIABLE CHECKS

93,479.60	*DIRECT DEPOSIT STUBS	42
676.44	*VENDOR DIR DEP STUBS	3

94,156.04	**TOTAL NON-NEGOTIABLE CHECKS	45
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NEGOTIABLE CHECKS/NON-NEGOTIABLE CHECKS

1,965.64	*EMPLOYEE CHECKS	1
63.69	*VENDOR CHECKS	1
0.00	*BANK CHECKS	0
93,479.60	*DIRECT DEPOSIT STUBS	42
676.44	*VENDOR DIR DEP STUBS	3

96,185.37	***TOTAL NEGOTIABLE & NON-NEGOT	47
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0.00	*OTHER CHECKS	0
96,185.37	***TOTAL NEG, NON-NEG, OTHER CHECKS	

TOTAL SEQ 1 FEMALES	10
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Agenda Item Staff Report

Agenda Item Number:

I.4

Meeting Date:

October 13, 2026

Wording for Agenda:

Authorize the Purchase of One (1) Six-Inch Diesel Trash Pump from Core & Main for Emergency and Temporary Pumping at the City's Wastewater Treatment Plant, Wastewater Lift Stations, and Storm Drain System Facilities, in an Amount Not to Exceed \$20,936.51.

Submitting Department:

Public Works

Contact Name:

Zachary Boudreaux, Public Works Director

Department Recommendation:

Staff recommends that the City Council authorize the purchase of one (1) six-inch diesel trash pump from Core & Main for emergency and temporary pumping at the City's wastewater treatment plant, wastewater lift stations, and storm drain system facilities, in an amount not to exceed \$20,936.51.

Summary:

The Public Works Department is responsible for the operation and maintenance of the City's wastewater collection system, lift stations, Wastewater Treatment Plant (WWTP), and storm drain system. These facilities depend on continuous and reliable pumping to convey and treat wastewater and to remove stormwater. When permanent pumping equipment fails or must be taken out of service for maintenance, staff must be able to establish temporary pumping quickly to maintain service, prevent sanitary sewer overflows (SSOs), and minimize localized flooding.

The City does not currently own a pump capable of providing the high-volume temporary pumping capacity that may be required during an emergency, equipment failure, maintenance activity, or bypass operation. In the past, staff borrowed a pump from another municipality and on another occasion relied on a makeshift pumping arrangement to address an operational

For action by:

☒ City Council

Regular Session:

☒ Consent Calendar

☐ Regular Item

☐ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

need. While these situations were successfully managed, relying on borrowed equipment or improvised setups is not a dependable long-term emergency response strategy.

Background:

A six-inch trash pump is a portable, trailer-mounted, high-volume pump designed to move water and wastewater containing solids and debris. Potential applications include temporary bypass pumping at lift stations, emergency pumping following mechanical or electrical equipment failures, dewatering of wet wells, storm drain basins, and excavations during repairs, removal of standing stormwater during storm events, and removal of accumulated water or wastewater at the WWTP and other City facilities when operationally appropriate. Having a dedicated pump available will allow trained Public Works personnel to respond immediately to critical conditions without waiting for equipment from another agency or relying on improvised methods.

Staff solicited written quotes from four vendors for a trailer-mounted, diesel-powered six-inch trash pump. Core & Main quoted \$20,936.51, including sales tax and with no shipping charge, for a Wacker Neuson PT6Y six-inch trash pump with a 25-horsepower Yanmar diesel engine, rated at 1,137 gallons per minute (GPM), mounted on a trailer. Absolute Water Pumps (Absolute) quoted \$25,685.92, including \$1,848.00 for shipping and sales tax, for an AMT Gorman-Rupp 5587-D6 six-inch trash pump with a 23-horsepower Kohler diesel engine, rated at 1,000 GPM, mounted on a trailer. PumpBiz, Inc. (PumpBiz) quoted \$29,950.00, including \$2,700.00 for shipping and excluding sales tax, for a model 5587-D6 six-inch diesel-powered, trailer-mounted trash pump. Sunbelt Rentals, Inc. (Sunbelt) quoted \$78,889.86, including a \$6,500.00 delivery charge and sales tax, for a six-inch Pioneer pump package. Core & Main's quote provides the highest rated flow capacity at the lowest total cost, and staff recommends award to Core & Main as the best value to the City. The Core & Main quote is valid through December 2, 2026.

The six-inch trash pump will provide Public Works staff with dedicated, appropriately sized equipment to maintain wastewater and storm drain system operations during emergencies, equipment failures, and planned maintenance. Staff identified Core & Main as the best value. The purchase will strengthen the City's emergency preparedness, improve operational resiliency, and reduce the potential for service interruptions and SSOs.

Fiscal Impact:

The total cost for the purchase of the six-inch trash pump is \$20,936.51, including sales tax. Funding for the purchase is available in the Sewer Fund, Account No. 107.441.080.046. Funding is appropriated in the adopted Fiscal Year 2026/27 Capital Improvement Program, Sewer Fund Account No. 107.441.080.046.

Prior City Council Actions:

No prior Council actions associated with this action.

Attachments:

- Quotes from Core & Main, Absolute, PumpBiz, and Sunbelt

Recommended motion to be made by the City Council:

I move to authorize the purchase of one (1) six-inch diesel trash pump from Core & Main for emergency and temporary pumping at the City's wastewater treatment plant, wastewater lift stations, and storm drain system facilities, in an amount not to exceed \$20,936.51.



Core & Main
P.O. Box
28330
St. Louis MO
63146
United States

Quote
#Q019230
09/03/2026

Bill To

EXETER, CITY OF
5595923318
PO Box 237
Exeter CA 93221
United States

Ship To

City Of Exeter
(559) 592-3318
350 W Firebaugh Ave
Exeter CA 93221-1560
United States

TOTAL

\$20,936.51

Quote Provided By	Acct#	Customer	Terms	Quote Expires
Khaliq Spicer	601084S	Exeter, City Of	NET 30	12/02/2026

Line#	QTY	Item	Rate	Amount
1	1	402146 Wacker Neuson PT6Y TRASH PUMP, 6", YANMAR, DIESEL, 25HP, 1137GPM, TRAILER	\$19,251.96	\$19,251.96

Subtotal	\$19,251.96
Promotion	
Tax Total (%)	\$1,684.55
UPS® Ground	\$0.00
Total	\$20,936.51

Thank you for the opportunity to serve you! Please note that most orders ship within 2 days of receipt. To place an order please visit our website at supply.coreandmain.com or call 1-888-885-2673. For technical support call or send an email to support.supply@coreandmain.com. This quote 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.



Absolute Water Pumps
1901 Bell Avenue, Suite 6
Des Moines, Iowa 50315
T: 888-264-2189
www.AbsoluteWaterPumps.com

QUOTE #: 3917

Billing Address
City of Exeter
100 North C St
Exeter, CA 93221

Shipping Address
City of Exeter Public Works Department
350 W. Firebaugh, Exeter, CA 93221

DATE	TOTAL COST
09/02/2026	\$25,685.92

**Unit is in stock in Des Moines, IA.
ETA to California is 1.5-2 weeks.**

Item	Qty	\$/Each	Total
AMT Gorman-Rupp Diesel Trash Pump, 5587-D6 - 1000 GPM, 6", Kohler 23 HP, Trailer	1	\$21,919.93	\$21,919.93
			
Shipping to Exeter, CA	1	\$1,848.00	\$1,848.00
EQUIPMENT SUBTOTAL:			\$23,767.93
TAX (8.75%):			\$1,917.99
GRAND TOTAL:			\$25,685.92

Terms & Conditions

- Proposal is valid for 30 calendar days or through the end of the current calendar year, whichever comes first.
- Lead Time: 1 production weeks + 1 week for freight transport. Lead times may vary based upon date of order receipt.
- Payment A.R.O. via bank wire, or certified bank check.
- Payment in full prior to shipment.
- Payment Net 30 days with approved credit. Unless otherwise specifically stated in the attached Sales Order, payment of net invoice is due (a) upon receipt of the invoice or (b) if Buyer has approved credit with Absolute Suppliers, 30 days after the invoice date. If payment is received after the due date, Absolute Suppliers may impose a late charge equal to 1.5% of the delinquent amount per month (or portion of a month).
- Payment via "assignment of claims" directly to Absolute Suppliers, Inc. on federal procurement/contracts.
- All pricing is in US Dollars (USD).
- Final invoice subject to tariff charges without advanced warning.
- Proposal includes standard service, non-expedited freight cost by common carrier to the above ship address. Re-delivery upon failed 1st attempts or other delays will result in additional costs to client.
- Freight terminal pickup by customer is available upon request.
- Assumes multi-piece orders to ship simultaneous. Partial order shipments may require price adjustment.
- All stated delivery dates are approximate. Absolute Suppliers will use reasonable commercial efforts to schedule Buyer's order for delivery as nearly in accordance with Buyer's instructions as possible and advise Buyer accordingly. However, Absolute Suppliers does not guarantee, or assume any liability for failure to meet, any delivery date proposed by Buyer or Absolute Suppliers. If delivery is rescheduled by Buyer, Buyer shall pay to Absolute Suppliers all costs incurred by Absolute Suppliers as a result of the change.
- **Sales tax estimates that may exist in this proposal are subject to change prior to the final transaction and invoicing.**
- When and where applicable, assumes your provision of sales tax exempt certificate, resellers certificate of sales tax exemption, or other applicable sale tax exemption document in the event your state requires remission of sales tax by your entity. When the preceding documentation is not available, our proposal assumes you will be remitting sales tax to the appropriate revenue dept.
- Contractors Excise Tax extra if applicable (Applicable in the State of South Dakota)
- Specific to this proposal, there will be a 30% fee applied to any cancelled orders. Please consult our website for other order cancellation, return, damage, warranty, and/or other policies affecting your order.
- Consult original equipment manufacturer, engine, or other manufacturer warranties for additional information.
- Shipments to outside of lower 48 States of United States of America will void or dramatically affect warranties. Consult equipment manufacturer warranties for details.
- Specialty pump(s) (with explosion proof motors, custom built product, product with adjusted seals, large quantity orders, etc...), any hoses, or any accessory items are non-returnable.
- Buyers, end users, owners, or otherwise operators of explosion proof motored pumps are responsible for proper installation and liability.
- Equipment will experience deration at altitudes above sea level. Our quote does not reflect altitude or other environmental effects but is assumed to offer standard specification rated power ratings @ sea level under normal operating conditions.
- Our proposal is based on minimal specifications and applications information provided by you, the client. Final due diligence, pump or accessory sizing, and feasibility is the responsibility of the client.
- Proposal assumes client to employ industry and manufacturer advised best practices to avoid wet stacking of diesel engine driven

Northbrook, IL 60062
P. 847-291-1357

Date	Estimate #
10/7/2026	12282

Name / Address
City of Exeter, CA Marcus Millan 137 North F Street Exeter, CA 93221

	Terms	Due Date	Rep	FOB	Project
	CC	10/7/2026	JO	PA	
Item	Description	Qty	Rate	Total	
5587-D6	6" Diesel powered trash pump, ES, Trailer current lead time is 2 days to ship	1	27,250.00	27,250.00	
				0.00	
Shipping	shipping to 350 W. Firebaugh Ave. Exeter, CA 93321	1	2,700.00	2,700.00	
	transit is 5 to 7 days				
			Subtotal \$29,950.00		
This estimate is in US Dollars and is good for 30 days from date printed above.			Sales Tax (0.0%) \$0.00		
			Total \$29,950.00		

Fax #	E-mail
847-589-3935	orders@pumpbiz.com



PUMP & POWER
SERVICES

PC#: 1030
800 E ASH AVE
SHAFTER, CA 93263 3301
661-535-6703

SUNBELT RENTALS, INC.
PO BOX 409211

Job Site:

CITY OF EXETER
350 W FIREBAUGH AVE
EXETER, CA 93221 1560

C#: 559-592-2755 J#: 559-702-3822

Customer: 758838

CITY OF EXETER
PO BOX 237
EXETER, CA 93221-0237

EQUIPMENT SALE QUOTE



Invoice #... 188754908-0000
System date. 9/02/26

Invoice date 9/02/26 AM
Job Loc..... 350 W FIREBAUGH AVE, EXETER
Job No..... 26103043460
P.O. #..... PENDING
Ordered By.. MILLAN, MARCUS
NET 30

For operations in California: Customer is renting equipment registered under the California Air Resources Board (CARB) Portable Equipment Registration Program (PERP). The operator of the Equipment is subject to the requirements of the PERP regulation and local Air Pollution Control District rules. Under the PERP Regulation, the renter is required to keep a copy of the rental agreement and CARB registration certificate, including operating conditions and notification requirements, with the Equipment at all times. Customer must also complete the log provided with the Equipment as required by PERP and return the log with the Equipment (see www.arb.ca.gov/portable/portable.htm). By signing this Contract, the renter acknowledges receipt of these documents.

Qty	Item number	Unit	Price	Amount
1	6" PIONEER PUMP PACKAGE 66S12-PPI-01-D	EA	66042.400	66042.40
	DELIVERY CHARGE			6500.00
	SHIP TO: CITY OF EXETER 350 W FIREBAUGH AVE EXETER, CA 93221 1560			
Sub-total:				72542.40
Tax:				6347.46
Total:				78889.86

Certain equipment above requires scheduled Preventive Maintenance. Sunbelt Rentals will monitor the operation time and perform PM service as required in accordance with manufacturers specifications. Customer shall be charged for each PM service performed during rental period.

IF THE EQUIPMENT DOES NOT WORK
PROPERLY, NOTIFY THE OFFICE AT ONCE

MULTIPLE SHIFTS OR
OVERTIME RATES MAY APPLY

CUSTOMER IS RESPONSIBLE FOR
REFUELING, DAMAGES AND REPAIRS

- The total charges are an estimate based on the estimated rental period and other information provided by Customer.
- Customer assumes all risks associated with the Equipment during the Rental Period, including injury and damage to persons, property and the Equipment.
- Customer is responsible for and shall only permit properly trained, Authorized Individuals to use the Equipment.
- If the Equipment does not operate properly, is not suitable for Customer's intended use, does not have operating and safety instructions or Customer has any questions regarding use of the Equipment, Customer shall not use the Equipment and shall contact Sunbelt immediately.
- Equipment misuse or using damaged or malfunctioning Equipment may result in serious bodily injury or death and Customer agrees that Customer (i) assumes all risk associated thereunder, and (ii) indemnifies Sunbelt Entities for all claims or damages as a result of misuse or use of damaged or malfunctioning Equipment.
- Customer has received, read, understands and agrees to the estimated charges and all the terms on this page, plus all sections on the reverse side of this Contract ("Sections"), including Release and Indemnification in Section 8 and Environmental Fee in Section 16, which can also be found at www.sunbeltrentals.com/rentalcontract. *Delivery/Pickup Surcharge fee explanation is available at www.sunbeltrentals.com/surcharge.
- Customer must contact Sunbelt to request pickup of Equipment, retain the Pick-Up Number given by Sunbelt and will be responsible for Equipment until actually retrieved by Sunbelt.
- Customer waives its right to a jury trial in any dispute as set forth in Section 19.
- At the election of Sunbelt or Customer, Customer agrees to submit every dispute to arbitration and waives any right to bring a class action as set forth in Section 20.

Customer is declining Rental Protection Plan (see reverse side for details) _____ (Customer Initials)

Customer Signature _____ Date _____

Delivered By _____ Date _____



Agenda Item Staff Report

Agenda Item Number:

I.5.

Meeting Date:

October 13, 2026

Wording for Agenda:

Approval of a Lease with Exeter By Design for City-Owned Property located at 204 East Pine Street Exeter, California.

Submitting Department:

Administration

Contact Name:

Jason Ridenour, City Administrator

For action by:

☒ City Council

Regular Session:

☒ Consent Calendar

☐ Regular Item

☐ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

Department Recommendation:

Staff recommends that the City Council approve a lease agreement with Exeter By Design for City-owned property located at 204 East Pine Street and authorize the Mayor to execute the agreement.

Summary & Background:

Exeter By Design is a local non-profit organization that supports public art in Exeter. The organizations contributions can be observed throughout the downtown area through numerous murals depicting local history as well as public art and sculptures. Exeter By Design operates Exeter Mural Gallery and Gifts at 204 East Pine Street. The gift shop serves to promote the local public art and murals in addition to raising capital for the continued maintenance and future expansion of public art in Exeter.

The City-owned facility occupied by Exeter Mural Gallery and Gifts is approximately 408 square feet and is located adjacent to Mixer Park. The proposed lease is for a term of four years at a rate of one dollar (\$1) per year. Under the proposed lease, the premises will be used for the operation of an art gallery/boutique and administrative office, with net revenue generated from sales used to support the funding, production, and maintenance of public art in the City of Exeter. The lessee will also be responsible for utilities, maintenance of the premises, and applicable insurance requirements as provided in the lease agreement.

Fiscal Impact:

There is minimal fiscal impact associated with the lease. The lease rate is \$1 a year and requires the lessee to pay utilities and maintain the facility.

Prior City Council Actions:

None associated with this action.

Attachments:

- Proposed Lease Agreement with Exeter by Design

Recommended motion to be made by the City Council:

I move to approve the Lease Agreement with Exeter By Design for the City-owned property located at 204 East Pine Street and authorize the Mayor to execute the agreement.

LEASE

THIS LEASE is made and entered into as of the ____ day of _____, 2026, by and between the CITY OF EXETER, a California Charter City, with its principal place of business located in the County of Tulare, State of California (the “LESSOR”), and EXETER BY DESIGN, a California unincorporated nonprofit organization ("LESSEE").

WITNESSETH

ARTICLE I

DEMISE OF LEASE PREMISE

Section 1.01. Leased Premise. Lessor for and in consideration of the rents, covenants, and conditions herein contained to be kept, performed, and observed, does hereby lease and demise to Lessee, and Lessee does hereby rent and accept from Lessor, the leased premises and improvements located at 204 E. Pine Street, Exeter, California 93221.

Section 1.02. Lessor's Warranty of Quiet Enjoyment. Lessor covenants and agrees that Lessee, upon paying the rent and other charges herein provided for and observing and keeping the covenants, conditions and terms of this Lease on Lessee's part to be kept or performed, shall lawfully and quietly hold, occupy and enjoy the leased premise during the term of this lease without hindrance or molestation by Lessor or any person claiming under Lessor.

ARTICLE 2

LEASE TERM

Section 2.01. Fixed Commencement and Expiration Date. The term of this Lease will be for four (4) years, referred to as the “leased term”, commencing on November 1, 2026, and terminating on October 31, 2030.

ARTICLE 3

RENT, TAXES AND UTILITIES

Section 3.01. Rent. Lessee does hereby agree to pay to Lessor as rent for the leased premise, an annual rent of \$1.00 per year.

Section 3.02. Utilities. Lessee agrees to pay in addition to rent during the terms of this Lease, and all utilities, including but not limited to electric, gas, telephone, trash collection, and other utilities and charges assessed against the demised premises.

Section 3.03. Personal Property Taxes. Lessee is responsible for and shall pay all personal property taxes levied and assessed against any property owned by Lessee located upon the leased premises.

Section 3.04 Real Property Taxes. The property interest created by this Lease may be subject to property taxation, and the party in whom the possessory interest is vested (*i.e.*, Lessee) may be subject to taxation. Lessee is responsible for and shall pay any real property taxes levied and assessed against the premise, including, but not limited to, any taxes on Lessee's possessory interest or any taxes on any improvements on the premises.

ARTICLE 4

USE OF THE PREMISE

Section 4.01. Use. Lessee shall use the leased premises for the operation of Lessor's administrative office and an auxiliary art gallery/boutique, with 100% of net sales revenue earned use for the funding/production and maintenance of public art in the City of Exeter. In connection therewith, the Lessee shall comply with all rules, regulations, statues, and ordinances or governmental authorities, and shall hold the Lessor harmless from any penalties or damage arising out of the use of the leased premises by the Lessee.

The Lessor shall have the right at all times during the terms of this Lease, to enter upon the premise, or any part thereof, for the purpose of inspecting the same, to see that the Lessee is properly performing the terms, covenants and conditions imposed on the Lessee

pursuant to this Lease.

ARTICLE 5

INDEMNITY AND INSURANCE

Section 5.01.

(a) Lessor not liable for Damages. Lessor shall not be liable at any time for any loss, damage or injury to the property or person whomsoever at any time occasioned by or arising out of an act or omission of the Lessee or of anyone holding under Lessee.

(b) Indemnification of Lessor. Notwithstanding anything to the contrary in this Lease, and irrespective of any insurance carried by Lessee for the benefit of Lessor, to the fullest extent permitted by law, Lessee agrees to defend, protect, indemnify, and hold Lessor harmless from any and all damages or liabilities of whatsoever nature arising under the terms of this Lease or arising out of or in connection with the operations carried on by Lessee, or the use or occupancy of the lease premises, except for such loss or damage arising from the sole negligence or willful misconduct of Lessor.

Section 5.02. Lessee's Insurance. The Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense the following types of insurance, in the amounts specified and in the form provided for in this section, placed with companies qualified and approved to do business in California with an AM Best Rating of A- VII or higher and as acceptable to Lessor:

(a) Commercial General Liability. Commercial general liability insurance with coverage at least as broad as Insurance Services Office (ISO) form CG 00 01, with limits of not less than Two Million Dollars (\$2,000,000.00) per occurrence, Four Million Dollars (\$4,000,000) general aggregate, and Two Million Dollars (\$2,000,000) products and completed operations aggregate. The policy shall include a per project or per location general aggregate endorsement. If a per project/location endorsement is not available, the limit for the general aggregate shall be doubled. The policy shall

allow and be endorsed as primary and not seek contribution from the Lessor's coverage. The policy(s) shall provide and be endorsed to include the Lessor, its officers, officials, employees, and agents as additional insureds on ISO form CG 20 10 (or equivalent) for ongoing operations, and, for construction or service agreements, ISO form CG 20 37 (or equivalent) for completed operations. Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the Lessor and its officers, officials, employees, and agents. Any failure to comply with reporting provisions of the policies by Lessee shall not affect coverage provided to the Lessor. Coverage shall state that Lessee's 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.

(b) Pollution Liability. Lessee shall maintain Pollution Liability for liability and/or damage related to pollution of the property from Lessee's operations, including for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than \$1,000,000 per claim. All activities contemplated in this agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the premises to a final disposal location, including non-owned disposal sites. The policy shall provide and be endorsed to include the Lessor, its officers, officials, employees, and agents as insureds.

(c) Business Automobile Liability. Lessee shall provide automobile liability coverage for owned, non-owned, and hired autos using ISO Business Automobile Coverage form CA 00 01 (or equivalent) with a limit of not less than \$1,000,000 each accident. If the Lessee's business/company does not own any automobiles, coverage for hired and non-owned autos shall be provided. The policy shall provide and be endorsed that the Lessor, its officers, officials, and employees are included or named as additional insureds. The policy shall provide and be endorsed to include a waiver of subrogation in favor of the Lessor, its officers, officials, employees, and

agents.

(b) Property Insurance. The Lessee shall carry and pay for a standard form replacement cost insurance on Lessee's personal property, equipment, furniture & fixtures, goods, wares, merchandise, improvements/betterments and Business Interruption/Extra Expense in sufficient amounts against damage caused by fire and all other perils covered by a standard "all risk" insurance policy on the leased premise in an amount not less than the replacement value of the structure thereupon. Lessee shall name the Lessor as a named additional insured or loss payee, and provide a waiver of subrogation endorsement in favor of the Lessor .

(c) Workers' Compensation and Employer's Liability. During the entire term of this lease, Lessee shall carry and pay for worker's compensation insurance as required by the State of California and Employer's Liability Insurance with limits of not less than \$1,000,000 each accident, \$1,000,000 by disease-policy limit, and \$1,000,000 by disease-each employee. Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the Lessor and its officers, officials, employees, and agents. The requirement to maintain Statutory Worker's Compensation and Employer's Liability Insurance may be waived by the Lessor upon written verification that Lessee does not have any employees.

(d) Notice of Cancellation. All insurance policies except Workers' Compensation and Employer's Liability shall be endorsed to contain a provision that such policy shall not be canceled or terminated without thirty (30) days prior notice from the insurance company to the Lessor. If a carrier will not provide the required notice of cancellation, the Lessee shall provide written notice to the Lessor of a cancellation no later than ten (10) business days before cancellation. Lessee agrees that on or before ten (10) days prior to expiration of any insurance policy, Lessee will deliver to Lessors written notification in the form of a receipt or other similar document from the applicable insurance company that said policy or policies have been

renewed, or deliver certificates of coverage and endorsements from another good and solvent insurance company for such coverage.

(e) Evidence of Insurance. Lessee shall deliver to Lessor certificates of insurance and policy endorsements from the insurance company or companies writing the policy or policies of insurance, which certificates shall, among other things, designate the company writing the same, the policy number, limit amount(s) and provisions thereof. Upon Lessor's written request, duplicate copies of such certificates of insurance shall be delivered to Lessor's mortgagees. Lessee shall deliver to Lessor upon Lessor's request, policies of insurance evidencing the insurance.

ARTICLE 6

ASSIGNMENT AND SUBLEASING

Section 6.01. Lessor's Consent Required. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, or sublet all or any part of the leased premises, without the prior written consent of Lessor in each instance, which may be withheld for any reason.

Section 6.02. Conditions of Consent. As a condition to its consent, Lessor may require Lessee to pay all expenses in connection with the assignment, and Lessor may require Lessee assigned to assume in writing, the obligation of Lessee under this Lease.

Section 6.03. No Waiver. The consent by Lessor to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment or subletting.

ARTICLE 7

DEFAULTS AND REMEDIES

Section 7.01. Termination for Lessee's Insolvency or Dissolution. This Lease shall be deemed repudiated and breached by Lessee if, during the term of this Lease:

(a) Lessee's Bankruptcy or Insolvency:

- 1) A Petition to have Lessee adjudicated as bankrupt or a petition for reorganization or arrangement under any of the laws of the United States relating to bankruptcy be filed by Lessee, or be filed against Lessee, and if so filed against Lessee not be dismissed within thirty (30) days from the date of such filing;
- 2) The assets of Lessee or the business conducted by Lessee on the premise be assumed by any trustee or other person pursuant to any judicial proceedings;
- 3) Lessee becomes insolvent or makes an assignment for the benefit of Creditors;
- 4) Lessee commits any act of bankruptcy; or
- 5) Any corporate Lessee or assignee or successor in interest of Lessee commences proceedings for winding up.

(b) Landlord's Rights of Termination, Re-Entry, Damages. Lessee expressly

agrees that Lessor may at its election terminate this Lease in the event of the occurrences of any of the contingencies hereinabove described by giving not less than thirty (30) days written notice to Lessee, and when so terminated, Lessor may re-enter the premises and the leasehold interest created by this Lease shall not be treated as an assets of Lessee's estate.

Section 7.02. Default. Lessor may, at its option and without limiting Lessor in the exercise of any other right or remedy it may have on account of a default or breach by Lessee, exercise the rights and remedies specified in Section 7.03, if any of the following occur:

(a) Rent Default. Lessee defaults in the payment of any money agreed to be paid by Lessee to Lessor for rent or to be paid for taxes and utilities or for any other purpose under this Lease, and if such default continues for three (3) days after written notice to Lessee by Lessor.

(b) Abandonment. Lessee abandons the premises for a period of thirty (30) days absence while Lessee shall be in default on rent.

(c) Other Default. Lessee defaults in the performance of any other of its agreements, conditions or covenants, including not complying with the specific purposes under

which the premises is leased, under this Lease and such default continues for ten (10) days, plus such period of delay as Lessee may encounter in the performance of its agreements by reason of matters beyond the control of Lessee.

Section 7.03. Remedies On any breach, default, or abandonment Lessor may exercise any of the following rights after the periods of time stated in Article 8:

(a) Re-Entry-Removal and Storage of Property-Repairs. Immediately reenter and remove all persons and property from the leased premises, storing the personal property in a public warehouse or elsewhere at the cost of, for the account of, and at the risk of Lessee. In the event of any such re-entry by Lessor, Lessor may make any repairs, additions, or improvements in, to or upon the premises which may be necessary or convenient; provided, however, that Lessor shall be entitled to recover from Lessee the expense of said repairs or alterations only to the extent necessary to restore the property to the condition that it was in on the commencement of the term of this lease, reasonable wear and tear excepted. In such instance, the Lease will be terminated, and Lessor will be entitled otherwise to recover all damages allowable under the law of this Lease.

(b) Collection of Rent Installments. To collect by suit or otherwise, each installment of rent or other sums as it becomes due hereunder, or to enforce, by suit or otherwise any other term or provision hereof on the part of Lessee required to be kept or performed, it being specifically agreed that all unpaid installments of rent or other sums shall bear interest at the highest legal rate from the due date thereon until paid.

(c) Termination of Lease-Damages. Terminate this Lease, in which event Lessee agrees to immediately surrender possession of the premises, and to pay Lessor, in addition to any other remedy Lessor may have, all damages Lessor may incur by reason of Lessee's defaults including the cost of recovering the premises.

Section 7.04. No Waiver of Default. Either party's failure to take advantage of any

default or breach of covenant on the part of the party shall not be, or be construed as, a waiver thereof. A waiver of a particular breach, or default, shall not be deemed to be a waiver of the same or any other subsequent breach or default.

Section 7.05. Remedies Cumulative. The rights, powers, elections, and remedies of the parties contained in this Lease shall be construed as cumulative and not one of them is or shall be considered exclusive of the other or exclusive of any rights or remedies allowed by law, and the exercise of one or more rights, powers, elections, or remedies shall not impair the parties' right to exercise any other.

Section 7.06. Lessor's Right to Cure Default. If Lessee shall be in default in the performance of any covenant on its part to be performed under this Lease, then, after notice and without waiving or releasing Lessee from the performance thereof, Lessor may, but shall not be obligated to, perform any such covenant, and in exercising any such right pay necessary and incidental costs and expenses in connection therewith. All sums so paid by Lessor, together with interest thereon at the highest legal rate from the due date to the date paid, shall be deemed additional rent.

ARTICLE 8

REPAIR OF PREMISE

Section 8.01. Repair and Maintenance. Except when caused by the intentional or negligent act of the Lessor, the Lessee shall, at Lessee's sole cost and expense, repair and maintain the entire leased premises. The premises shall be kept and maintained in good order and repair at all times, normal wear and tear excepted. At the end of the term of this Lease, the Lessee shall deliver possession of the leased premises to the Lessor in as good a condition as exists at the beginning of the lease term, usual wear and tear excepted. Lessee acknowledges that Lessee has thoroughly inspected the leased premises prior to entering into this lease and is accepting said

leased premises in its "as-is" condition.

Section 8.02. Right to Inspection. Upon giving the Lessee forty-eight (48) hours notice, the Lessor shall have the right to enter upon the leased premises for the purpose of ascertaining whether the Lessee is complying with the terms of the lease.

Section 8.03. Improvements of Premises. No improvements to the premises shall be made without obtaining prior written approval from Lessor, after Lessor's review of improvement plans, and no major construction or demolition shall be permitted.

Section 8.04. Right to Remove Fixtures. All fixtures and other personal property and materials heretofore or hereafter installed in the leased premises by the Lessee, excepting alterations and changes made by way of permanent improvement, shall be and remain the property of the Lessee at the expiration of this Lease or any renewal thereof, and the Lessee may remove the same within a reasonable time thereafter at its own expense. Lessee agrees to repair any damage done by removal of said fixtures and return said premise to its original state, reasonable wear and tear excepted.

ARTICLE 9

DESTRUCTION OF SAID PREMISES

Section 9.01. Destruction of Said Premises. In the event the leased premises is destroyed from any cause to the extent of more than fifty percent (50%) of the replacement cost of such building, this Lease may be terminated at the option of either party. A total destruction of the building in which said leased premises is located shall terminate this Lease.

ARTICLE 10

HAZARDOUS MATERIAL

Section 10.01. No Hazardous Materials. The Lessor represents to the Lessee that prior to the signing of this Lease, Lessor has researched and inquired into the previous uses (prior

to any possession by Lessee or its affiliates) and ownership of the property which is the subject matter of this Lease. Based on that due diligence, the Lessor represents and warrants that to the best of Lessor's knowledge, no hazardous substance has been disposed of or released or otherwise exists in, on, under or onto the property.

During the term of this Lease, the Lessee shall not cause or permit any other hazardous material to be brought upon, or kept in or about the premises, and no hazardous material shall be used on the premises. If Lessee breaches the obligations stated in this section or this Lease, and/or if there is any contamination of the premises related to Lessee's activities on the premises, then to the fullest extent permitted by law, the Lessee shall indemnify, defend, and hold the Lessor safe and harmless from any and all claims, judgments, damages, penalties, fines and costs which arise during or after the leased term as a result of or relating to such breach of obligations and/or contaminations. This indemnification shall include, without limitation, costs incurred in connection with any investigation of site conditions or any clean-up, remedial, removal, or restoration work required by any Federal, State, or local governmental agency or political subdivision because of hazardous material present in the soil or ground water or under the premises.

As used herein, the term "hazardous materials" means any hazardous or toxic substance, materials or waste, as defined by the United States Department of Transportation, The Environmental Protection Agency, or any state, local, or federal laws, regulations, or ordinances.

ARTICLE 11

GENERAL PROVISIONS

Section 11.01. Time of Essence Time is of the essence of this Lease, and of each provision.

Section 11.02. Succession. Each and all of the covenants, conditions, and

restrictions in this Lease shall inure to the benefit of and shall be binding upon the heirs, executors, administrators, successors, assignees, and subleases of the respective parties hereto.

Section 11.03. Entire Agreement. This Lease contains the entire agreement of the parties with respect to the matters covered by this Lease and no other agreement, statement or promise made by any party or to any employee, officer, or agent of any party, which is not contained in this Lease, shall be binding.

Section 11.04. Attorney Fees. In the event either Lessor or Lessee shall bring any action or proceeding for damages for an alleged breach of any provision of this Lease to recover rent, or to enforce, protect or establish any right or remedy of either party, the prevailing party shall be entitled to recover, as part of such action or proceeding, reasonable attorneys' fees, court costs, investigative fees, and accountant fees.

Section 11.05. Surrender and End of Term. Lessee shall peaceably give up and surrender to Lessor the premise and every part thereof at the termination of the term of this Lease in as good a condition and repair as of the date of initial possession, reasonable use and wear thereof will be expected.

Section 11.06. Release of Lessor After Sale. In the event of a sale or conveyance by the Lessor of the premise or any part containing the premise, Lessor shall be released from any further liability upon any of the covenants or conditions, expressed or implied, in favor of Lessee, and in such event, Lessee agrees to look solely to the responsibility of the successors-in-interest of the Lessor in and to this Lease.

Section 11.07. Title. At the expiration or early termination of this Lease, Lessee shall execute, acknowledge, and deliver to Lessor, within ten (10) days after written demand from Lessor to Lessee, a Quitclaim Deed or other document required by any reputable title company to remove the cloud of this Lease from the real property.

Section 11.08. Representations and Notices. All notices, demands, or requests from Lessee to Lessor shall be given to Lessor at City of Exeter, 100 N. C Street, Post Office Box 237, Exeter, California 93221. All notices, demands, or requests from Lessor to Lessee shall be given to Lessee c/o Exeter, A Festival of Arts, 204 E. Pine Street, Exeter, CA 93221. By executing this lease below, the signors confirm that they are authorized to execute this lease on each party's behalf.

LESSOR

LESSEE

CITY OF EXETER

EXETER BY DESIGN

Jacob Johnson, Mayor

By: _____, _____

DRAFT



Agenda Item Staff Report

Agenda Item Number:

J.1.

Meeting Date:

October 13, 2026

Wording for Agenda:

First Reading and Introduction of **Ordinance No. 722**, An Ordinance of the City Council of the City of Exeter, Amending Section 2.16.010 of Chapter 2.16 of the Exeter Municipal Code Relating to Planning Commission Membership Requirements.

Submitting Department:

Administration

Contact Name:

Jason Ridenour, City Administrator

Department Recommendation:

Staff recommends that the City Council conduct the first reading and introduce Ordinance No. 722, amending Section 2.16.010 of Chapter 2.16 of the Exeter Municipal Code to establish a geographic residency requirement for members of the Exeter Planning Commission.

Background & Summary:

On August 25, 2026, the City Council considered the upcoming January 2027 term expirations for two members of the Exeter Planning Commission and discussed the process for filling those terms. The Council expressed support for utilizing an application process but directed staff to first return with options for establishing a geographic residency requirement for Planning Commission membership.

Chapter 2.16 of the Exeter Municipal Code currently provides that the Planning Commission consists of five members appointed by the Mayor with the approval of the City Council and prohibits sitting City Councilmembers from serving on the Commission. The Municipal Code does not currently establish a geographic residency requirement for Planning Commissioners.

On September 8, 2026, the City Council considered geographic boundary options for Planning Commission membership, including the City limits and the City's Urban Development Boundary. The Urban Development Boundary includes the City as well as territory identified for Exeter's potential future growth and municipal services.

For action by:

☒ City Council

Regular Session:

☐ Consent Calendar

☐ Regular Item

☒ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

Following discussion, the City Council selected the City of Exeter Urban Development Boundary as the geographic residency boundary for eligibility to serve on the Planning Commission and directed staff to return with an ordinance amending Chapter 2.16 of the Exeter Municipal Code. The Council further directed that the current Planning Commissioner residing outside the selected boundary be permitted to complete his existing term, which expires in January 2029.

In accordance with Council's direction, staff has prepared Ordinance No. 722 for first reading and introduction. The ordinance amends Section 2.16.010 to require Planning Commission members, at the time of appointment and throughout their term of office, to reside within the established geographic area. Under the proposed ordinance, a member who subsequently ceases to reside within the required geographic area would no longer be eligible to serve on the Planning Commission.

The proposed residency requirement is intended to ensure that Planning Commission members maintain an appropriate connection to the Exeter community and the areas affected by the City's planning and land use decisions.

Following the first reading and introduction, Ordinance No. 722 will return to the City Council for a second reading and consideration of adoption. The ordinance will become effective thirty (30) days following adoption.

Prior City Council Actions:

August 25, 2026: The City Council considered the upcoming Planning Commission term expirations and directed staff to return with options for establishing a geographic residency requirement prior to soliciting applications for the upcoming terms.

September 8, 2026: The City Council selected the City of Exeter Urban Development Boundary as the geographic residency boundary for Planning Commission membership and directed staff to prepare an ordinance amending Chapter 2.16 of the Exeter Municipal Code. The Council further directed that the current Planning Commissioner residing outside the selected boundary be permitted to complete his existing term through January 2029.

Fiscal Impact:

There is no significant fiscal impact associated with adoption of the ordinance. Minor costs associated with publication and codification of the ordinance will be absorbed within the adopted budget.

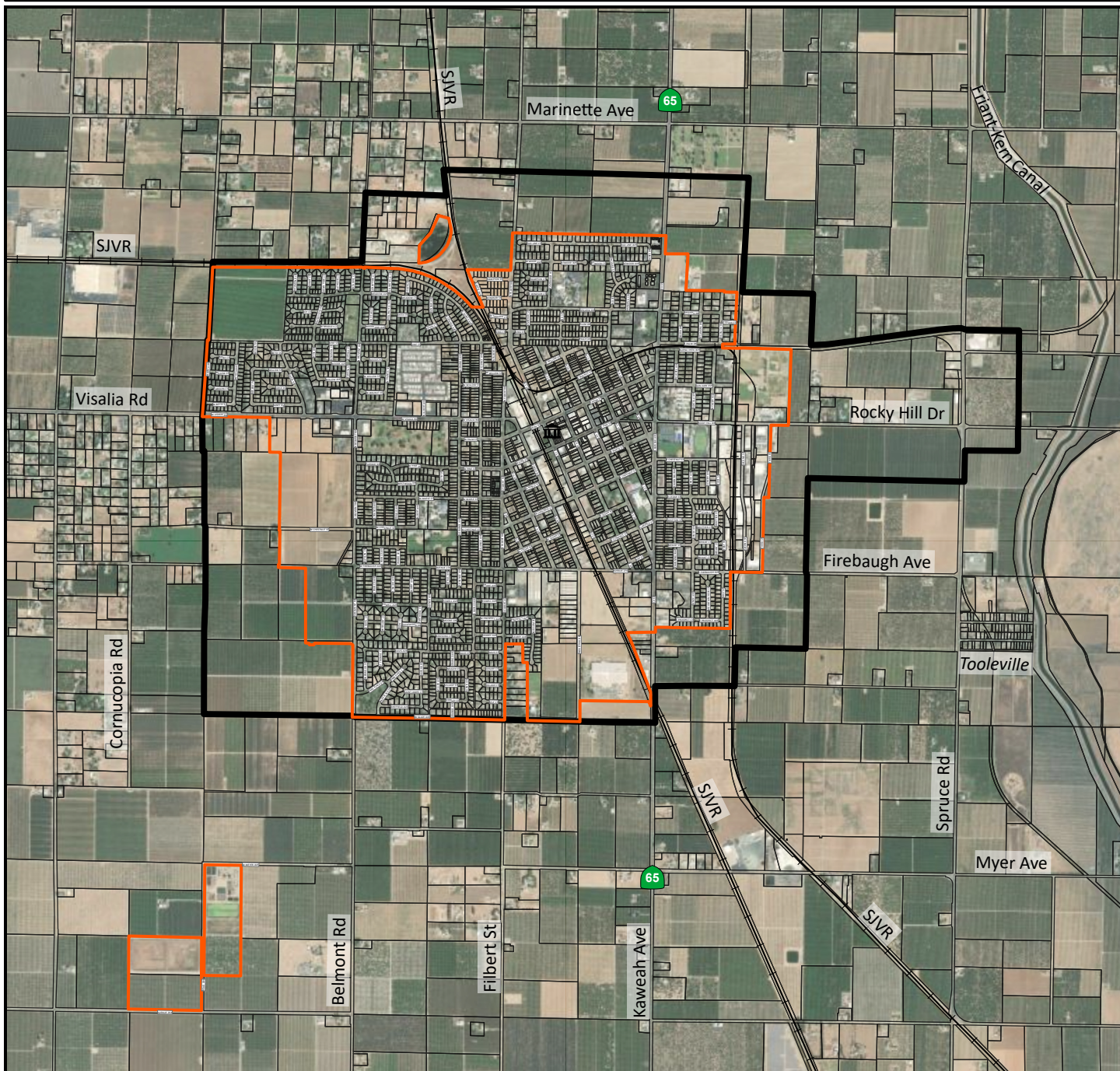
Attachments:

- Exeter City Limits and Urban Development Boundary Map
- Draft Ordinance Amending Chapter 2.16 – Planning Commission Membership Requirements

Recommended motion to be made by the City Council:

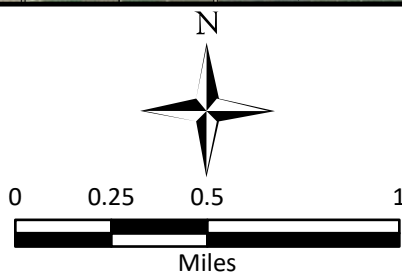
I move to introduce and conduct the first reading, by title only, of Ordinance No. 722, amending Section 2.16.010 of Chapter 2.16 of the Exeter Municipal Code relating to Planning Commission membership requirements, and waive further reading.

City of Exeter - Urban Development Boundary



Legend

-  Urban Development Boundary
-  City Limits
-  Parcels
-  Railroad (SJVR)
-  City Hall



Scale: 1 inch = 0.5 Miles

Tulare County



Prepared by:



Data maintained by: Tulare County LAFCO (2022), California Department of Transportation (Caltrans) (2020), Vantor (2026)
Coordinate System: NAD 1983 State Plane California IV FIPS 0404 (US Feet)

For Reference and Display Only

ORDINANCE NO. 722

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EXETER AMENDING SECTION 2.16.010 OF CHAPTER 2.16 OF THE EXETER MUNICIPAL CODE RELATING TO PLANNING COMMISSION MEMBERSHIP REQUIREMENTS

WHEREAS, Chapter 2.16 of the Exeter Municipal Code establishes the City of Exeter Planning Commission and provides for the appointment of five members by the Mayor with the approval of the City Council; and

WHEREAS, the Planning Commission serves an important role in reviewing land use, development, subdivision, zoning, and planning matters affecting the City of Exeter and surrounding areas; and

WHEREAS, the Exeter Municipal Code currently does not establish a geographic residency requirement for individuals appointed to serve on the Planning Commission; and

WHEREAS, on August 25, 2026, the City Council considered the upcoming expiration of two Planning Commission terms and directed staff to return with options for establishing a geographic residency requirement prior to soliciting applications for those terms; and

WHEREAS, the City Council desires to establish a geographic residency requirement to ensure that members of the Planning Commission have an appropriate connection to the Exeter community and the areas affected by the City's planning and land use decisions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EXETER DOES ORDAIN AS FOLLOWS:

SECTION 1. Amendment of Exeter Municipal Code Section 2.16.010.

Section 2.16.010 of Chapter 2.16 of the Exeter Municipal Code is hereby amended to read as follows:

2.16.010 Members—Appointment—and Qualifications

- A. The planning commission shall consist of five members, all of whom shall be appointed by the mayor with the approval of the city council. All of the members shall be entitled to vote at meetings of the planning commission.

- B. No person who is a city councilman shall be appointed as a member of the planning commission.
- C. All members of the planning commission shall, at the time of appointment and throughout their term of office, reside within the City of Exeter Urban Development Boundary. A member who ceases to reside within the required geographic area shall no longer be eligible to serve as a member of the planning commission.
- D. Notwithstanding subsection C, any member of the planning commission serving on the effective date of subsection C, whose residence is outside the City of Exeter Urban Development Boundary, and who continues to reside at the same residence as of the effective date of their appointment, may continue to serve for the remainder of the term expiring January 18, 2029, or until their successor is appointed. Any subsequent appointment or reappointment shall be subject to the residency requirements set forth in subsection C.

SECTION 2. CEQA.

The City Council finds that adoption of this Ordinance is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378 because the Ordinance constitutes an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment.

SECTION 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Effective Date.

This Ordinance shall take effect thirty (30) days following its adoption.

SECTION 5. Publication.

The City Clerk shall cause this Ordinance or a summary thereof to be published in accordance with applicable law.

PASSED AND ADOPTED by the City Council of the City of Exeter this [REDACTED], 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jacob Johnson, Mayor

ATTEST:

Francesca Nevarez, City Clerk



Agenda Item Staff Report

Agenda Item Number:

J.2

Meeting Date:

October 13, 2026

Wording for Agenda:

Consider Adoption of Resolution No. 2026-42, A Resolution of the City Council of the City of Exeter, Initiating Proceedings to Consolidate Citruscrest Assessment Districts 98-01 and 01-02 and Authorizing a Task Order with A&M Consulting Engineers.

Submitting Department:

Administration

Contact Name:

Jason Ridenour, City Administrator

Department Recommendation:

Staff recommends that the City Council adopt Resolution No. 2026-42 initiating proceedings to consolidate Landscape and Lighting Maintenance Assessment Districts 98-01 (Citruscrest No. 1) and 01-02 (Citruscrest No. 2) into a single assessment district to be designated District No. 27-01 (Citruscrest), ordering the City Engineer to prepare and file an Engineer's Report, and authorizing the City Administrator to execute a task order with A&M Consulting Engineers under Master Professional Services Agreement No. 2026-02 in an amount not to exceed \$6,000.

Summary/Background:

The City administers fourteen (14) active Landscape and Lighting Maintenance Assessment Districts (LLMADs) under the Landscaping & Lighting Act of 1972 (Streets & Highways Code §§ 22500 et seq.). Two of these districts, District 98-01 (Citruscrest No. 1, 38 parcels, formed in 1998) and District 01-02 (Citruscrest No. 2, 23 parcels, formed in 2001), are both within Subdivision 95-01 in the area of Old Line Avenue, Orchard Street, and Atwood Avenue. The two districts adjoin one another and fund the same improvements: maintenance of turf areas, shrubs, trees, irrigation systems, and walls. Each district nonetheless carries its own Engineer's Report, assessment levy, County tax roll entry, and Fund 140 improvement fund account.

Streets & Highways Code § 22605(d) allows the City Council to consolidate existing districts into a single district, and § 22607 requires that the consolidation follow the formation procedure of

For action by:

☒ City Council

Regular Session:

☐ Consent Calendar

☒ Regular Item

☐ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

the Act. The steps are: (1) the City Council adopts a resolution initiating proceedings and ordering the Engineer's Report (§ 22585); (2) the City Engineer files the report, and the City Council approves it and adopts a resolution of intention setting a public hearing (§§ 22586 and 22587); (3) notices and assessment ballots are mailed to the record owners at least 45 days before the hearing (Government Code § 53753(b)); and (4) at the hearing the ballots are tabulated, weighted by proposed assessment, and the assessment may be imposed only if ballots in opposition do not exceed ballots in favor (Government Code § 53753(e)). The City followed this procedure for the 2025 Glenn View Estates and Park Place consolidations. Adoption of the attached resolution is the first step; it does not by itself consolidate the districts or change any assessment.

A single district would carry one Engineer's Report, one levy, and one improvement fund account in place of separate ones. Each district's Fiscal Year 2026-27 Engineer's Report includes \$530 in annual incidental costs for City Clerk, engineering, City Administrator, and County administration services, so the consolidation reduces these recurring costs by approximately \$530 per year. Under § 22611, the consolidated district assumes the assets and liabilities of the districts consolidated.

The formation resolutions for Districts 98-01 and 01-02 authorize an annual increase equal to the lesser of three percent (3%) or the actual increased cost of maintenance. As with the City's 2025 consolidations, the consolidated district would be established as a new district whose assessment, and any annual adjustment formula, is set through the ballot proceeding. The Engineer's Report will apportion the assessment in proportion to the special benefit each parcel receives, as required by Article XIII D, Section 4(a) of the California Constitution, and will address the treatment of the predecessor districts' fund balances. If the ballot does not pass, the existing districts continue unchanged under their current formation authority.

District	Parcels	FY 2026-27 Rate per Parcel	FY 2026-27 Levy	FY 2026-27 Estimated Cost	Projected Fund Balance 6/30/2027
98-01 – Citruscrest No. 1	38	\$102.44	\$3,892.72	\$3,490.15	\$1,028.92
01-02 – Citruscrest No. 2	23	\$165.40	\$3,804.20	\$3,050.82	\$20,178.23
Total	61	–	\$7,696.92	\$6,540.97	\$21,207.15

The consolidation would combine Districts 98-01 and 01-02 into District No. 27-01 (Citruscrest), a single district of 61 parcels. The two districts together levy \$7,696.92 in Fiscal Year 2026-27 against estimated costs of \$6,540.97, with a projected combined fund balance of \$21,207.15 as of June 30, 2027, most of which is held by District 01-02.

A&M Consulting Engineers serves as the City's Contract City Engineer and is a party to Master Professional Services Agreement No. 2026-02, dated July 21, 2026. Section 5 of that agreement provides that each Project-Specific Agreement requires City Council approval unless the City Administrator has independent contracting authority for the amount. The proposed task order covers preparation of the Engineer's Report, the resolutions and hearing notice, and the notice and assessment ballot package; support at the public hearing and for the City Clerk's ballot

tabulation; and coordination with the County of Tulare for placement of the new district on the Fiscal Year 2027-28 secured tax roll. The task order is on an hourly time-and-materials basis, not to exceed \$6,000.

Upon adoption of the resolution, the City Engineer will prepare the Engineer's Report and return to the City Council for its approval and for adoption of a resolution of intention setting the public hearing. Allowing for the 45-day ballot period, the consolidation can be completed ahead of the Fiscal Year 2027-28 levy and the County's August 10 filing deadline.

Fiscal Impact:

No General Fund appropriation is requested. The task order with A&M Consulting Engineers is on an hourly time-and-materials basis in an amount not to exceed \$6,000. The task order and the City Clerk's noticing and mailing costs are incidental expenses of the proposed district under Streets & Highways Code § 22526 and will be paid from the Landscape and Lighting District Fund 140 improvement fund balances of Districts 98-01 and 01-02, which project a combined balance of \$21,207.15 as of June 30, 2027. Once formed, the existing fund balances will be combined into the new District No. 27-01 (Citruscrest) account, and the consolidated district would carry one set of annual incidental costs in place of two, a saving of approximately \$530 per year.

Prior Council/Board Actions:

Council actions related to this item:

- Formation of District 98-01 (Citruscrest No. 1) on July 14, 1998, by Resolution No. 98-25, and formation of District 01-02 (Citruscrest No. 2) on July 24, 2001, by Resolution No. 2001-43.
- Consolidation of the Glenn View Estates districts into District 25-01 and the Park Place districts into District 25-02, approved by the City Council on May 27, 2025, by Resolutions No. 2025-14 through 2025-17.
- Approval of the Fiscal Year 2026-27 Engineer's Reports and confirmation of the assessments for all fourteen districts, including Districts 98-01 and 01-02, on July 28, 2026, by Resolution No. 2026-29, and certification to the County of Tulare by Resolution No. 2026-30.

Attachments:

- Resolution No. 2026-42
- District Location Map – Citruscrest No. 1 and Citruscrest No. 2
- Task Order with A&M Consulting Engineers

Recommendation motion to be made by the City Council:

I move to adopt Resolution No. 2026-42, A Resolution of the City Council of the City of Exeter Initiating Proceedings to Consolidate Assessment Districts 98-01 and 01-02 into District No. 27-01 and Authorizing a Task Order with A&M Consulting Engineers.

RESOLUTION NO. 2026-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EXETER INITIATING PROCEEDINGS TO CONSOLIDATE ASSESSMENT DISTRICTS 98-01 AND 01-02 INTO DISTRICT NO. 27-01 AND AUTHORIZING A TASK ORDER WITH A&M CONSULTING ENGINEERS

WHEREAS, the City of Exeter administers Landscape and Lighting Maintenance Assessment Districts pursuant to the Landscaping & Lighting Act of 1972, Streets & Highways Code §§ 22500 et seq. (the “Act”), including District 98-01 (Citruscrest No. 1), formed on July 14, 1998, by Resolution No. 98-25, and District 01-02 (Citruscrest No. 2), formed on July 24, 2001, by Resolution No. 2001-43, both located within Subdivision 95-01; and

WHEREAS, Districts 98-01 and 01-02 adjoin one another in the area of Old Line Avenue, Orchard Street, and Atwood Avenue, fund the same improvements, consisting of the maintenance of turf areas, shrubs, trees, irrigation systems, and walls, and are administered through separate Engineer’s Reports, assessment levies, and improvement fund accounts; and

WHEREAS, on July 28, 2026, by adoption of Resolution No. 2026-29, the City Council approved the Engineer’s Reports and confirmed the assessments for Fiscal Year 2026-27, including \$102.44 per parcel on the 38 parcels of District 98-01 and \$165.40 per parcel on the 23 parcels of District 01-02; and

WHEREAS, Section 22605(d) of the Act authorizes the City Council to consolidate two or more existing assessment districts formed under the Act into a single assessment district, and Section 22607 of the Act provides that such proceedings shall be initiated, conducted, and completed in substantial accordance with the procedure for the formation of an assessment district set forth in Sections 22585 et seq.; and

WHEREAS, Section 22611 of the Act provides that the single assessment district resulting from a consolidation shall assume all assets and liabilities of the districts consolidated; and

WHEREAS, on May 27, 2025, following assessment ballot proceedings, the City Council completed the consolidation of the Glenn View Estates districts into District 25-01 and the Park Place districts into District 25-02, and the same procedure is proposed for Districts 98-01 and 01-02; and

WHEREAS, the assessment for the consolidated district, together with any annual adjustment formula, will be established through the notice, public hearing, and assessment ballot procedures of Article XIII D, Section 4 of the California Constitution and Government Code Section 53753, and Districts 98-01 and 01-02 will continue under their existing formation authority unless and until the consolidation is completed; and

WHEREAS, A&M Consulting Engineers, which serves as the City’s Contract City Engineer, is a party to City of Exeter Master Professional Services Agreement No. 2026-02, dated July 21, 2026, entered into under Request for Qualifications No. 2026-01, which provides for Project-Specific Agreements approved by the City Council; and

WHEREAS, the costs of preparing the Engineer's Report and conducting the assessment ballot proceeding are incidental expenses of the proposed district under Section 22526 of the Act.

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

Section 1. The above recitals are true and correct and are incorporated into this Resolution.

Section 2. Pursuant to Sections 22585, 22605(d), 22606, and 22607 of the Act, the City Council proposes the consolidation of Landscape and Lighting Maintenance Assessment District 98-01 (Citruscrest No. 1) and District 01-02 (Citruscrest No. 2) into a single assessment district under the Act, to be designated Landscape and Lighting Maintenance Assessment District No. 27-01 (Citruscrest).

Section 3. The improvements to be maintained and serviced by the proposed district are the turf areas, shrubs, trees, irrigation systems, walls, and appurtenant facilities within the landscaped areas of Districts 98-01 and 01-02.

Section 4. The proposed district consists of the sixty-one (61) parcels within District 98-01 (38 parcels) and District 01-02 (23 parcels), as shown on the assessment diagrams contained in the Fiscal Year 2026-27 Engineer's Reports on file with the City Clerk.

Section 5. The City Engineer is ordered to prepare and file with the City Clerk a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act for proposed District No. 27-01, including the proposed assessment apportioned in proportion to the special benefit received by each parcel, any proposed annual adjustment formula, the treatment of the fund balances of Districts 98-01 and 01-02 under Section 22611 of the Act, and the notice and assessment ballot materials required by Government Code Section 53753, for consideration by the City Council together with a resolution of intention under Section 22587 of the Act.

Section 6. The City Administrator, or designee, is authorized to execute a Project-Specific Agreement (task order) with A&M Consulting Engineers under Master Professional Services Agreement No. 2026-02, on an hourly time-and-materials basis in an amount not to exceed Six Thousand Dollars (\$6,000), for the preparation of the Engineer's Report, assessment diagram and roll, resolutions, notices, and assessment ballot materials; support at the public hearing and ballot tabulation; and coordination with the County of Tulare for the placement of District No. 27-01 on the secured tax roll, subject to approval as to form by the City Attorney.

Section 7. The costs of the task order and the other incidental expenses of these proceedings shall be paid from the Fund 140 improvement fund balances of Districts 98-01 and 01-02 and accounted for as incidental expenses of the proposed district under Section 22526 of the Act.

Section 8. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Exeter this 13th day of October 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

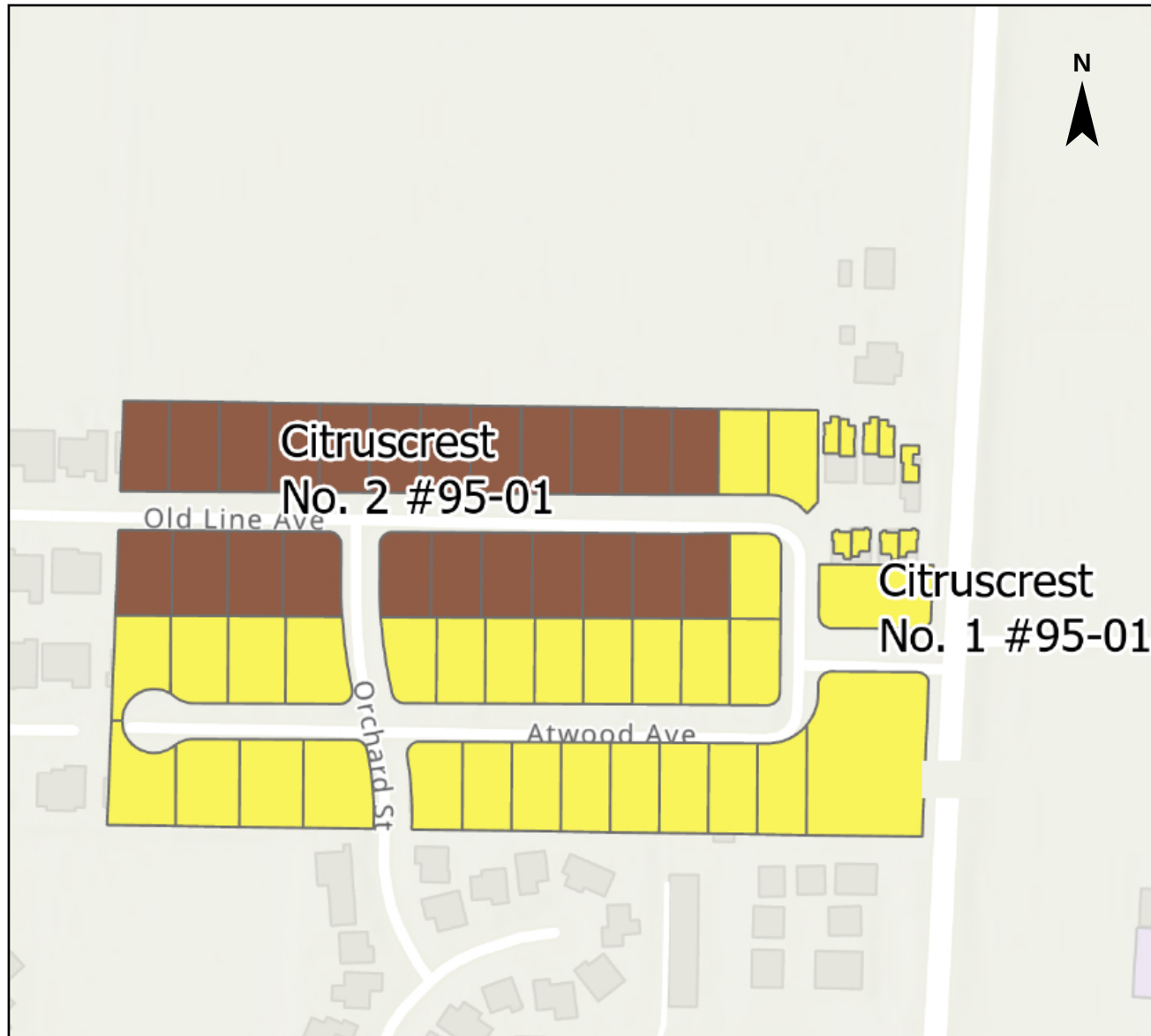
Jacob Johnson, Mayor

ATTEST:

Francesca Nevarez, City Clerk

District Location Map

Landscape and Lighting Maintenance Assessment Districts 98-01 (Citruscrest No. 1) and 01-02 (Citruscrest No. 2), City of Exeter



Legend: brown = District 01-02 Citruscrest No. 2 (23 parcels); yellow = District 98-01 Citruscrest No. 1 (38 parcels). Both districts lie within Subdivision 95-01.
Base map: City of Exeter Lighting, Landscape, and Maintenance District map, QK, August 13, 2025. Not to scale.

October 14, 2026

137 N. F Street
Exeter, CA 93221



CITY OF EXETER - ADMINISTRATION

Consolidation of Landscape and Lighting Maintenance Assessment Districts 98-01 and 01-02 into District No. 27-01 (Citruscrest) | Engineer's Report and Assessment Ballot Proceeding

Background

The City of Exeter (City) administers Landscape and Lighting Maintenance Assessment District 98-01 (Citruscrest No. 1, 38 parcels, formed by Resolution No. 98-25) and District 01-02 (Citruscrest No. 2, 23 parcels, formed by Resolution No. 2001-43). The two districts are adjoining units of Subdivision 95-01, fund the same improvements, and are administered through separate Engineer's Reports, levies, County tax roll entries, and improvement fund accounts.

By resolution adopted October 13, 2026, the City Council initiated proceedings under the Landscaping and Lighting Act of 1972 (Streets and Highways Code Sections 22585, 22605(d), 22606 and 22607) to consolidate the two districts into Landscape and Lighting Maintenance Assessment District No. 27-01 (Citruscrest), ordering the City Engineer to prepare and file an Engineer's Report, and authorizing the City Administrator to execute a task order with A&M Consulting Engineers (A&M) for the work.

This Task Order is a Project-Specific Agreement issued under City of Exeter Master Professional Services Agreement No. 2026-02 dated July 21, 2026 (RFQ No. 2026-01), which is incorporated by reference. The consolidated assessment is a new assessment subject to Article XIII D, Section 4 of the California Constitution and Government Code Section 53753, and will be established through a mailed notice, assessment ballot, and public hearing.

Scope of Services

A&M will prepare the Engineer's Report for proposed District No. 27-01, the resolutions and notices for each Council action, and the notice and assessment ballot package; support the public hearing and the City Clerk's tabulation; and prepare the County tax roll and recording submittals. This Task Order is structured as a time-and-materials, not-to-exceed engagement.

Project Work Plan

PART 1 ENGINEER'S REPORT AND RESOLUTION OF INTENTION

A. ENGINEER'S REPORT (STREETS AND HIGHWAYS CODE SECTIONS 22565 THROUGH 22574)

1. Description of the improvements to be maintained and serviced within the landscaped areas of Districts 98-01 and 01-02
2. Estimated annual cost of maintenance, servicing and incidental expenses for the consolidated district, built from the Fiscal Year 2026-27 Engineer's Reports and the City's Finance ledgers
3. Proposed maximum assessment per parcel and the annual adjustment formula to be approved by the property owners, with the assessment apportioned in proportion to the special benefit received by each parcel
4. Treatment of the Fund 140 improvement fund balances of Districts 98-01 and 01-02 as assets of the consolidated district under Section 22611
5. Assessment roll of the 61 parcels by Assessor's Parcel Number and assessment diagram of the district, referencing County of Tulare Assessor's Map 138-21

B. REPORT APPROVAL AND RESOLUTION OF INTENTION

1. Resolution approving the Engineer's Report as filed
2. Resolution of intention under Section 22587 setting the public hearing date, time and place
3. Staff report for the two resolutions in the City's format

PART 2 NOTICE, BALLOT AND OWNER OUTREACH

C. MAILED NOTICE AND ASSESSMENT BALLOT (GOVERNMENT CODE SECTION 53753)

1. Mailing list of record owners of the 61 parcels from the County of Tulare secured roll as of the mailing date
2. Notice stating the total assessment, the amount chargeable to each parcel, the duration, the reason for the assessment, the basis of calculation, the annual adjustment formula, and the date, time and place of the hearing
3. Assessment ballot and return envelope in the form required by Section 53753(c), with the outer envelope marked OFFICIAL BALLOT ENCLOSED
4. Print-ready files and address list for the City Clerk, mailed not less than 45 days before the hearing
5. Text of the published notice of hearing for the City Clerk (Streets and Highways Code Sections 22552 and 22553)

D. OWNER OUTREACH

1. One informational meeting for property owners of the two districts, held at City Hall before the ballot return deadline, with a one-page summary handout

PART 3 PUBLIC HEARING, COUNTY ROLL AND RECORDING

E. PUBLIC HEARING AND TABULATION

1. Attend the public hearing, present the Engineer's Report and respond to questions
2. Assist the City Clerk with the tabulation of ballots weighted by proposed assessment and prepare the tabulation summary for the record
3. Resolution approving the Engineer's Report, confirming the diagram and assessment and ordering the consolidation, and resolution certifying the levy process to the County of Tulare, with the staff report, for adoption if no majority protest exists

F. COUNTY ROLL AND RECORDING

1. Direct charge listing, control sheet, change authorization and compliance certification for the County of Tulare Auditor for placement of District No. 27-01 on the Fiscal Year 2027-28 secured tax roll, with Districts 98-01 and 01-02 removed
2. Formation package for recording with the County of Tulare Recorder

PART 4 PROJECT MANAGEMENT

G. PROJECT MANAGEMENT

1. Coordination with the City Administrator, City Clerk, Finance Department and City Attorney
2. Attendance at up to two (2) City Council meetings in addition to the public hearing
3. Monthly progress updates and invoicing

Schedule

Council initiation on October 13, 2026. Engineer's Report filed and resolution of intention adopted at the December 8, 2026 meeting. Notice and ballots mailed by December 15, 2026. Public hearing and tabulation on February 9, 2027. County direct charge submittal before August 10, 2027. Dates after October 13, 2026 follow the Council's regular meeting calendar and may be adjusted by the City Administrator without amendment to this Task Order.

Compensation

This Task Order shall be performed on a time-and-materials (T&M) basis, not to exceed the amounts identified below, in accordance with the Rate Schedule in Exhibit A of Master Professional Services Agreement No. 2026-02. A&M shall not exceed the not-to-exceed amount for any individual part, or the total not-to-exceed amount, without prior written authorization from the City. Costs under this Task Order are incidental expenses of the proposed district under Streets and Highways Code Section 22526 and are paid from the improvement fund balances of Districts 98-01 and 01-02.

Task Description	Not-to-Exceed
Part 1 - Engineer's Report and Resolution of Intention	\$2,600
Part 2 - Notice, Ballot and Owner Outreach	\$1,400
Part 3 - Public Hearing, County Roll and Recording	\$1,200
Part 4 - Project Management	\$800
TOTAL NOT-TO-EXCEED	\$6,000

Assumptions and Exclusions

- The City Clerk will print and mail the notices and ballots, publish the notice of hearing, and receive and hold the ballots; printing, postage and publication costs are paid by the City as incidental expenses of the district.
- City Attorney review of the notice, ballot and resolutions is provided by the City.
- The assessment diagram references the County Assessor's map; metes-and-bounds legal descriptions and title reports are not included.
- One proposed assessment structure is prepared. Revisions to the maximum assessment, the adjustment formula or the district boundary directed after the Engineer's Report is filed, and any second ballot proceeding, may be added by amendment.
- If a majority protest exists at the hearing, the services under Part 3 end with the tabulation summary and Districts 98-01 and 01-02 continue under their existing authority.

A&M appreciates the opportunity to provide this proposal and looks forward to assisting the City of Exeter with the Citruscrest consolidation. Please do not hesitate to contact us with any questions regarding this Task Order.

Respectfully submitted,

A&M CONSULTING ENGINEERS

ACCEPTED BY CITY OF EXETER

Javier Andrade, PE / Principal

Jason Ridenour / City Administrator

Date

Date



Agenda Item Staff Report

Agenda Item Number:

J.3.

Meeting Date:

October 13, 2026

Wording for Agenda:

Consider Approval of the FY 2026-27 Street Rehabilitation Project, Authorization for the City Engineer to Advertise the Project for Bids and Authorize the City Administrator to Execute a Task Order with A&M Consulting Engineers.

Submitting Department:

Public Works and Engineering

Contact Name:

Zachary Boudreaux, Director of Public Works
Javier Andrade, City Engineer

Department Recommendation:

Staff recommends that the City Council approve the FY 2026-27 Street Rehabilitation Project with a project budget of \$1,534,881, authorize the City Engineer to prepare plans and specifications and advertise the project for bids, and authorize the City Administrator to sign a task order with A&M Consulting Engineers for design, bidding and construction support in an amount not to exceed \$150,000, included in the project budget.

Summary/Background:

The adopted FY 2026-27 budget funds street pavement work from the Transportation Fund, Measure R and the Road Maintenance and Rehabilitation Account. The project uses those funds on the first-year streets of the City's five-year street plan, which was built from the City's 2025 pavement condition survey and a September 2026 field review. The project covers 38 street segments, approximately 3.0 miles, shown on the map below and in Exhibit A: cape seal on 1.6 miles and thin rubberized asphalt overlay on 1.4 miles. Public Works crews will repair potholes and seal cracks on these streets this winter, ahead of the surfacing; that work is not part of the bid.

The estimated project cost is \$1,534,881, consisting of \$787,880 for surfacing, \$520,000 for 104 curb ramps, the A&M task order not to exceed \$150,000.

For action by:

☒ City Council

Regular Session:

☐ Consent Calendar

☒ Regular Item

☐ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

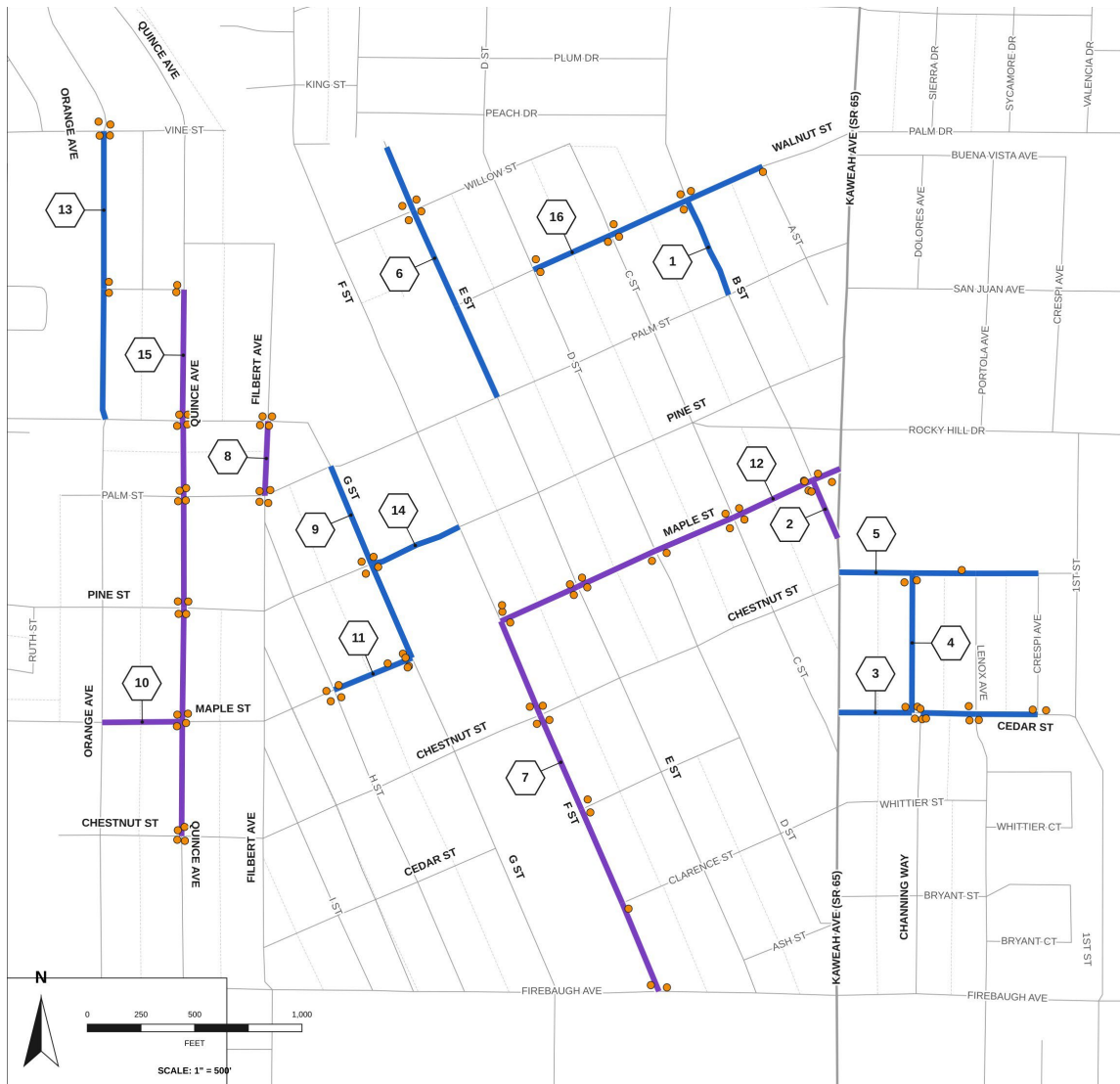


Figure 1. Proposed FY 2026-27 Street Rehabilitation Project. Blue: cape seal. Purple: thin rubberized asphalt overlay. Orange: curb ramps. Numbers refer to the street schedule in Exhibit A.

Curb ramps that do not meet current accessibility standards will be reconstructed as part of the project. Cape seals and overlays are considered alterations under the 2013 U.S. Department of Justice and Federal Highway Administration joint guidance on the Americans with Disabilities Act, requiring curb ramps to meet current standards where the resurfaced streets meet a crosswalk. The City's 2024 curb ramp inventory shows 104 ramps serving crosswalks across the project streets that are non-compliant or missing, and all 104 are included in the project.

The bid will have a base bid and additive alternates by street, so the contract awarded stays within the project budget. The design and project management work will be performed under the City's Master Professional Services Agreement No. 2026-02 with A&M Consulting Engineers. With Council approval, the project would be advertised in late 2026 or early 2027 for construction in spring and summer 2027, and the bids will return to the City Council for award.

Fiscal Impact:

The adopted FY 2026-27 Capital Improvement Program includes \$1,534,881 for various street maintenance projects, funded by the Transportation Fund (\$864,881), Measure R (\$385,000), and the Road Maintenance and Rehabilitation Account (\$285,000).

Existing appropriations within each fund for the Mill & Overlay, Reclamite, and Cape Seal projects will be transferred to the Street Rehabilitation Project. Resolution No. 2026-23 authorizes the City Administrator to make administrative adjustments between line items within a fund as necessary for efficient operations, provided such adjustments do not increase the total appropriations approved by the City Council.

The current item authorizes the project to be advertised for bids. Staff will return to the City Council to consider award of the construction contract. Based on the bids received, staff will identify any additional appropriation requiring City Council approval or any necessary administrative adjustments. No additional appropriation is requested at this time.

Prior Council/Board Actions:

- Resolution No. 2026-23, adopted June 23, 2026, adopting the FY 2026-27 and FY 2027-28 Budget and Capital Improvement Plan.
- Master Professional Services Agreement No. 2026-02 with A&M Consulting Engineers (RFQ No. 2026-01), dated July 21, 2026.

Attachments:

- Exhibit A, FY 2026-27 Street Rehabilitation Project Map
- Task Order with A&M Consulting Engineers

Recommendation motion to be made by the City Council:

I move to approve the FY 2026-27 Street Rehabilitation Project, authorize the City Engineer to advertise the project for bids, and authorize the City Administrator to execute a task order with A&M Consulting Engineers.

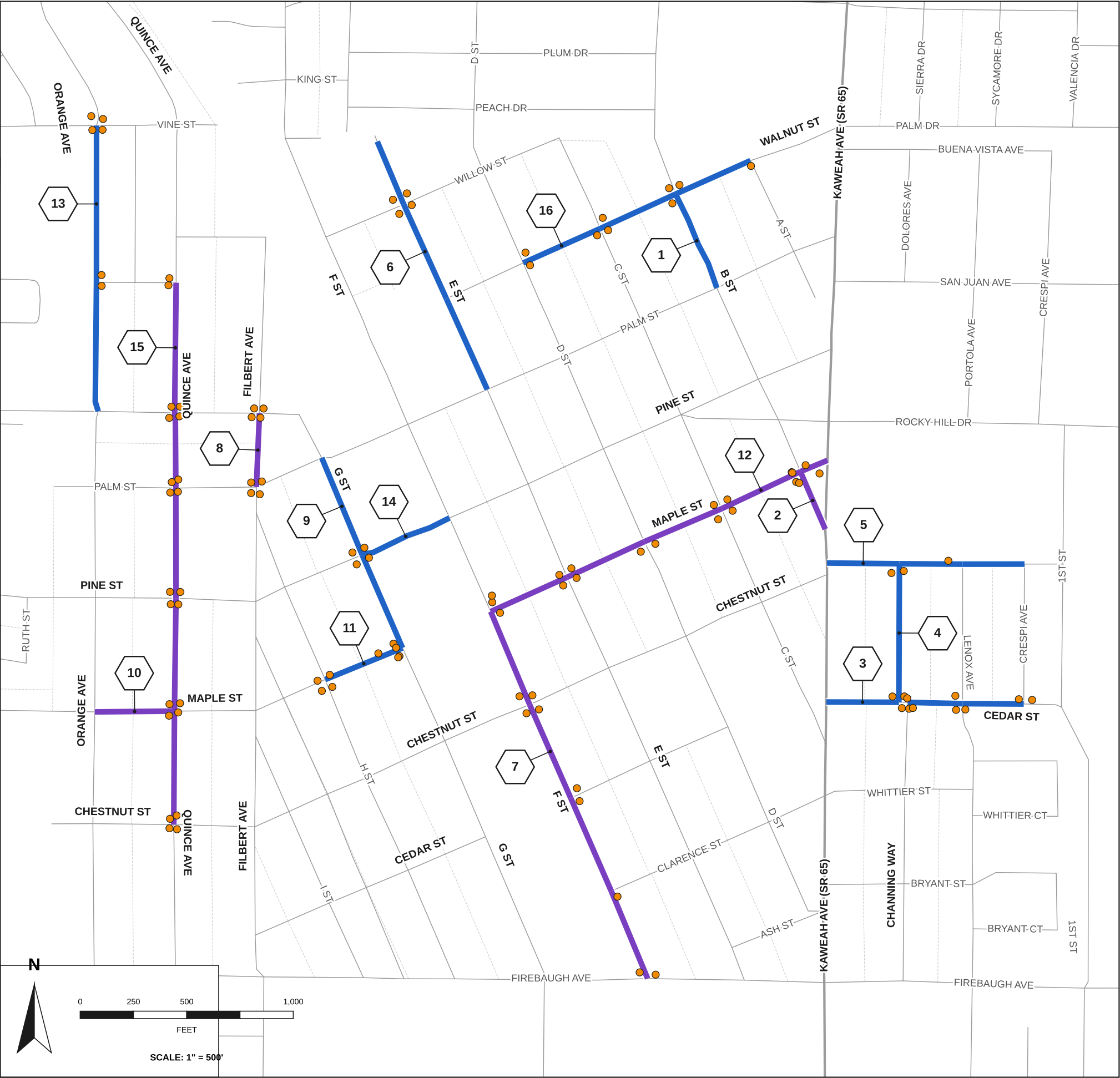


EXHIBIT A

FY 2026-27 STREET REHABILITATION PROJECT YEAR 1 STREETS AND ADA CURB RAMPS

LEGEND

- CAPE SEAL (1.63 MI)
- THIN RUBBERIZED ASPHALT OVERLAY, RHMA-G (1.36 MI)
- ADA CURB RAMP TO BE RECONSTRUCTED OR ADDED (104)
- STREET NUMBER, SEE STREET SCHEDULE
- OTHER STREETS
- ALLEYS

STREET SCHEDULE

NO.	STREET	FROM	TO	TREATMENT	LENGTH (FT)
1	B ST	PALM ST	WALNUT ST	CAPE SEAL	478
2	B ST	KAWEAH AVE (SR 65)	MAPLE ST	THIN RHMA-G	295
3	CEDAR ST	KAWEAH AVE (SR 65)	CRESPI AVE	CAPE SEAL	934
4	CHANNING WAY	CEDAR ST	CHESTNUT ST	CAPE SEAL	641
5	CHESTNUT ST	KAWEAH AVE (SR 65)	CRESPI AVE	CAPE SEAL	936
6	E ST	PALM ST	NORTH END	CAPE SEAL	1,279
7	F ST	FIREBAUGH AVE	MAPLE ST	THIN RHMA-G	1,893
8	FILBERT AVE	PALM ST	VISALIA RD	THIN RHMA-G	351
9	G ST	MAPLE ST	PALM ST	CAPE SEAL	956
10	MAPLE ST	ORANGE AVE	QUINCE AVE	THIN RHMA-G	378
11	MAPLE ST	H ST	G ST	CAPE SEAL	395
12	MAPLE ST	F ST	KAWEAH AVE (SR 65)	THIN RHMA-G	1,737
13	ORANGE AVE	VISALIA RD	VINE ST	CAPE SEAL	1,331
14	PINE ST	G ST	F ST	CAPE SEAL	452
15	QUINCE AVE	CHESTNUT ST	WILLOW ST	THIN RHMA-G	2,543
16	WALNUT ST	D ST	A ST	CAPE SEAL	1,208
TOTAL		38 SEGMENTS	2.99 MILES		15,807

NOTES

- LENGTHS ARE MEASURED ALONG THE CENTERLINE BETWEEN THE LISTED CROSS STREETS. FINAL LIMITS ARE SET DURING DESIGN.
- CURB RAMPS SHOWN ARE THOSE IN THE CITY ADA CURB RAMP INVENTORY (2024) THAT ARE NON-COMPLIANT OR MISSING AND SERVE CROSSWALKS ACROSS THE PROJECT STREETS.
- POTHOLE REPAIR AND CRACK SEALING ON THESE STREETS ARE PERFORMED BY CITY PUBLIC WORKS AHEAD OF THE PROJECT AND ARE NOT PART OF THE BID.
- STREET CENTERLINES: TULARE COUNTY NG911 ROAD CENTERLINES. TREATMENTS AND LIMITS: CITY OF EXETER FIVE-YEAR STREET PLAN, YEAR 1.

PROJECT SUMMARY

STREET SEGMENTS	38
TOTAL LENGTH	2.99 MILES (15,807 FT)
CAPE SEAL	1.63 MILES, 42,364 SY
THIN RHMA-G OVERLAY	1.36 MILES, 38,889 SY
ADA CURB RAMPS	104

EXHIBIT FOR:

CITY OF EXETER | FY 2026-27 STREET REHABILITATION PROJECT



October 9, 2026

350 W. Firebaugh Avenue, PO Box 237
Exeter, CA 93221



CITY OF EXETER - PUBLIC WORKS DEPARTMENT

FY 2026-27 Street Rehabilitation Project Design, Bidding and Construction Support

Background

The City of Exeter (City) adopted its FY 2026-27 and FY 2027-28 Budget and Capital Improvement Plan on June 23, 2026, by Resolution No. 2026-23, which appropriates \$1,534,881 in FY 2026-27 for mill and overlay, reclaimite and cape seal work from the Transportation Fund, Measure R and the Road Maintenance and Rehabilitation Account. The City's five-year street plan, built from the City's 2025 pavement condition survey and a September 2026 field review, identifies the first-year streets for that funding.

The FY 2026-27 Street Rehabilitation Project (Project) covers 38 street segments, about 3.0 miles, shown in Attachment A: cape seal on 1.6 miles and thin rubberized asphalt overlay (RHMA-G) on 1.4 miles. Cape seals and overlays are alterations under the 2013 U.S. Department of Justice and Federal Highway Administration joint guidance on the Americans with Disabilities Act. The City's 2024 curb ramp inventory shows 104 ramps serving crosswalks across the Project streets that are non-compliant or missing, and all 104 are included in the Project. City Public Works crews will repair potholes and seal cracks on the Project streets ahead of the surfacing; that work is not part of the construction contract.

A&M's planning-level estimate of construction cost (October 2026, in 2026 dollars) is \$1,307,880, consisting of \$787,880 for surfacing and \$520,000 for 104 curb ramps at \$5,000 each. The Project is locally funded and will be competitively bid with a base bid and additive alternates by street, so that the contract awarded stays within the project budget. Under the Agreement for Professional Services - City Engineer between the City and A&M Consulting Engineers (A&M) dated February 11, 2026 (Agreement), A&M proposes to provide the design, bidding and construction support services described in this Task Order. The services are within the Scope of Services in Exhibit A of the Agreement, and this Task Order is the City's written authorization of those services under Section 6 of the Agreement.

Scope of Services

A&M will provide design, bidding and construction support services for the Project in three phases as described below. This Task Order is structured as a time-and-materials, not-to-exceed engagement. Phase 1 will begin upon execution of this Task Order, Phase 2 upon City acceptance of the 100% bid documents, and Phase 3 upon award of the construction contract.

Project Work Plan

PHASE 1 DESIGN AND BID DOCUMENTS

A. DATA REVIEW AND FIELD REVIEW

1. Review the Project street limits and treatments in the City's five-year street plan and the 2025 pavement condition survey data for the Project streets
2. Walk each Project street to confirm limits and pavement condition and to record utility covers requiring adjustment and existing striping and pavement markings
3. Inspect the 104 curb ramp locations from the City's 2024 curb ramp inventory and record ramp type, the crosswalks each ramp serves, and existing obstructions such as poles, utility boxes and drainage inlets
4. Collect spot elevations at each curb ramp location to set ramp slopes, landing grades and gutter transitions

B. PLANS

1. Prepare the title sheet, key map and general notes
2. Prepare street treatment plans showing the limits, treatment and quantities for each street, organized by base bid and additive alternates
3. Prepare curb ramp layout sheets for the 104 ramps showing ramp type, slopes, landing, detectable warning surface and transitions to the existing curb, gutter and sidewalk
4. Prepare striping and pavement marking replacement plans for the Project streets
5. Identify utility covers, survey monuments and valve boxes to be adjusted to grade

C. SPECIFICATIONS AND ESTIMATE

1. Prepare technical specifications for cape seal, thin rubberized asphalt overlay (RHMA-G), curb ramps, striping and traffic control
2. Prepare the bid schedule with a base bid and additive alternates by street, and the front-end contract documents, including prevailing wage requirements
3. Prepare the Engineer's Estimate of Probable Construction Cost

D. ENVIRONMENTAL, PERMITS AND COORDINATION

1. Prepare and file a CEQA Notice of Exemption under State CEQA Guidelines Section 15301(c) (Existing Facilities)
2. Prepare the Caltrans encroachment permit application for any curb ramp or pavement work within the State Route 65 right of way
3. Send Project notification letters to utility owners with facilities in the Project streets
4. Coordinate with City Public Works on the limits and timing of the pothole repair and crack sealing performed by City crews

E. PROJECT MANAGEMENT

1. Conduct a project kick-off meeting and a 90% review meeting with City staff
2. Provide monthly progress updates and invoicing

F. DELIVERABLES

1. 90% plans, specifications and estimate for City review
2. 100% plans, specifications, bid documents and Engineer's Estimate ready for public bidding

PHASE 2 BIDDING

Upon City acceptance of the 100% bid documents, A&M will support the City through bidding and award of the construction contract.

A. BID SUPPORT

1. Prepare the Notice Inviting Bids for City publication and distribute the bid documents
2. Respond to bidder questions and prepare addenda during the bid period
3. Attend the bid opening and prepare the bid tabulation
4. Review bids for responsiveness and bidder responsibility, including contractor license and DIR registration, and identify the base bid and additive alternates that fit within the project budget
5. Prepare the recommendation of award, staff report and resolution for City Council award, and attend up to one (1) City Council meeting
6. Prepare conformed contract documents for execution

B. DELIVERABLE

1. Bid tabulation and recommendation of award

PHASE 3 CONSTRUCTION SUPPORT

Upon award of the construction contract, A&M will provide construction phase services through Project closeout.

A. CONSTRUCTION ADMINISTRATION

1. Conduct the preconstruction meeting and progress meetings
2. Review submittals, respond to requests for information (RFIs), and process change orders
3. Track working days and review contractor progress payment applications
4. Coordinate public notification of work schedules and street closures with the contractor and City staff

B. INSPECTION

1. Inspect curb ramp forms before each concrete placement and check completed ramps for slope, landing and detectable warning surface compliance
2. Provide full-time inspection during cape seal and RHMA-G placement
3. Coordinate materials testing by the City's testing laboratory and review test results
4. Observe utility cover adjustments, striping and pavement markings
5. Conduct the final inspection and prepare the punch list

C. PROJECT CLOSEOUT

1. Prepare record drawings from contractor redlines, including the as-built condition of each curb ramp
2. Prepare final quantities and the final progress payment, and support the City's Notice of Completion
3. Update the City's curb ramp inventory for the ramps constructed

D. DELIVERABLE

1. Record drawings and Project closeout package

Compensation

This Task Order shall be performed on a time-and-materials (T&M) basis, not to exceed the amounts identified below, in accordance with the 2026 Hourly Rate Schedule in Exhibit B of the Agreement. A&M shall not exceed the not-to-exceed amount for any individual phase, or the total not-to-exceed amount, without prior written authorization from the City.

Task Description	Not-to-Exceed
Phase 1 - Design and Bid Documents	\$55,000
Phase 2 - Bidding	\$7,000
Phase 3 - Construction Support	\$88,000
TOTAL NOT-TO-EXCEED	\$150,000

Assumptions and Exclusions

- Construction and material costs are excluded; construction will be performed by the contractor awarded the construction contract.
- Pothole repair and crack sealing on the Project streets will be performed by City Public Works crews and are not part of the construction contract.
- Materials testing laboratory fees will be paid by the City.

- Construction support is based on a construction contract of up to 60 working days; additional construction support may be added by amendment.
- Design is limited to the surface treatments and the curb ramps with their transitions. Reconstruction of curb, gutter, sidewalk or drainage facilities beyond the curb ramp transitions, full topographic survey, and right of way services are excluded and may be added by amendment.
- CEQA compliance is assumed to qualify for a Categorical Exemption; preparation of an Initial Study, Mitigated Negative Declaration or EIR, if required, is excluded.
- The Project is locally funded; processing for federal or state funding is excluded and may be added by amendment.
- Permit, plan check, encroachment permit and agency review fees, and the cost of publishing the Notice Inviting Bids, will be paid directly by the City.

A&M appreciates the opportunity to provide this proposal and looks forward to assisting the City of Exeter with the FY 2026-27 Street Rehabilitation Project. Please do not hesitate to contact us with any questions regarding this Task Order.

Respectfully submitted,

A&M CONSULTING ENGINEERS

ACCEPTED BY CITY OF EXETER

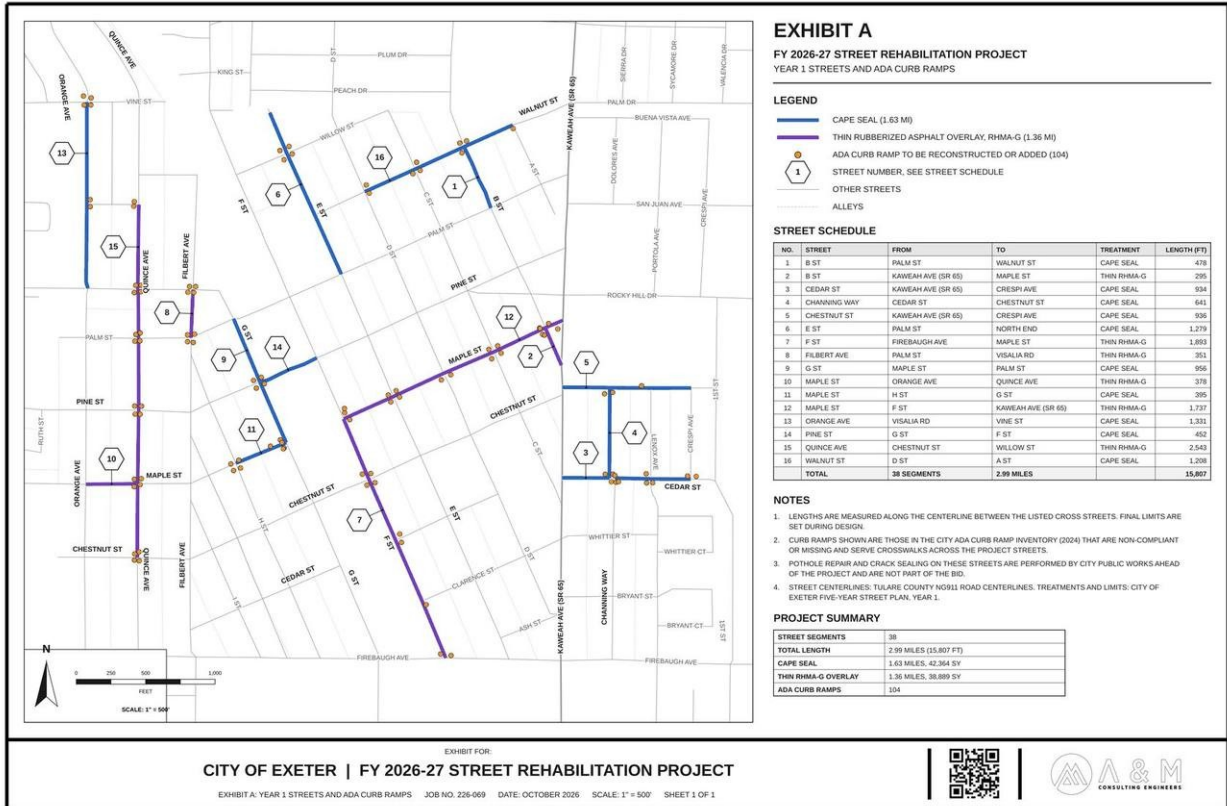
Javier Andrade, PE / Principal

Zachary Boudreaux / Public Works Director

Date

Date

Attachment A - Year 1 Streets and ADA Curb Ramps





Agenda Item Staff Report

Agenda Item Number:

J.4.

Meeting Date:

October 13, 2026

Wording for Agenda:

Consider Approval of Resolution No. 2026-43, A Resolution of the City Council of the City of Exeter Approving Water Supply Improvement Projects, CEQA exemptions, DWR Grant Agreement 4600015438 Amendment No. 4, and Engineering Task Orders.

Submitting Department:

Public Works

City Engineering

Contact Name:

Zachary Boudreaux, Director of Public Works

Javier Andrade, City Engineer

Department Recommendation:

Staff recommends that the City Council adopt Resolution No. 2026-43, which (1) approves four water supply improvement projects: replacement of Well E9W with new Well E9AW, manganese treatment at Well E12W, nitrate treatment at Well E6W, and the Tooleville emergency intertie; (2) finds each project categorically exempt from CEQA and directs the filing of Notices of Exemption; (3) approves the City's Request for Amendment No. 4 to Department of Water Resources (DWR) Grant Agreement No. 4600015438, which applies the remaining grant budget to these projects in place of the new production well in the original scope, and authorizes the City Administrator to submit and execute the amendment; and (4) authorizes Project-Specific Agreements with A&M Consulting Engineers under Master Professional Services Agreement No. 2026-02 for Well E9AW engineering (\$202,500) and Well E12W treatment engineering (\$128,500).

For action by:

☒ City Council

Regular Session:

☐ Consent Calendar

☒ Regular Item

☐ Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

Background & Summary:

DWR Grant Agreement No. 4600015438 (\$7,406,051, Small Community Drought Relief Program, executed August 18, 2023, amended three times, no City cost share) funds the Exeter-Tooleville Emergency Intertie and Water System Improvement Project: a new City production well and an emergency intertie of about 5,500 feet of 16-inch main from the City system at 3rd Street to the Tooleville tank site. Two test holes drilled, at 801 S. Belmont Road in 2025 found low yields and the second at the Public Works Yard in 2026 is not able to be designed, permitted and placed in service within the term of the funding. The two test holes have cost \$700,471.33 of the grant's construction budget. On October 8, 2026, DWR staff advised the City that the remaining grant budget may be applied to rehabilitation of the City's existing wells and the intertie under an amendment, and that the agreement term may be extended to December 31, 2027.

The City's 2026 Annual Water Shortage Assessment Report counts four active wells (E11W, E12W, E13W and E14W). Well E9W (1964) has a collapsed casing and has been removed from service; Well E12W sampled at 240 ug/L manganese on July 29, 2026 against the 50 ug/L secondary standard and the State's June 2026 response level of 200 ug/L, and the September 22 to 24, 2026 pilot test removed 96 percent of the manganese; Well E6W (611 gallons per minute) is on standby with nitrate at the 10 mg/L standard. The four projects below restore and add supply to the City system that serves Tooleville through the intertie.

Project	Description	Estimated Construction Cost (2026 dollars)
1. Well E9AW replacement well	New 16-inch well at the existing Well E9W site (APN 138-130-024), 800 to 1,000 gpm, VFD pump, hypochlorite feed; destruction of Well E9W	\$1,050,000
2. Well E12W manganese treatment	Catalytic media pressure filters (five 42-inch vessels), backwash handling, electrical and SCADA, chlorination modifications	\$812,100
3. Well E6W nitrate treatment	Regenerable ion exchange treatment skid, brine handling, electrical and SCADA, chlorination modifications	\$2,298,000
4. Tooleville emergency intertie	5,235 feet of 16-inch main from 3rd Street in Firebaugh Avenue, Road 204 (Spruce Road) and Alfred Street and along the access road to the Tooleville tank site; pressure sustaining valve station, tie-in, master meter and tank site piping	\$4,076,985
Total		\$8,237,085

Each component project of the overall action is categorically exempt in accordance with CEQA Guidelines: Well E9AW under CEQA Guidelines section 15302(c), as replacement of an existing public utility facility on the same site with substantially the same purpose and capacity; the Well E12W and Well E6W treatment facilities under Class 1, section 15301(b), as minor alterations to existing publicly-owned utility facilities with negligible expansion of use, and Class 3, section 15303(d); and the emergency intertie under Guidelines Section 15282(k) as a pipeline extension

of less than one mile (a total of approximately 5,250 feet). The intertie runs in the Firebaugh Avenue, Road 204 (Spruce Road) and Alfred Street rights-of-way and, for the last about 300 feet, along the access road to the Tooleville tank site and on the tank site, which the Consolidation Agreement identifies as existing Tooleville Mutual Non-Profit Water Association property; it is not entirely within the public right-of-way. None of the exceptions in section 15300.2 applies: the projects are on existing City well sites, in existing public road rights-of-way, and on the existing Tooleville water system tank site, are not in a sensitive environment, have no cumulative impact of successive projects of the same type in the same place, present no reasonable possibility of a significant effect due to unusual circumstances, do not affect a scenic highway or a historical resource, and are not on a hazardous waste site list. The resolution directs the City Engineer to file a Notice of Exemption for the project with the Tulare County Clerk.

The Request for Grant Amendment No. 4 will delete the new production well from the grant scope, adds the three well projects, retains the intertie, moves \$110,000 from Task 3 (Land Acquisition) to Task 5 (Construction). The Small Community Drought Relief Program Guidelines list rehabilitation of existing water system wells, installation of water system pipelines, and connections to adjacent water systems as eligible project types, and the beneficiary community, Tooleville, is unchanged.

A&M Consulting Engineers will provide preliminary engineering and permitting, final design and bid documents, and construction administration and inspection for Well E9AW (\$202,500) and the Well E12W treatment facilities (\$128,500) under Project-Specific Agreements to Master Professional Services Agreement No. 2026-02, time and materials not to exceed, with the design and construction phases proceeding on written authorization by the City. Provost & Pritchard Consulting Group completes the intertie design under its existing agreement, and the Well E6W treatment design will be brought to the Council with the equipment procurement.

Fiscal Impact:

The total estimated project cost for the four water supply improvement projects is \$8,237,085. The projects are funded in part by a Department of Water Resources (DWR) grant in the amount of \$7,406,051 with no City cost share required under the grant agreement.

The grant funds will fully fund the three well projects and approximately \$994,997 of the Tooleville emergency intertie. Under Amendment No. 4, the construction budget available after completion of the test holes is approximately \$5,155,097. The remaining intertie cost of approximately \$3,081,988 is not funded by the grant. The City will apply for additional funding through the Drinking Water State Revolving Fund consolidation program and return to the City Council for any additional appropriation needed once the remaining project costs are known.

The two proposed engineering task orders with A&M Consulting Engineers total \$331,000 and will be paid from existing grant funds allocated for design and contracting, and construction management. No General Fund appropriation is requested.

Prior Council/Board Actions:

Council actions related to this item:

- Resolution No. 2022-40, adopted September 13, 2022, authorizing the grant application, acceptance and execution of the DWR Small Community Drought Relief Program grant agreement.
- Approval of the Water System Consolidation Agreement with the Tooleville Mutual Non-Profit Water Association on March 28, 2023.
- Approval of the sole source engineering services agreement with Provost & Pritchard Consulting Group in an amount not to exceed \$1,520,483 at the special meeting of November 2, 2023.
- Resolution No. 2025-13, adopted May 13, 2025, approving the Agreement with Option to Purchase for the Test Well 1 site at 801 S. Belmont Road.
- Resolution No. 2025-45, adopted December 9, 2025, authorizing State Water Resources Control Board Planning Agreement D2402037 (\$1,560,000).
- Award of the demolition contract for 310 and 314 W. Firebaugh Avenue on March 10, 2026, and Resolution No. 2026-12, adopted April 28, 2026, approving the CEQA Notice of Exemption for Test Well 2.
- Approval of Master Professional Services Agreement No. 2026-02 with A&M Consulting Engineers on July 21, 2026 (RFQ 2026-01).
- Award of the planning grant engineering services to Provost & Pritchard Consulting Group under RFQ 26-01 on September 22, 2026.

Attachments:

- Resolution No. 2026-43
- Notice of Exemption
- A&M Consulting Engineers memorandum, Amendment No. 4 Construction Cost Estimate and Application of Grant Funds, October 5, 2026

Recommendation motion to be made by the City Council:

I move to adopt Resolution No. 2026-43, 2 a Resolution of the City Council of the City of Exeter Approving Water Supply Improvement Projects, CEQA Exemptions, authorize staff to submit request for Amendment No. 4 to DWR Grant Agreement No. 4600015438, and authorize the City Administrator to sign Engineering Task Orders associated with the project.

RESOLUTION NO. 2026-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EXETER APPROVING WATER SUPPLY IMPROVEMENT PROJECTS, CEQA EXEMPTION, AMENDMENT NO. 4 TO DWR GRANT AGREEMENT NO. 4600015438, AND ENGINEERING TASK ORDERS

WHEREAS, on September 13, 2022, by Resolution No. 2022-40, the City Council of the City of Exeter (City) authorized the application for, acceptance of, and execution of a Small Community Drought Relief Program grant from the California Department of Water Resources (DWR) for the Exeter-Tooleville Emergency Intertie and Water System Improvement Project, and Grant Agreement No. 4600015438 (Agreement), as amended by Amendments No. 1, 2 and 3, provides \$7,406,051 with no City cost share for a new City production well and an emergency intertie to the Tooleville Mutual Non-Profit Water Association water system; and

WHEREAS, the two test holes drilled to locate the new production well, at 801 S. Belmont Road in 2025 and at the City Public Works Yard in 2026, show that a new well at either site would provide on the order of 200 to 300 gallons per minute and could not be permitted and placed in service within the term of the Agreement; and

WHEREAS, the City's existing supply wells E9W, E12W and E6W are constrained by a collapsed casing, manganese, and nitrate, respectively, the City's 2026 Annual Water Shortage Assessment Report finds the system about 1,520 gallons per minute short of meeting maximum day demand with its largest source offline, and rehabilitation of these wells together with the emergency intertie will restore supply to the City system and deliver water to Tooleville; and

WHEREAS, the City proposes the following water supply improvement projects (Projects): (1) replacement of Well E9W with new Well E9AW at the existing well site, Assessor's Parcel No. 138-130-024; (2) manganese treatment facilities at Well E12W; (3) nitrate treatment facilities at Well E6W; and (4) the Tooleville emergency intertie, consisting of about 5,235 feet of 16-inch water main from the existing City main at 3rd Street, in Firebaugh Avenue, Road 204 (Spruce Road) and Alfred Street and along the access road to the Tooleville Mutual Non-Profit Water Association tank site, with a pressure sustaining valve station, tie-in, master meter and tank site piping; and

WHEREAS, the Small Community Drought Relief Program Guidelines identify rehabilitation of existing water system wells, installation of water system pipelines, and connections to adjacent water systems as eligible project types, and on October 8, 2026 DWR staff advised the City that the remaining budget of the Agreement may be applied to the Projects under an amendment and that the term of the Agreement may be extended to December 31, 2027; and

WHEREAS, the City has prepared a Request for Amendment No. 4 to the Agreement, on file with the City Clerk, that deletes the new production well from the Project, adds the three well projects, retains the emergency intertie, moves \$110,000 from Task 3 (Land Acquisition) to Task 5 (Construction) within the existing grant total of \$7,406,051, applies the Task 5 balance in

the order Well E9AW, Well E12W treatment, Well E6W treatment, and emergency intertie, and extends the term so that all work is completed by December 31, 2027 and no funds are requested after February 28, 2028; and

WHEREAS, the City Council has reviewed the Projects under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Title 14 of the California Code of Regulations, and finds that each Project is categorically exempt as set forth in Section 3 of this Resolution; and

WHEREAS, the City's Master Professional Services Agreement No. 2026-02 with A&M Consulting Engineers, Inc. dated July 21, 2026 provides for Project-Specific Agreements for engineering services, Exeter Municipal Code section 3.36.070 requires City Council approval of contracts exceeding \$10,000, and A&M Consulting Engineers has proposed Project-Specific Agreements for Well E9AW in an amount not to exceed \$202,500 and for the Well E12W treatment facilities in an amount not to exceed \$128,500, on file with the City Clerk.

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

Section 1. The above recitals are true and correct and are incorporated into this Resolution.

Section 2. The City Council finds that each component Project of the overall action is categorically exempt from CEQA: Well E9AW under CEQA Guidelines section 15302(c), as the replacement of an existing public utility well on the same site with a new well serving substantially the same purpose and capacity; the Well E12W and Well E6W treatment facilities under Section 15301(b), as minor alterations to existing publicly owned water utility facilities involving negligible expansion of use, and Section 15303(d); and the Tooleville emergency intertie under Section 15282(k) as a pipeline extension of less than one mile, located in existing public road rights-of-way and, for its final segment, along the access road to the Tooleville tank site and on the tank site property. The City Council further finds that none of the exceptions in CEQA Guidelines section 15300.2 applies to any Project: each is located on an existing City well site, within an existing public road right-of-way, or on the existing Tooleville water system tank site, and not in a sensitive environment designated by a federal, State, or local agency; there is no cumulative impact of successive projects of the same type in the same place; there is no reasonable possibility of a significant effect on the environment due to unusual circumstances; no Project will damage scenic resources within an officially designated state scenic highway; no Project site is included on any list compiled pursuant to Government Code section 65962.5; and no Project will cause a substantial adverse change in the significance of a historical resource. The City Administrator is directed to file a Notice of Exemption with the Tulare County Clerk.

Section 3. The City Council approves the Projects described in the recitals: replacement of Well E9W with new Well E9AW; manganese treatment facilities at Well E12W; nitrate treatment facilities at Well E6W; and the Tooleville emergency intertie.

Section 4. The Request for Amendment No. 4 to Grant Agreement No. 4600015438, including Exhibit A (Revised Work Plan), Exhibit B (Revised Budget), Exhibit B-1 (Application of Task 5 Funds) and Exhibit C (Revised Schedule), is approved. The City Administrator, or designee, is authorized and directed to submit the Request to the Department of Water Resources, to

negotiate with the Department any revisions to the Request that do not increase the City's obligations or reduce the grant amount, and to execute Amendment No. 4 and all related documents, certifications, invoices and reports required under the Agreement, subject to approval as to form by the City Attorney.

Section 5. The City Administrator, or designee, is authorized to execute Project-Specific Agreements with A&M Consulting Engineers, Inc. under Master Professional Services Agreement No. 2026-02 for preliminary engineering and permitting, final design and bid documents, and construction administration and inspection for Well E9AW in an amount not to exceed \$202,500 and for the Well E12W manganese treatment facilities in an amount not to exceed \$128,500, on a time and materials basis, subject to approval as to form by the City Attorney.

Section 6. The City Administrator, or designee, is authorized and directed to pursue funding for the balance of the Tooleville emergency intertie, and for the replacement of the Firebaugh Avenue water main between the City system and 3rd Street, through the State Water Resources Control Board Drinking Water State Revolving Fund consolidation program, and to return to the City Council for acceptance of any funding agreement and for any appropriation of City funds.

Section 7. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Exeter this 13th day of October, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jacob Johnson, Mayor

ATTEST:

Francesca Nevarez, City Clerk

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Tulare

221 S. Mooney Blvd.

Visalia, CA 93291

From: (Public Agency): City of Exeter
100 N C Street
Exeter, CA 93221
(Address)

Project Title: Exeter Wellhead Treatment, Well Replacement, and Pipeline Installation Project

Project Applicant: City of Exeter

Project Location - Specific:

City of Exeter, Well E6W (APN 135-110-020), Well E12W (APN 138-210-001), Well E9W (APN 138-130-024) and pipeline installation along Avenue 276, South Spruce Road and East Alfred Avenue.

Project Location - City: Exeter Project Location - County: Tulare

Description of Nature, Purpose and Beneficiaries of Project:

See Project Description.

Name of Public Agency Approving Project: City of Exeter

Name of Person or Agency Carrying Out Project: City of Exeter

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15302(c) & 15303(d)
- ☒ Statutory Exemptions. State code number: 15282(k)

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA) Article 19 Categorical Exemptions, Section 15302(c) states that, "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced... and have the same purpose and capacity..." are exempt from CEQA. Section 15303(d) states that "construction and location of a limited number of new, small facilities or structures...including water main, sewage, electrical, gas, and other utility extensions..." are exempt from CEQA. Additionally, pursuant to Section 15282(k), CEQA does not apply to the installation of pipelines less than one mile in length. The proposed Project is needed to update the existing treatment system to improve the water supply and quality. The Project includes the replacement and/or minor alterations of an existing facility that would improve water quality and supply. Therefore, the Project is exempt under CEQA.

Lead Agency
Contact Person: Jason Ridenour Area Code/Telephone/Extension: (559) 592-4539

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Project Description

The project includes the installation of wellhead treatment for two existing wells, E6W and E12W. For Well E6W, wellhead treatment will target the removal of manganese include pressure vessels, filter media, chloring dosing equipment, electrical conduits, and site piping and fittings. For Well E12W, the wellhead treatment will target the removal of nitrates and include ion exchange vessels, ion exchange resin, filter vessels, electrical conduits, and site piping and fittings. These wellhead treatment projects do not propose to expand system water production capacity but rather bring these water sources back into compliance for use by the City.

The project will include the construction of a new Well E9W to replace, in kind, the existing Well E9W. Well E9W recently failed and is currently out of service. The existing Well E9W will be abandoned. The new Well E9W does not propose to increase system pumping capacity but rather help to restore the City source capacity to its previous capacity before the failure of the existing Well E9W.

The project also includes the installation of approximately 5,250 feet of 16-inch C900 PVC pipe, valving, fittings, a flow meter, a pressure sustaining valve station, and appurtenances to convey water from Exeter to Tooleville. The pipeline will be installed within both City of Exeter and County of Tulare right-of-way and on Tooleville Mutual Non-Profit Water Association property. The project pipeline will be installed along Avenue 276 from 3rd Street to South Spruce Road, then along South Spruce Road from Avenue 276 to East Alfred Avenue, and along East Alfred Avenue from South Spruce Road to Tooleville Mutual Non-Profit Water Association property. The pipeline will connect into existing tanks in Tooleville.

MEMORANDUM - TOOLEVILLE GRANT BUDGET SUMMARY

PROJECT	Exeter-Tooleville Emergency Intertie A&M No. 226-013	DATE	October 8, 2026
SUBJECT	Grant 4600015438 budget and Amendment No. 4 program	MEMO	No. 1 of 1
TO	A&M project staff	CC	Project File 226-013
PREPARED BY	Javier Andrade, P.E., RCE 87348	QA / REVIEW	-

1. PURPOSE & SUMMARY

In brief:

- **Grant.** \$7,406,051 total; \$866,775.49 billed to September 30, 2026; \$6,539,275.51 left.
- **Construction.** Task 5 \$5,855,568 under Amendment No. 4; \$5,155,096.67 left after the test holes.
- **Program.** Four projects, \$8,237,085, funded in order: E9AW, E12W, E6W, intertie. Grant covers the wells and \$994,997 of the intertie; \$3,081,988 of the intertie needs other sources (DWSRF, Water Fund, bid savings, test hole reimbursement).

2. GRANT BUDGET BY TASK AND CONSTRUCTION PROGRAM

Task	Current (Am. 2)	Proposed (Am. 4)	Billed to 9/30/26	Remaining
Task 1 Project Administration	\$322,319	\$322,319	\$39,096.20	\$283,222.80
Task 2 CEQA and Permitting	\$6,195	\$6,195	\$3,882.90	\$2,312.10
Task 3 Land Acquisition	\$140,000	\$30,000	\$5,000.00	\$25,000.00
Task 4 Design and Contracting	\$434,365	\$434,365	\$118,325.06	\$316,039.94
Task 5 Construction	\$5,745,568	\$5,855,568	\$700,471.33	\$5,155,096.67
Task 6 Construction Management	\$757,604	\$757,604	\$0.00	\$757,604.00
Total	\$7,406,051	\$7,406,051	\$866,775.49	\$6,539,275.51

Project	Cost	Grant Task 5	Other sources	Task 5 left after
1. Well E9AW replacement well	\$1,050,000	\$1,050,000	\$0	\$4,105,097
2. Well E12W manganese treatment	\$812,100	\$812,100	\$0	\$3,292,997
3. Well E6W nitrate treatment	\$2,298,000	\$2,298,000	\$0	\$994,997
4. Tooleville emergency intertie	\$4,076,985	\$994,997	\$3,081,988	\$0
Total	\$8,237,085	\$5,155,097	\$3,081,988	

ENGINEER OF RECORD


 Signature

Javier Andrade, P.E. | RCE 87348 (State of California)
 A&M Consulting Engineers, Inc.

10/9/26
 Date