



CITY COUNCIL AGENDA SPECIAL MEETING 6:00 PM MONDAY, OCTOBER 05, 2026

City Council Chambers - 675 Wildwood Avenue, Rio Dell

Welcome - Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue and available on the City's website at <https://www.cityofriodell.ca.gov>. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.

City Council meetings are held in City Hall Council Chambers for in-person public attendance. The public may also attend these meeting virtually through Zoom.

Public Comment by Email:

In balancing the need to conduct government in an open and transparent manner, public comment on agenda items can be submitted via email at publiccomment@cityofriodell.ca.gov. Please note the agenda item the comment is directed to (example: Public Comments for items not on the agenda) **and email no later than one-hour prior to the start of the Council meeting**. Written comments will be submitted to the City Council and included in the meeting minutes as part of the public record. Meeting can be viewed on Access Humboldt's website at <https://www.accesshumboldt.net/>. Suddenlink Channels 10, 11 & 12 or Access Humboldt's YouTube Channel at <https://www.youtube.com/user/accesshumboldt>.

Zoom Public Comment:

When the Mayor announces the agenda item that you wish to comment on, call the conference line and turn off your TV or live stream. Please call the toll-free number **1-888-475-4499**, enter meeting **ID 987 154 0944** and press star (*) 9 on your phone – this will raise your hand. You will continue to hear the meeting on the call. When it is time for public comment on the item you wish to speak on, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. Please state your name and begin your comment. You will have 3 minutes to comment.



In compliance with the Americans with Disabilities Act (ADA), if you require special assistance to participate in this meeting, please get in touch with the Office of the City Clerk at (707) 764-3532. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. Assistive listening devices are now available for the hearing-impaired. Please see the City Clerk for a receiver.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

1. 2025/1005.01 - Proclamation in Honor of Domestic Violence Awareness Month – Pg. #4

E. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. As such, a dialogue with the Council or staff is not allowed under the Ralph M. Brown Act. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration if the Council directs, unless a finding is made by at least 2/3 of the Council that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

F. CONSENT CALENDAR

The Consent Calendar adopting the printed recommended Council action will be enacted with one vote. The Mayor will first ask the staff, the public, and the Councilmembers if there is anyone who wishes to address any matter on the Consent Calendar. The matters removed from the Consent Calendar will be considered individually following action on the remaining consent calendar items.

1. 2026/1005.02 - Approve Minutes of the September 15th, 2026, Regular Meeting **(ACTION)** - Pg.#5
2. 2026/1005.03 - Receive And File Check Register for August 2026 **(ACTION)** - Pg.#10
3. 2026/1005.04 - Painter Street Tank Earthquake Damage Repair Project — Award of Construction Contract to Wahlund Construction, Inc. in the Amount of \$2,159,925.00, and Approval of Amendment No. 1 to the GHD Inc. Agreement for Construction Support Services in the Amount of \$175,899 - **(ACTION)** - Pg.#15

G. ITEMS REMOVED FROM THE CONSENT CALENDAR

H. REPORTS/STAFF COMMUNICATIONS

1. 2026/1005.05 - City Manager/Staff Update **(RECEIVE & FILE)** - Pg.#34

I. SPECIAL PRESENTATIONS/STUDY SESSIONS

J. SPECIAL CALL ITEMS/COMMUNITY AFFAIRS/PUBLIC HEARINGS

1. 2026/1005.06 - Housing Element Update - **(RECEIVE)** - Pg.#38

K. ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

L. COUNCIL REPORTS/COMMUNICATIONS

M. ADJOURNMENT

*The next regular City Council meeting is scheduled for
Tuesday, October 20th, 2026 at 6:00 p.m.*

PROCLAMATION
Recognizing October 2026 as
DOMESTIC VIOLENCE AWARENESS MONTH

WHEREAS, October is annually recognized as National Domestic Violence Awareness Month;

WHEREAS, progress continues to be made toward violence prevention, domestic and intimate partner violence remains a serious issue affecting *all* people regardless of age, race, ethnicity, sex, gender, socioeconomic status, literacy, sexuality, ability, religion, culture, and immigration status;

WHEREAS, domestic and intimate partner violence violates an individual's dignity, security, and humanity with the systematic use of control through physical, emotional, sexual, psychological, and economic abuse;

WHEREAS, children exposed to domestic violence can experience long-term consequences including difficulty at school, substance abuse, behavioral problems in adolescence, and serious adult health problems;

WHEREAS, Humboldt Domestic Violence Services (HDVS) has been serving Humboldt County since 1977 to continuously support all those living with or escaping abuse;

WHEREAS, all survivors deserve access to culturally responsive prevention programs and services to increase their safety and self-sufficiency. HDVS enlists a diverse array of allies, agencies, and community members in supporting survivors of domestic and intimate partner violence;

WHEREAS, only together can we change the health and safety of our community by challenging the societal norms that perpetuate violence;

NOW, THEREFORE, BE IT PROCLAIMED that the City Council of the City of Rio Dell recognizes the month of **October 2026** to be **DOMESTIC VIOLENCE AWARENESS MONTH**. The Council celebrates HDVS's 49 years of effort to improve community safety by breaking the cycle of domestic and intimate partner violence.

Dated: October 5, 2026

Debra L. Garnes
Mayor



RIO DELL CITY COUNCIL
REGULAR MEETING – 6:00 P.M.
TUESDAY, September 15TH, 2026
 City Council Chambers
 675 Wildwood Avenue, Rio Dell

A. CALL TO ORDER

The regular meeting of the Rio Dell City Council was called to order at approximately 6:00 PM by Mayor Pro Tem Carter.

B. ROLL CALL

Present:

- Mayor Pro Tem Carter
- Council Member Wilson
- Council Member Woodall
- Council Member Orr

Absent:

- Mayor Garnes (excused)

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Council.

D. CEREMONIAL MATTERS

No ceremonial matters were presented.

E. PUBLIC PRESENTATIONS

No members of the public wished to address the Council, and no written public comments were received by email. Mayor Pro Tem Carter closed public presentations.

F. CONSENT CALENDAR

- 2026/0915.01 – Approve Minutes of the August 18th, 2026, Regular Meeting
- 2026/0915.02 – Resolution No. 1684-2026 – Designation of Voting Delegate for Cal Cities Annual Conference

No items were removed from the Consent Calendar.

ACTION: Motion made by Orr and seconded by Woodall to approve the Consent Calendar as presented. Motion carried 4–0 (Mayor Garnes absent).

G. ITEMS REMOVED FROM THE CONSENT CALENDAR

No items were removed from the Consent Calendar.

H. REPORTS / STAFF COMMUNICATIONS

1. 2026/0915.03 – City Manager/Staff Update (RECEIVE & FILE)

City Manager Knopp reported that the Planning Commission will hold a public hearing on Tuesday, September 22, 2026, at 6:00 PM, to receive an update on the 7th Cycle Housing Element update, and encouraged the public to attend, ask questions, and provide comment. He noted that questions regarding the Housing Element update process may be directed to Community Development Director Kevin Caldwell at (707) 764-3532, and that public comment on agenda items may be submitted by email to publiccomment@cityofriodell.ca.gov, noting the agenda item to which the comment is directed. He reported that the City encourages residents to complete the Housing Element survey, available on the City's website, with hard copies also available at City Hall in both English and Spanish.

City Manager Knopp reported that the Council may be aware of correspondence from Cal Cities regarding wildfire liability legislation that would have extended liability to cities and counties for wildfires caused by public or private utilities, and that the legislation ultimately passed by the Legislature did not include those liability extensions or limits on public agencies' cost recovery, which he characterized as a significant win for Cal Cities. He cautioned that the Governor has indicated an interest in pursuing similar legislation before leaving office in January 2027.

City Manager Knopp reported that an Unmet Transit Needs hearing is scheduled for October 20, 2026, and that an item related to the Regional Climate Coordinator position with the Redwood Coast Energy Authority, including a financial component related to the City's support of the position, is also expected on the October 20th agenda.

Mayor Pro Tem Carter thanked staff for continuing to prioritize dog licensing as part of the City's animal control efforts, noting that it helps reunite lost dogs with their owners, and thanked City staff generally for their work. There were no other questions or comments.

I. SPECIAL PRESENTATIONS / STUDY SESSIONS

1. 2026/0915.04 – Recommend Staff and the Manufacturer to Replace the Damaged Parts of the Screwactor (DISCUSSION/POSSIBLE ACTION)

Wastewater Superintendent Moore presented the item, recommending replacement of degraded screwactor parts consistent with both staff's and the manufacturer's recommendation. He reported the screwactor has been in continuous operation for approximately 14 years, during which the driveshaft has degraded from approximately one inch to approximately one-half inch in diameter, and that if replacement parts are not obtained within approximately the next three to five years, the cost of repair will be substantially higher. He also raised concerns regarding staff health and safety, noting that staff are currently having to manually break down the bar screens because the ladder rack and screwactor are not functioning properly, and noted an ongoing odor nuisance affecting the surrounding area when the wind shifts, as well as concerns about accessing the equipment during the anticipated "Super El Niño" winter.

Mayor Pro Tem Carter provided additional context for the public, describing the screwactor system in general terms as equipment that removes solids from the wastewater stream, compacts them, and dewater them for disposal.

Councilmember Woodall stated she had previously observed the process and had no additional questions.

Council Member Wilson asked about the current condition of the bar screens and how debris is being handled; Superintendent Moore explained that staff currently must manually rake material from the influent channels, allow it to dewater, and remove it by bucket, rather than relying on the automated ladder rack and screwactor, and confirmed that the driveshaft is nearing failure and needs to be replaced.

Per the staff report, the fiscal impact of the recommended parts replacement is \$45,622.49, based on a quote from Gierlich-Mitchell, Inc.

ACTION: Motion made by Orr and seconded by Wilson to approve staff's and the manufacturer's recommendation to replace the damaged parts of the screwfactor. Motion carried 4–0.

2. 2026/0915.05 – Receive a Brief Presentation from Wally Coppini on the Progress of the Chamber's Billboard Endeavor at the City's Wastewater Disposal Parcel Located at Metropolitan Heights Road and Highway 101 (DISCUSSION/POSSIBLE ACTION)

Wally Coppini, representing the Rio Dell Chamber of Commerce, provided a progress update on the Chamber's billboard project at the City's wastewater disposal parcel at Metropolitan Heights Road and Highway 101. He reported that engineering work with Baird Engineering has been underway for approximately one month, that utility poles donated from a ranch in Fernbridge have been relocated to the job site, and that the Chamber has applied for a grant from Coast Central Credit Union. He reported that the estimated project cost is approximately \$5,000 to \$6,000, covering aluminum panels (with lumber donated by HRC), engineering, and decal work, and that the Chamber has approved \$3,000 toward the project. He requested that the City consider matching that amount as a contingency ("Plan B") in the event grant funding is not secured, in order to keep the project moving forward.

In response to Council questions, Mr. Coppini clarified that no costs beyond initial engineering (paid for by the Chamber) would be incurred prior to a grant determination, and that no construction costs would be incurred until funding is confirmed. Council Member Orr asked whether the Chamber's billboard grant request would compete with a separate Coast Central grant request submitted by the Police Department for the animal kennel project; Mr. Coppini stated he had been told the two requests were not in competition.

City Manager Knopp clarified that no formal Council action was being requested at this meeting, but that staff was seeking Council direction regarding a potential future commitment of up to \$3,000 in Economic Development Funds toward the project if needed, noting that such use would be reasonably related to the fund's community marketing purpose. Council Members Carter and Wilson each expressed support for contributing up to \$3,000 from Economic Development Funds if necessary. Mayor Pro Tem Carter thanked Mr. Coppini for his continued commitment to the project.

By consensus, the Council indicated support for the City contributing up to \$3,000 toward the billboard project from Economic Development Funds if needed, with any formal action to return to Council at a later date if required. No formal vote was taken.

3. 2026/0915.06 – Adopt Resolution No. 1683-2026, Authorizing Staff to Proceed with Completion of the Animal Kennel Project in its Entirety and Authorizing the Chief of Police and Streets Superintendent to Coordinate and Execute the Various Project Components Necessary for Completion (DISCUSSION/POSSIBLE ACTION)

Police Chief Phinney presented the item, recalling that at the prior meeting the Council directed staff to attempt to raise approximately 30% of project costs through donations and grants before returning to Council. He reported that the City has received \$10,415.50 in donations to date, and that the City also received a donated concrete slab representing an additional cost savings of \$2,140.38. He reported that staff has identified potential project cost reductions, including removing a built-in heater from the prefabricated kennel (saving a little over \$2,000) and reducing anticipated electrical costs from an initial \$24,000 quote to an estimated amount under \$5,000.

Chief Phinney requested that the Council authorize the full project with an overall cap of \$125,000, to be coordinated by himself and Streets Superintendent Randy Jensen, citing the approaching winter construction season, rising costs if the project is delayed, and the ongoing need for local kennel space, while staff continues to pursue donations and grant opportunities.

Council Member Woodall thanked Chief Phinney for explaining the rationale for proceeding ahead of fully reaching the 30% fundraising goal. Council Member Orr stated he had no concerns with the request,

characterizing the project as a need rather than a want. Council Member Wilson asked about ongoing maintenance responsibilities for the facility; Chief Phinney confirmed that Police Department staff, rather than Public Works, would be responsible for day-to-day care of the animals and facility. He clarified that the \$125,000 cap represents the full estimated project cost before accounting for approximately \$12,500 in donations received to date (including the donated concrete slab), a pending \$25,000 grant request to Coast Central Credit Union, and anticipated project scope reductions of approximately \$20,000 to \$25,000, and that he anticipates the ultimate City cost will be substantially less than \$125,000.

Mayor Pro Tem Carter noted for the public record that the project would not require the City to hire additional staff and would continue to be operated using existing Police Department staff. In response to a prompt from the City Manager, Chief Phinney identified Mercer-Fraser and GR Sundberg among the project's larger donors, along with numerous community members who have contributed smaller amounts, including during the Wildwood Days Parade. He reported that the concrete slab is expected to be poured within approximately one month, and that the prefabricated kennel facility will take approximately 60 days from order to manufacture, meaning completion is anticipated approximately two months from the date the Council authorizes ordering the unit.

In response to questions regarding the handling of stray animals, Chief Phinney confirmed that, absent a local facility similar to the former Miranda's Rescue operation, the City currently uses a kennel in Fortuna, requiring residents to travel there to reclaim animals. He confirmed the City will continue to coordinate with the Humboldt Humane Society for animals requiring adoption placement and with Critters Without Litters for spay/neuter and emergency veterinary care, both before and after completion of the new local facility.

ACTION: Motion made by Woodall and seconded by Orr to adopt Resolution No. 1683-2026, Authorizing Staff to Proceed with Completion of the Animal Kennel Project in its Entirety and Authorizing the Chief of Police and Streets Superintendent to Coordinate and Execute the Various Project Components Necessary for Completion. Motion carried 4–0.

J. SPECIAL CALL ITEMS / COMMUNITY AFFAIRS / PUBLIC HEARINGS

No items were presented.

K. ORDINANCES / SPECIAL RESOLUTIONS / PUBLIC HEARINGS

No items were presented.

L. COUNCIL REPORTS / COMMUNICATIONS

Council Member Woodall: Had nothing to report.

Council Member Orr: Had nothing to report; noted he would be traveling out of state and would be unavailable for the next regular meeting, and reported having been occupied with yard and garden work.

Council Member Wilson: Reported meeting with the Humboldt Waste Management Authority (HWMA), which is developing a long-range strategic plan looking out roughly 15 years, and which will be convening City staff and other stakeholders for input.

Mayor Pro Tem Carter:

- Reported that a recent committee meeting she serves on was cancelled due to lack of quorum.
- Reported attending a Community Organizations Active in Disaster (COAD) board meeting, noting that Humboldt County COAD was formed in direct response to the 2022–23 Rio Dell earthquakes. She praised the work of Nick Bown-Crawford, reporting that he is pursuing a grant to build and operate a community resilience center in Arcata and has been active in wildfire response efforts in Hoopa. She

reported that COAD is closely monitoring the anticipated "Super El Niño" and potential coastal flooding, particularly in King Salmon, given flooding that occurred in January of the prior year.

- Reported Community Resource Center statistics for August, including 425 people served through commodity distribution, 133 people provided emergency food, 15 bus passes, 10 instances of housing assistance, 22 instances of career assistance, and 18 Spay/Neuter Program vouchers issued.
- Reported that the 4th Annual Touch-a-Truck event was held the prior weekend with attendance of close to 200 people.
- Reported that approximately 143 pounds of produce have been gleaned from the community garden and distributed through the Resource Center, and thanked Resource Center staff Providence, Sarah, and Andrea.

In response to a question, staff confirmed that the Nuisance Advisory Committee meeting scheduled for the following day had been cancelled.

M. ADJOURNMENT

ACTION: Motion made to adjourn. Motion carried.

The meeting adjourned at approximately 6:37 PM. The next regular City Council meeting is scheduled for Tuesday, October 6, 2026, at 6:00 PM.

APPROVED:

Amanda Carter, Mayor Pro Tem

ATTEST:

Kyle Knopp, Acting City Clerk

City of Rio Dell
Check Listing for City Council Meeting

Ref#	Date	Vendor	Description	Amount
15471	8/06/2026	[3527] ALLIANT INSURANCE SERVICES INC.	26-27 ACIP Crime Renewal	1,409.00
15472	8/06/2026	[6969] LIAM J BURNS	ARIDE Training, Redding CA [75%]	132.75
15473	8/06/2026	[7214] MARY E CLARK	Reimbursement Boot Allowance	76.64
15474	8/06/2026	[2315] COUNTY OF HUMBOLDT PLANNING & BUILDING DEPT	Earthquake Assistance Earthquake Assistance	6,442.31
15475	8/06/2026	[5052] GHD, INC	Professional Services Rendered Through 6/30/2026: PW Rio Dell Water Distribution System Improvement Project, Professional Services Rendered Through 6/30/2026: Painter Street Tank Damage Repair Project , Professional Services Rendered through 8/1/2026: PW Rio Dell Painter Line Sewer Upsizing	117,334.20
15476	8/06/2026	[4840] HOOVEN & CO., INC	Rio Dell River Trail Accessible Ramp Project - Payment #4	38,801.56
15477	8/06/2026	[2228] HUMBOLDT COUNTY ASSESSOR	City of Rio Dell Ownership & Mailing Address	129.29
15478	8/06/2026	[7888] HUMBOLDT HUMAN dba: CRITTERS WITHOUT LITTERS	Teddy (Dog-M), Buttercup (Cat-F), Little Bear (Cat-M)	250.00
15479	8/06/2026	[6653] CRYSTAL L LANDRY	Introduction to Supervision, Pasadena CA [75%]	218.25
15480	8/06/2026	[2519] LC ACTION POLICE SUPPLY	Rifle Upgrade Project	1,158.25
15481	8/06/2026	[8121] ALEXANDER J LEWALLEN	SFST (Standardize Field Sobriety Test) Training, Redding CA	397.40
15482	8/06/2026	[2546] MERCER-FRASER CO. INC	Painter Street Sewer Upsizing Project	295,749.72
15483	8/06/2026	[7828] CADEN L ROCHA	ARIDE Training in Redding [75%]	298.05
15484	8/06/2026	[8185] SCURFILD ELECTRIC, HEATING & SOLAR	CDBG Project for Angelina Lasko @ 223 Bellevue Ave	6,540.00
15485	8/06/2026	[3199] UNITED STATES TREASURY	Tax Period dec. 31, 2023; Form 941; EIN 94-1603860	878.19
15486	8/06/2026	[7988] LIBBIANNE R WOLFE	Uniform Reimbursement	60.14
15487	8/13/2026	[5381] ALTERNATIVE BUSINESS CONCEPTS	MONTHLY MAINTENANCE & COPIER CHARGES FOR JULY 2026 - City Hall & COPIER CHARGES FOR JULY 2026 - PD	1,263.61
15488	8/13/2026	[4070] AMERICAN RIVER COLLEGE	Evidence & Property Room Management	103.50
15489	8/13/2026	[6841] BADGER METER INC.	Tested and Repaired RMA	375.71
15490	8/13/2026	[4937] CA DEPT OF TRANSPORTATION	Signals & Lighting Billing April - June 2026	401.72
15491	8/13/2026	[2303] COAST CENTRAL CREDIT UNION	POA Dues for PPE 7/24/2026, POA Dues for PPE 8/7/2026	300.00
15492	8/13/2026	[2383] EUREKA OXYGEN CO., INC	Refill and Equipment (City Wide), Refill Fire Extinguishers (City Wide), Refill Fire Extinguishers PW	2,078.64
15493	8/13/2026	[7356] GRAINGER, INC.	Fish Tape, Batteries	2,578.35
15494	8/13/2026	[6486] GREEN TO GOLD ENTERPRISES LLC	Brushes, T-Posts, Pipe, Adaptor, Coupler, Elbow	103.01
15495	8/13/2026	[2452] HORIZON BUSINESS PRODUCTS	Envelopes	32.69
15496	8/13/2026	[2546] MERCER-FRASER CO. INC	Painter Street Sewer Upsizing Project	150,754.55
15497	8/13/2026	[5968] MOBLEY CONSTRUCTION	Reimbursement for 2 permits at 40 W Davis St.	19
15498	8/13/2026	[8175] MOORE, MARSHALL	Reimbursement for Boot Allowance	151.59

City of Rio Dell
Check Listing for City Council Meeting

Ref#	Date	Vendor	Description	Amount
15499	8/13/2026	[7635] NAPA AUTO PARTS FORTUNA	Toggle Switch, Oil Absorbent, Parts	385.27
15500	8/13/2026	[4393] NYLEX.net. Inc.	PD Setup	808.39
15501	8/13/2026	[3343] PITNEY BOWES RESERVE ACCOUNT	Postage Purchased for Reserves on 8/16/2026	400.00
15502	8/13/2026	[5931] ROBERT COLBURN ELECTRIC, INC.	Megger Sewer Motor	840.00
15503	8/13/2026	[4525] SHERLOCK RECORDS MGMT	STORAGE SERVICE FOR AUGUST 2026	215.72
15504	8/13/2026	[2719] STATE WATER RESOURCES CONTROL BD	Water Distribution Operator Exam Grade D2	65.00
15505	8/13/2026	[2715] STEWART TELECOMMUNICATION	Phone Lines PD - Sept 2026, Phone Lines City Hall - Sept 2026	566.63
15506	8/13/2026	[4908] THE MITCHELL LAW FIRM, LLP	LEGAL SERVICES FOR JULY 2026	65.00
15507	8/13/2026	[3917] VERIZON WIRELESS	Safety Phones PD & PW (& Mayor): June 17- July 16	662.13
15508	8/13/2026	[8024] WATT'S CLEANING SERVICES	Weekly Cleaning for July '26	570.00
15509	8/13/2026	[6037] WELLS FARGO VENDOR FIN SERV	KYOCERA COPIER PAYMENT FOR AUGUST 2026 - PD & City Hall	598.10
15510	8/20/2026	[3975] AT&T - 5709	FAX LINE EXPENSES FOR JULY 2026 - PD, FAX LINE EXPENSES FOR JULY 2026 - City Hall	72.61
15511	8/20/2026	[8172] AT&T - 5019	Fiber Optic for City Hall & PD - July '26	1,355.09
15512	8/20/2026	[2293] CITY OF FORTUNA	Police Dispatch for Aug. '26	8,979.41
15513	8/20/2026	[7852] CSG CONSULTANTS	Franchise Agreement Analysis/Negotiation Assistance-Professional Services from 7/1-7/31/2026	820.00
15514	8/20/2026	[5052] GHD, INC	Professional Services Rendered Through 8/1/2026: PW Rio Dell Water Distribution System Improvement Project, Professional Services Rendered Through 6/30/2026: PW ERT Accessible Ramp Construction Inspection, Management, and Environmental Monitoring Services, Professional Services Rendered Through 8/1/2026: Chlorine Contact Tank Damage Repair Project, Professional Services Rendered Through 8/1/2026: Fern Street Lift Station Damage Repair Project, Professional Services Rendered Through 8/1/2026: Infiltration Gallery Damage Repair Project, Professional Services Rendered Through 8/1/2026: Painter Street Tank Damage Repair Project, Professional Services Rendered Through 8/1/2026: Rio Dell On-Call 2025	51,504.91
15515	8/20/2026	[8191] GREAT AMERICA	Standard Payment - Square9, Standard Payment - Square9	989.90
15516	8/20/2026	[2460] HUM CO SHERIFF ATTN: ADMIN. SERVICES	Firearms/Tactical Rifle 16 Hour Course	350.00
15517	8/20/2026	[2474] HUMMEL TIRE & WHEEL, INC	Tire Change for '21 Toyota Tacoma	195.23
15518	8/20/2026	[2501] KEENAN SUPPLY	Concrete Utility Box for Dog Park	1,533.00
15519	8/20/2026	[6998] MAD RIVER COMMUNITY HOSPITAL	Physical, Evaluation & Drug Test	253.75

City of Rio Dell
Check Listing for City Council Meeting

Ref#	Date	Vendor	Description	Amount
15520	8/20/2026	[2569] MICROBAC LABORATORIES, INC.	ELAP Certification Fee, Total Coliform Bacteria 3x5, BOD & NFR, ELAP Certification Fee, Coliform Presence/Absence, ELAP Certification Fee, Coliform Quanti-Tray, ELAP Certification Fee, Total Coliform Bacteria 3x5, BOD & NFR, ELAP Certification Fee, Coliform Presence/Absence, ELAP Certification Fee, ELAP Certification Fee, Total Coliform Bacteria 3x5, Coliform Presence/Absence, ELAP Certification Fee, Aqueous Sample Digestion, BOD & NFR, ELAP Certification Fee, Haloacetic Acids, ICP-OES Metals, Organochlorine Pesticides and PCBS Coliform Presence/Absence, ELAP Certification Fee	1,690.00
15521	8/20/2026	[3006] MISSION LINEN SUPPLY, INC	Maintenance & Cleaning of PW Shirts, Clean Mop Head, Paper Towels, Clean Mop Head, Towels, Maintenance & Cleaning of PW Shirts, Clean Mop Head, Maintenance & Cleaning of PW Shirts, Clean Mop Head Clean Mop Head, Towels, Maintenance & Cleaning of PW Shirts, Clean Mop Head, Maintenance & Cleaning of PW Shirts, Clean Mop Head	270.84
15522	8/20/2026	[4393] NYLEX.net. Inc.	MONTHLY MAINTENANCE FOR AUGUST 2026	3,299.50
15523	8/20/2026	[6943] PACE SUPPLY CORP	Steel Pipe	1,776.00
15524	8/20/2026	[2619] PITNEY BOWES, INC.	QUARTERLY LEASING PAYMENT 6/30/2026 - 9/29/2026	181.61
15526	8/20/2026	[2633] PURCHASE POWER	Postage	441.99
15527	8/20/2026	[4338] QUILL CORPORATION	Printer Rolls	169.71
15528	8/20/2026	[7750] ROBINSON, SAMANTHA & WILLIAM MCVICKER		66.61
15529	8/20/2026	[4570] SHRED AWARE	Shredding	162.26
15530	8/20/2026	[8011] SILVA, KIMBERLY & RAMIREZ, LUICA	CUSTOMER DEPOSIT	190.96
15531	8/20/2026	[7185] STAPLES ADVANTAGE	Folders, Toner, Lamination Pouchs, Folders, Highlighters, Paper Clips, Brother Printer	565.73
15532	8/20/2026	[4908] THE MITCHELL LAW FIRM, LLP	LEGAL SERVICES FOR JULY 2026	996.00
15533	8/20/2026	[2735] TIMES-STANDARD	Classified Advertising: Notice of Election	186.50
15534	8/20/2026	[2750] USA BLUEBOOK	Buffer Pack	186.53
15535	8/20/2026	[2772] WENDT CONSTRUCTION, INC	Street Maintenance - Blueslide Rd, Street Maintenance (Sink Hole) S. Sequoia	5,848.81
15536	8/20/2026	[7988] LIBBIANNE R WOLFE	Reimbursement for Uniform @ Stitch Witch	54.25
15537	8/20/2026	[8025] WOODS PEST CONTROL, INC.	General Pest Cycle - 675 Wildwood, General Pest Cycle - 475 Hilltop Dr	355.00
15539	8/27/2026	[7127] BUDDY'S AUTO CENTER, Inc.	Towing of F-450 Super Duty Ford Dump Bed	687.50
15540	8/27/2026	[4892] KEVIN T CALDWELL	Reimbursement Zoning Maps	19.85
15541	8/27/2026	[2303] COAST CENTRAL CREDIT UNION	POA Dues for PPE 8/21/2026	150.00
15542	8/27/2026	[4099] HARPER MOTORS	Battiers for '04 F-450 Ford Dump Truck	1
15543	8/27/2026	[7459] HUMBOLDT COUNTY PUBLIC HEALTH	Immunization and Vaccine	0

City of Rio Dell
Check Listing for City Council Meeting

Ref#	Date	Vendor	Description	Amount
15544	8/27/2026	[7888] HUMBOLDT HUMAN dba: CRITTERS WITHOUT LITTERS	Nova (Dog-F), Perlita (Dog-F), Bailey (Dog-F), Rosie (Dog-F), Feral 1 (Cat-M), Feral 2 (Cat-M), Greyson (Cat-M), Ragnar (Dog-M)	1,025.00
15545	8/27/2026	[6653] CRYSTAL L LANDRY	Introduction to Supervision (Pasadena, CA) [25%]	72.75
15546	8/27/2026	[2569] MICROBAC LABORATORIES, INC.	BOD & NFR, ELAP Certification Fee, Coliform Presence/Absence, ELAP Certification Fee, Coliform Quanti-tray	343.00
15547	8/27/2026	[6943] PACE SUPPLY CORP	Clamp, Saddle, Flange, Stop, Insert, Paint,	3,708.77
15548	8/27/2026	[7922] PAPE MATERIAL HANDLING	New Deck Belt	402.19
15549	8/27/2026	[3343] PITNEY BOWES RESERVE ACCOUNT	Postage Purchased for Reserves on 8/26/2026	400.00
15550	8/27/2026	[7185] STAPLES ADVANTAGE	Binders, Printer, Ribbon, Flags	226.86
15551	8/27/2026	[7259] SUDKRATHOK, DENCHAI & WEERAMON	CUSTOMER DEPOSIT	34.41
15552	8/27/2026	[6373] THATCHER COMPANY, INC.	Sierra Sani-Chlor 330 G Tote	5,694.36
Total Checks/Deposits				<u>729,897.25</u>

Ref#	Date	Vendor	Description	Amount
9985058	8/03/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR EDD PAYROLL TAXES FOR PPE 07/24/2026	-4,331.56
9985056	8/03/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR EFTPS PAYROLL TAXES FOR PPE 07/24/2026	-20,867.66
9985048	8/03/2026	ELECTRONIC FUNDS TRANSFER	LOAN 1144-CRD-05, Interest payment for AUGUST 2026.	-13,688.51
9985054	8/04/2026	ELECTRONIC FUNDS TRANSFER	EFT: MISSIONSQUARE RETIREMENT PAYMENT FOR PPE 07/24/2026	-13,582.80
9985059	8/11/2026	ELECTRONIC FUNDS TRANSFER	EFT: MISSIONSQUARE RETIREMENT PAYMENT FOR PPE 08/14/2026	-13,602.04
PG&E Adjustment	8/14/2026	ELECTRONIC FUNDS TRANSFER	Adjustment: For PG&E Payment for August 2026 that was not picked up in the original billing.	-29.02
9985062	8/14/2026	ELECTRONIC FUNDS TRANSFER	EFT: Dearborn Payment For August 2026. FY 2026-2027	-508.00
9985068	8/14/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR PG&E ONLINE PAYMENT FOR AUGUST 2026.	-22,715.19
9985064	8/14/2026	ELECTRONIC FUNDS TRANSFER	EFT ONLINE OPTIMUM BUSINESS AUGUST 2026. PW 475 Hilltop Drive	-335.31
9985063	8/14/2026	ELECTRONIC FUNDS TRANSFER	EFT ONLINE OPTIMUM PUBLIC PD & ADMIN FOR AUGUST 2026	-689.95
5075526	8/17/2026	ELECTRONIC FUNDS TRANSFER	EFT: Bank of America Credit Card Payment for July/August 2026. FY 2026-2027	-10,635.70
9985060	8/17/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR EDD PAYROLL TAXES FOR PPE 08/14/2026	-3,905.28
9985061	8/17/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR EFTPS PAYROLL TAXES FOR PPE 08/14/2026	-19,641.02
109176	8/17/2026	ELECTRONIC FUNDS TRANSFER	EMPLOYEE NAVIGATOR /PUBLIC AGENCY PAYMENT FOR SEPT 2026.	-43,972.50
5810932	8/20/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR VSP INSURANCE ONLINE PAYMENT FOR SEPTEMBER 2026	-449.24
910156951	8/20/2026	WITHDRAWALS	Deposited Item Returned	-200.00
7189	8/24/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR AFLAC INSURANCE ONLINE PAYMENT FOR AUGUST 2026.	-1,540.14
9985067	8/25/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR METLIFE ONLINE PAYMENT FOR SEPTEMBER 2026. FY2026-2027	-2,133.00

City of Rio Dell
Check Listing for City Council Meeting

Ref#	Date	Vendor	Description	Amount
9985066	8/25/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR PG&E ONLINE PAYMENT for August 2026 for Streets Light @Northwestern Avenue.	-49.74
6555524	8/26/2026	ELECTRONIC FUNDS TRANSFER	MissionSquare Payment for Finance Director's Final Paycheck (8/27/2026)	-496.45
9985065	8/26/2026	ELECTRONIC FUNDS TRANSFER	MISSIONSQUARE RETIREMENT PAYMENT FOR PPE 08/28/2026	-13,602.04
4721617	8/26/2026	ELECTRONIC FUNDS TRANSFER	NEW WEX ONLINE FUEL CARDS FOR JULY/AUGUST 2026,	-4,759.53
9985069	8/31/2026	WITHDRAWALS	ANALYSIS SERVICE CHARGE FOR AUGUST 2026	-570.91
487-376	8/31/2026	ELECTRONIC FUNDS TRANSFER	EDD PAYROLL TAXES FOR FINANCE DIRECTOR'S FINAL PAYCHECK. 8/27/2026	-126.57
535-120	8/31/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR EDD PAYROLL TAXES FOR PPE 08/28/2026	-3,370.20
3029938	8/31/2026	ELECTRONIC FUNDS TRANSFER	EFTPS PAYROLL TAXES FOR FINANCE DIRECTOR'S FINAL PAYCHECK. 8/27/2026	-812.70
627544	8/31/2026	ELECTRONIC FUNDS TRANSFER	EFT FOR EFTPS PAYROLL TAXES FOR PPE 08/28/2026	-17,860.38
Total EFT's/Bank Withdrawals				<u>-214,405.97</u>

Ref#	Date	Vendor	Description	Amount
TRX TO PR	8/13/2026	TRANSFER FROM CHECK TO PAYROLL ACCOUNT	TRANSFER TO PAYROLL ACCT FOR PPE 08/14/2026	-54,068.84
TRX TO GEN CHECK	8/26/2026	TRANSFER FROM CDBG TO GEN CHECKING	TRANSFER FROM CDBG PI ACCT TO GEN CHECK FOR EXPENSES FROM 6/30 - 7/31/2026	33,882.31
TRX TO PR	8/26/2026	TRANSFER FROM CHECK TO PAYROLL ACCOUNT	TRANSFER TO PAYROLL ACCT FOR FINANCE DIRECTOR'S FINAL PAYCHECK 8/27/2026	-2,663.63
TRX TO PR	8/27/2026	TRANSFER FROM CHECK TO PAYROLL ACCOUNT	TRANSFER TO PAYROLL ACCT FOR PPE 08/28/2026	-50,079.20
Total Transfers Between Accounts				<u>-72,929.36</u>

Ref#	Date	Vendor	Description	Amount
U/B Billing	8/18/2026	DEBIT CARD WITHDRAWALS	US Bank Debit Card To US Postal Service for Every Door Direct Mailer	-423.28
TN830XL	8/20/2026	DEBIT CARD WITHDRAWALS	US Bank Debit Card To Staples, order# 9985422552 for a Toner Cartridge.	-108.36
02VHN2SW	8/24/2026	DEBIT CARD WITHDRAWALS	US Bank Debit Card Vista Print Online Order# 02VHN2SW. Business Cards for the Police Department.	-85.35
Total Debit Card Withdrawals				<u>-616.99</u>



***Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
cityofriodell.ca.gov***

October 5, 2026

TO: Rio Dell City Council

FROM: Kyle Knopp, City Manager

SUBJECT: **Painter Street Tank Earthquake Damage Repair Project — Award of Construction Contract to Wahlund Construction, Inc. in the Amount of \$2,159,925.00, and Approval of Amendment No. 1 to the GHD Inc. Agreement for Construction Support Services in the Amount of \$175,899**

IT IS RECOMMENDED THAT THE CITY COUNCIL:

That the City Council, by a single motion:

1. Award the construction contract for the Painter Street Tank Earthquake Damage Repair Project to Wahlund Construction, Inc., the lowest responsive and responsible bidder, in the amount of \$2,159,925.00, and authorize the City Manager to execute the Notice of Award;
2. Authorize the City Manager to execute the construction contract with Wahlund Construction, Inc. upon receipt and approval of the required bonds and insurance, and to take such other actions as may be necessary to implement the project;
3. Authorize the City Manager to approve construction change orders within a project contingency of up to 10% of the contract amount (\$215,992.50), for unforeseen conditions within the approved Cal OES scope; and
4. Authorize the City Manager to execute Amendment No. 1 to the Professional Services Agreement with GHD Inc. for construction management and support services, increasing the agreement by \$175,899 to a revised total not to exceed \$440,050, and extending the term through December 30, 2027.

Or,

- Reject all bids and direct staff to re-advertise. This is not recommended: the bids were competitive, re-bidding would delay replacement of damaged critical water storage, and there is no assurance that new bids would be lower.
- Provide other direction to staff.

BACKGROUND AND DISCUSSION

The December 20, 2022 earthquake and the January 1, 2023 aftershock caused significant damage to the City’s 250,000-gallon Painter Street water storage tank, including “elephant’s foot” buckling of the tank shell near its base and damage to the associated site piping. Engineering evaluations determined that the tank could not be cost-effectively repaired and that full replacement of the tank and associated infrastructure was the recommended approach.

The project is funded through the California Governor’s Office of Emergency Services (Cal OES) under the California Disaster Assistance Act (CDAA), which reimburses 75% of eligible project costs based on actual costs incurred. After the project is closed out under CDAA, the City is potentially eligible for a 100% reimbursement of the project cost due to our compliance with AB 2140.

On June 24, 2025, the City entered into an agreement with GHD Inc. for project management, engineering design, environmental evaluation, and bid-phase services in the amount of \$264,151. Construction support services were intentionally excluded from that agreement so that design and bidding could be completed first and construction-phase services could be scoped against the final design.

The project was advertised for bids on July 2, 2026. Four bids were received and opened electronically by GHD on August 11, 2026, at 2:00 p.m.

DISCUSSION

Bid Results

The bids received are summarized below, ranked from lowest to highest. The Total Base Bid was the basis for determining the low bid.

Bidder	Total Base Bid	Over Low Bid	% Over Low
Wahlund Construction, Inc.	\$2,159,925.00	—	—
GR Sundberg, Inc.	\$2,261,500.00	\$101,575.00	4.7%
Mercer-Fraser Company	\$2,520,500.00	\$360,575.00	16.7%
McCullough Construction, Inc.	\$2,771,392.74	\$611,467.74	28.3%

The largest single component of the work is the new 250,000-gallon glass-fused-to-steel water tank, bid by Wahlund at \$1,106,400, followed by the tank foundation and earthwork (\$422,725) and yard piping (\$289,500). The low bid falls within a reasonably tight competitive range, with the second-low bid only 4.7% higher.

Bid Evaluation

Award is required to be made to the lowest responsive and responsible bidder. GHD reviewed the Wahlund Construction, Inc. bid and reports the following:

- **Responsive:** All required bid forms were complete, and no irregularities were identified that would give the bidder a material advantage over other bidders.
- **Responsible:** Wahlund Construction, Inc. and its listed subcontractors hold active licenses with the Contractors State License Board and active registrations with the Department of Industrial Relations. GHD checked references and verified that the firm is not currently debarred from public bidding.

Based on this review, GHD recommends award to Wahlund Construction, Inc. (Attachment 1). Staff concurs with that recommendation.

Award and Contracting Process

Upon Council action, the City will issue the Notice of Award (Attachment 2). Wahlund will then have ten (10) calendar days from receipt of the Notice to execute the agreement and furnish the required bonds and certificates of insurance. If the contractor fails to do so, the City may treat the award as abandoned and claim the bid bond. Following review of the bonds and insurance, GHD will prepare the contract documents and Notice to Proceed for City execution. GHD reports that Wahlund has already submitted the tank submittal for review, which will help keep the tank fabrication timeline moving.

Project Contingency

GHD recommends a project contingency of 10% of the construction contract, or \$215,992.50, to address unforeseen site conditions within the original design and the approved Cal OES scope. Staff recommends that Council authorize the City Manager to approve change orders within this contingency so that field issues can be resolved without delaying construction. Any change orders exceeding the contingency would return to Council.

GHD Amendment No. 1 — Construction Support Services

Amendment No. 1 (Attachment 3) adds a new Task 5, Construction Management Services, covering:

- **Pre-construction assistance:** review of the contractor's schedule, traffic control plan, and cost breakdown, and running the pre-construction meeting.
- **Construction management:** review of monthly pay requests, submittals, RFIs, and change orders; schedule monitoring; weekly progress meetings; and coordination with neighboring residents and businesses.
- **Periodic on-site observation:** part-time construction observation, photo-documented reports, red-line plans, erosion control review, and materials compliance.
- **Project closeout:** final walkthrough and punch list, recording the Notice of Completion, record drawings, and delivery of the complete project file to the City.

The amendment also adjusts the existing tasks to reflect final costs. Design was completed under budget, and that savings partially offsets the new construction-phase work. The \$175,899 figure is therefore a net increase:

Task	Original	Amendment 1	Revised
1 – Project Management & Coordination	\$14,259	\$10,000	\$24,259
2 – Engineering Design & Bid Package	\$234,962	(\$41,507)	\$193,455
3 – Environmental Evaluation	\$7,911	\$0	\$7,911
4 – Bid Period Services	\$7,019	\$8,000	\$15,019
5.1 – Pre-Construction Activities	\$0	\$8,734	\$8,734
5.2 – Office Construction Management	\$0	\$84,292	\$84,292
5.3 – On-Site Construction Management	\$0	\$90,156	\$90,156
5.4 – Project Closeout	\$0	\$16,224	\$16,224
Total	\$264,151	\$175,899	\$440,050

New construction management work under Task 5 totals \$199,406. With the design reduction and the added project management and bid-period effort, the net change is \$175,899. The agreement term would be extended from September 30, 2026 to December 30, 2027. GHD's rates are those in the City's current master services agreement.

The amendment excludes materials testing, construction staking, easement coordination, and changes after the 100% design submittal. Construction staking is included in the construction contract (Bid Item 2, \$30,000). Materials testing and special inspection are not covered by either agreement and may need to be procured separately if required by the project specifications.

Schedule

GHD anticipates construction will take approximately 52 weeks from the start of work, including time for tank fabrication and material lead times. Completion is expected in late 2027.

BUDGETARY IMPACT

The total authorization requested is summarized below. CDAA reimburses 75% of eligible costs; the remaining 25% is the City's local share.

Component	Amount	CDAA (75%)	Local (25%)
Construction Contract – Wahlund	\$2,159,925.00	\$1,619,943.75	\$539,981.25
Project Contingency (10%)	\$215,992.50	\$161,994.38	\$53,998.12
GHD Amendment No. 1 (net)	\$175,899.00	\$131,924.25	\$43,974.75
Total	\$2,551,816.50	\$1,913,862.38	\$637,954.12

The CDAA split assumes all costs are eligible; the contingency figures assume the full contingency is used. CDAA pays based on actual costs, so the City will pay the contractor and GHD first and then seek reimbursement from Cal OES. GHD's agreement provides that payment to GHD does not depend on the City receiving outside funds. GHD will update Cal OES on the bid results.

When the project is completed and closed out, the city will file a request with CalOES to receive full 100% reimbursement for the project, under AB 2140, in order to cover the 25% local share. This will need to occur sometime in 2028. This 100% coverage is not guaranteed and as such the local 25% cost share may end up being a local cost absorbed by the ratepayers via the water capital fund. However, staff believe that the City of Rio Dell via prior communication with CalOES staff, is highly likely to receive approval.

ATTACHMENTS

1. GHD Memorandum, Recommendation to Award, dated September 30, 2026, with Bid Tabulation
2. Notice of Award to Wahlund Construction, Inc.
3. GHD Amendment/Change Form No. 1 with Exhibit A, Scope of Services for Construction Support
4. AB 2140 Compliance Letter

///

Memorandum

September 30, 2026

To	City of Rio Dell		
Copy to	Rebecca Crow		
From	Michelle Davidson	Tel	+1 707-267-2255
Subject	Recommendation to Award – Painter Street Tank Earthquake Damage Repair Project	Project no.	12678735

1. Bid Summary, Analysis, and Recommendation for Award

On August 11, 2026, GHD opened bids electronically, at 2:00 p.m. for the Painter Street Tank Earthquake Damage Repair, funded by CalOES via the California Disaster Assistance Act (CDAA). The following table summarizes the bids received:

Table 1: Summary of bid results

Bidder	Total Bid
Wahlund Construction, Inc.	\$2,159,925.00
Mercer-Fraser Company	\$2,520,500.00
GR Sundberg, Inc.	\$2,261,500.00
McCullough Construction, Inc.	\$2,771,392.74

The Total Bid listed above was the basis for determining the lowest bid as stated in the bid forms. Wahlund Construction, Inc. is the apparent low bidder based on the bids received. As stated in the Bidding Requirements, the basis for contract award is the lowest, responsive, responsible bidder. “Responsive” refers to the “bid” while “responsible” refers to the “bidder”.

In considering whether a bid is “responsive”, GHD evaluated whether the bid appropriately met the relevant requirements of the bidding documents including proper completion and submission of appropriate forms. GHD confirmed that all required bid forms provided by Wahlund Construction, Inc. were complete. If there were any irregularities identified in the bid, GHD would determine whether the irregularity in the bid gave the bidder a material advantage or benefit not enjoyed by other bidders. Upon review of the bid submitted by Wahlund Construction, Inc., GHD found that no irregularities were identified resulting in a material advantage.

Regarding whether a bidder is “responsible”, GHD checked the Department of Consumer Affairs Contractors State License Board and determined Wahlund Construction, Inc. has the appropriate active license as do the subcontractors listed in their bid. In addition, GHD checked the State Department of Industrial Relations (DIR) Division of Labor Standards Enforcement website and determined Wahlund Construction, Inc. and their listed subcontractors have active DIR registrations. Lastly, GHD also checked relevant references and verified that

Wahlund Construction, Inc is not currently disbarred from public bidding. Based on this review, Wahlund Construction, Inc. is deemed responsible.

Based on the aforementioned review, the low bidder, Wahlund Construction, Inc. appears to be both responsive and responsible and it is recommended that the City proceed with contracting.

2. Project Funding Review and Contracting for Construction and Related Services

The project is grant funded by CalOES through the CDAA, which pays 75% of eligible costs, based on actual costs. CalOES will be updated on the bid costs for this project

Budget Category	Total Amount
Wahlund Construction., Inc Construction Contract	\$2,159,925.00
Project Contingency	215,992.50
Total	\$2,375,917.50

The Project Contingency in the table above was calculated based on 10% of construction costs. The Project Contingency can be used to address unforeseen site conditions as part of the original design and approved Cal OES scope.

Also attached to this letter is a construction management scope amendment for GHD to support the project implementation. Construction Management was not included in the original scope to allow for the detailed design to be completed first. The attached amendment also includes a scope reduction for design, which was completed under budget.

3. Next Steps and Recommended City Actions

The project implementation process begins with the City issuing the Notice of Award of the construction contract to Wahlund Construction, Inc. and authorizing the construction management amendment with GHD. Wahlund Construction, Inc. will then provide bonds and Insurance, and upon review, GHD will prepare the contract forms and the Notice to Proceed for City execution. Then construction can begin.

In summary, it is recommended that the City Council take the following actions, which can be taken as a single motion:

- Authorize the City Manager to execute the Notice of Award to Wahlund Construction, Inc. for the Painter Street Tank Earthquake Damage Repair in the amount of \$2,159,925.00
- Authorize the City Manager to execute GHD’s scope of services to provide Construction Inspection and Management services for the Painter Street Tank Earthquake Damage Repair in the amount of \$175,899.
- Authorize the City Manager to execute the associated Construction Contract upon Wahlund Construction, Inc. providing the necessary bonds and insurance and to take other actions as may be necessary to implement the project.

For any questions or clarifications, please contact GHD.

Regards



Michelle Davidson
Project Manager

Attachments:

- Attachment 1 – Bid Tabulation for the Painter Street Tank Earthquake Damage Repair
- Attachment 2 – Notice of Award to Wahlund Construction, Inc. for the Painter Street Tank Damage Repair
- Attachment 3 –GHD Contract for Construction Support Services

Attachment 1

Bid Tabulation

City of Rio Dell
Painter Street Tank Earthquake Damage Repair Project

BID TABULATION
August 11, 2026, at 2:00 P.M.

BASE BID SCHEDULE ITEMS				Wahlund Construction, Inc.		Mercer-Fraser Company		GR Sundberg		McCullough Construction Inc.	
Item No.	Description	Quantity	Units	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1	MOBILIZATION/DEMOLITION	1	LS	\$ 66,000.00	\$ 66,000.00	\$ 250,000.00	\$ 250,000.00	\$ 66,700.00	\$ 66,700.00	\$ 209,271.28	\$ 209,271.28
2	CONSTRUCTION STAKING	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 27,000.00	\$ 27,000.00	\$ 29,900.00	\$ 29,900.00	\$ 27,400.00	\$ 27,400.00
3	TRAFFIC CONTROL	1	LS	\$ 2,100.00	\$ 2,100.00	\$ 1,500.00	\$ 1,500.00	\$ 2,800.00	\$ 2,800.00	\$ 10,725.00	\$ 10,725.00
4	EROSION AND SEDIMENT CONTROLS	1	LS	\$ 8,400.00	\$ 8,400.00	\$ 45,000.00	\$ 45,000.00	\$ 14,000.00	\$ 14,000.00	\$ 39,174.59	\$ 39,174.59
5	HAZARDOUS MATERIALS ABATEMENT	1	LS	\$ 22,000.00	\$ 22,000.00	\$ 40,000.00	\$ 40,000.00	\$ 47,400.00	\$ 47,400.00	\$ 76,999.18	\$ 76,999.18
6	POTHOLING AND OTHER UTILITY LOCATING	1	LS	\$ 3,300.00	\$ 3,300.00	\$ 5,000.00	\$ 5,000.00	\$ 14,500.00	\$ 14,500.00	\$ 42,329.59	\$ 42,329.59
7	TANK DEMOLITION	1	LS	\$ 59,000.00	\$ 59,000.00	\$ 200,500.00	\$ 200,500.00	\$ 58,000.00	\$ 58,000.00	\$ 167,303.39	\$ 167,303.39
8	MISCELLANEOUS YARD PIPING AND SITE DEMOLITION	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00	\$ 50,000.00	\$ 15,000.00	\$ 15,000.00	\$ 74,083.86	\$ 74,083.86
9	TANK FOUNDATION INCLUDING EARTHWORK	1	LS	\$ 422,725.00	\$ 422,725.00	\$ 325,000.00	\$ 325,000.00	\$ 336,000.00	\$ 336,000.00	\$ 500,167.82	\$ 500,167.82
10	NEW 250,000 GALLON GLASS FUSED TO STEEL WATER TANK	1	LS	\$ 1,106,400.00	\$ 1,106,400.00	\$ 1,161,500.00	\$ 1,161,500.00	\$ 1,300,000.00	\$ 1,300,000.00	\$ 1,119,159.99	\$ 1,119,159.99
11	YARD PIPING INCLUDING MODIFICATIONS TO EXISTING PIPING	1	LS	\$ 289,500.00	\$ 289,500.00	\$ 250,000.00	\$ 250,000.00	\$ 232,000.00	\$ 232,000.00	\$ 374,537.04	\$ 374,537.04
12	ELECTRICAL AND CONTROL SYSTEM MODIFICATIONS	1	LS	\$ 106,500.00	\$ 106,500.00	\$ 100,000.00	\$ 100,000.00	\$ 113,000.00	\$ 113,000.00	\$ 108,035.00	\$ 108,035.00
13	FINAL SITE GRADING, GRAVEL, MISCELLANEOUS SITE MODIFICATIONS, AND RESTORATION	1	LS	\$ 29,000.00	\$ 29,000.00	\$ 65,000.00	\$ 65,000.00	\$ 32,200.00	\$ 32,200.00	\$ 22,206.00	\$ 22,206.00
Total Base Bid Schedule					\$ 2,159,925.00		\$ 2,520,500.00		\$ 2,261,500.00		\$ 2,771,392.74

Attachment 2

Notice of Award

NOTICE OF AWARD

TO: Wahlund Construction Inc.
PO Box 6486
Eureka, CA 95502

PROJECT: Painter Street Tank Earthquake Damage Repair

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for BIDS dated July 2, 2026 and Information for BIDDERS.

You are hereby notified that your BID has been accepted for items in the amount of

Two Million One Hundred Fifty-Nine Thousand Nine Hundred Twenty-Five Dollars (\$
\$2,159,925.00)

You are required by the Information for BIDDERS to execute the Agreement and furnish the required Contractor's certificates of insurance within ten (10) calendar days from the date this Notice is received by you.

If you fail to execute said Agreement and to furnish said INSURANCE within ten (10) calendar days from the date of receipt of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 20____

Owner: City of Rio Dell

By: _____ Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by:

(Name of Contractor)

Dated this _____ day of _____, 20____

By: _____ Title: _____

Attachment 3

GHD Contract for Construction Support Services

Q1403

Amendment/Change Form

This Amendment/Change is effective this 30th day of September, 2026, (the "Effective Date") between GHD Inc. (hereinafter "GHD") and City of Rio Dell (hereinafter "Client"). In consideration of the mutual promises set forth herein, GHD and Client agree to modify the project details for the Original Agreement between GHD and Client referenced herein.

Project details			
Project name:	Painter Street Tank Damage Repair Project	Project number:	12678735
Effective date of original agreement:	06/24/2025	Project Manager:	Michelle Davidson
Description of proposed change:			
GHD completed the design and bid-phase services for the Painter Tank Damage Repair Project following damage sustained during the December 2022 and January 2023 earthquake events. The project scope was developed to support the replacement of the City's 250,000-gallon Painter Tank and associated site piping following earthquake-related damage. The earthquake caused significant damage to the tank, including "elephant's foot" buckling of the tank shell near its base and damage to associated piping. Engineering evaluations determined that the tank could not be cost-effectively repaired and that full replacement of the tank and associated infrastructure was the recommended approach. The original scope anticipated that construction support services would be authorized under a separate scope and fee following completion of the design and bidding phases. The original scope identified optional construction support services, including pre-construction assistance, construction management, periodic on-site construction observation, and project closeout services, to be provided under a future authorization. To support successful project delivery, this amendment adds Task 5 – Construction Management Services to the scope of work. Task 5 includes services associated with pre-construction assistance, construction management, periodic construction observation, and project closeout. These services will provide coordination between the City and Contractor, review of contractor submittals and payment applications, management of requests for information and contract changes, construction observation, project documentation, and preparation of final project record documents. The addition of Task 5 will allow GHD to continue supporting the City through construction and project closeout activities, helping to ensure the replacement facility is constructed in accordance with the project plans, specifications, funding requirements, and project objectives. See attached Exhibit A for the scope of services associated with this Amendment.			
Current budgeted effort:	\$ 264,151	Current completion date:	09/30/2026
This change (variation):	\$ 175,899		
Revised budgeted effort total:	\$ 440,050	Revised completion date:	12/30/2027

In witness whereof, GHD and Client have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

GHD

GHD Inc.



Michael Beerends

Business Group Leader

09/30/2026

Client

Kyle Knopp

City Manager

Exhibit A

Painter Street Tank Damage Repair Project

Amendment 1

GHD completed the design and bid-phase services for the Painter Tank Damage Repair Project following damage sustained during the December 2022 and January 2023 earthquake events. The project scope was developed to support the replacement of the City's 250,000-gallon Painter Tank and associated site piping following earthquake-related damage. The earthquake caused significant damage to the tank, including "elephant's foot" buckling of the tank shell near its base and damage to associated piping. Engineering evaluations determined that the tank could not be cost-effectively repaired and that full replacement of the tank and associated infrastructure was the recommended approach.

The original scope identified optional construction support services, including pre-construction assistance, construction management, periodic on-site construction observation, and project closeout services, to be provided under a future authorization. To support successful project delivery, this amendment adds Task 5 – Construction Management Services to the scope of work. Task 5 includes services associated with pre-construction assistance, construction management, periodic construction observation, and project closeout, as presented below.

Task 5: Construction Support Services

Following award of the project, GHD will provide construction support services as authorized under this amendment. The services included in Task 5 are as follows:

- Pre-Construction Assistance
- Construction Management
- Periodic On-Site Construction Observation
- Construction Project Closeout

These services are further described in the following sections:

Task 5.1 Pre-Construction Assistance

Following the award of the project, but prior to the start of construction, GHD would provide the following pre-construction services:

- Review Contractor’s initial construction schedule for adherence to project requirements and ease of monitoring progress.

- Review Contractor’s preliminary traffic control plan.
- Review Contractor’s breakdown of lump sum cost items.
- Prepare and distribute the pre-construction meeting agenda, conduct meeting, compile meeting minutes and a task list, and distribute to the project team.
- Summarize work and expectations of the City at pre-construction meeting including contract requirements and coordination required for the completion of the work, roles and responsibilities, schedule of work, submittals, work hours, notifications, Contractor’s sole responsibility for project safety, coordination with utilities, materials testing, labor and employment compliance.

Task 5.2 Construction Management

GHD would provide overall coordination of communication between the Contractor, the City, and other parties throughout the course of the project’s construction. Many of the items below would involve the input and feedback of the City and others.

- Review Contractor monthly payment requests, review differences in payment quantities with contractor, and prepare and submit recommendations of payment requests to City.
- Maintain project records and files as needed for general compliance with contract requirements.
- Review and respond to Contractor submittals, based upon the plans and specifications.
- Review Contractor’s construction schedule and progress for adherence to project schedule, coordinate with the Contractor on planned activities, notify Contractor, and City of any schedule issues identified, review schedule revisions and negotiate time extensions if necessary.
- Manage Contractor correspondence including Request for Information (RFIs) and Contract Change Order (CCOs).
- Attend weekly virtual progress meetings for construction coordination with City and Contractor.
- Coordinate with various businesses and residences adjacent to the project.
- Attend on-site meetings to address construction issues, prepare agenda and meeting minutes.

Task 5.3 Periodic On-site Construction Observation

GHD would provide the following on-site construction observation services:

- Provide periodic part-time on-site construction observation to review Contractor general conformance with the project plans and specifications.
- Prepare observation reports including digital photo logs of progress.
- Maintain a set of red line plans depicting changes noted by the construction observer.
- Review Contractor activities.
- Review Contractor's erosion and sediment control BMPs.
- Collect and maintain material tags and testing tags/reports.
- Review Certificates of Compliance and test reports.
- Reject or Recommend deductions for materials not meeting the project requirements.
- Monitor Contractor compliance in maintaining construction record drawings in coordination with the progress pay request.

Task 5.4 Construction Project Closeout

GHD would complete the project closeout activities as follows:

- Final walkthrough and punch list
- Prepare and record Notice of Completion
- Prepare Record Drawings from construction red lines provided by the field observers and Contractor
- Compile and provide to the City in electronic format:
 - Project photographs
 - Submittals
 - Inspection and observation reports
 - Materials testing and inspection records and final reports
 - Meeting records
 - Record Drawings
 - Other relevant project information

GENERAL EXCLUSIONS AND ASSUMPTIONS

This scope amendment is based on the tasks described above which are anticipated for the project. The City may need additional services during the process of the project due to increased regulatory issues, unusual public interest, and additional issues identified during the project investigations.

This scope is based on the following assumptions:

- This scope does not include anything not specifically described above.
- This scope does not include easement coordination with any landowners.
- The scope does not include any material testing or construction staking.
- The scope of services does not include any design changes following the completion of the 100% design submittal.

PROPOSED SCHEDULE

GHD will commence work on the project following receipt of an executed agreement and initiation of construction. This amendment assumes construction will be completed in approximately 52 weeks, including time for tank fabrication and lead time of materials.

COMPENSATION

This amendment reduces the engineering design budget based on final costs, adds budget for additional bid-period services, and adds budget for construction and project management through project completion. Table 1 below shows a summary of the original contract budget and the proposed amendment.

Table 1 Amendment 1 Budget Summary

Category	Original Contract Amount	Amendment 1	Revised Contract Amount
Task 1 Project Management and Coordination	\$14,259	\$10,000	\$24,259
Task 2 Engineering Design and Bid Package Development	\$234,962	(\$41,507)	\$193,455
Task 3 Environmental Evaluation	\$7,911	\$0	\$7,911
Task 4 Bid Period Services	\$7,019	\$8000	\$15,019
Task 5 Construction Management			
Task 5.1 Pre-Construction Activities	\$0	\$8,734	\$8,734
Task 5.2 Office CM	\$0	\$84,292	\$84,292
Task 5.3 On-Site CM	\$0	\$90,156	\$90,156
Task 5.4 Project Closeout	\$0	\$16,224	\$16,224
TOTAL	\$264,151	\$175,899	\$440,050

GHD will use the approved rates in the current master services agreement, including annual increases. GHD reserves the right to move budget between tasks up to 5% of the total contract, unless prior approval is obtained by the City. Payment to GHD is not contingent upon the City receiving funds from outside sources. Invoices are due and payable within 30 days of the date of the invoice.



7/7/2026

Kyle Knopp
City Manager
Department of the City Manager
675 Wildwood Ave.
Rio Dell, CA 95562

Subject: Eligibility for Additional California Disaster Assistance Act (CDAA) State Share Funding under Government Code 65302.6 (Assembly Bill 2140)

Dear Mr. Knopp

The California Governor's Office of Emergency Services (Cal OES) has reviewed a Resolution of Adoption from the City of Rio Dell to adopt their current, FEMA-approved Local Hazard Mitigation Plan (LHMP) into the Safety Element of their General Plan. Cal OES has determined that the City is compliant with GC 65302.6 requirements. While funding is not automatically guaranteed, the City is now eligible to be considered for additional CDAA funding if approved by legislation following a disaster.

Please keep in mind that when the City's LHMP expires on **December 9, 2030**, the adoption into the Safety Element expires. It must be renewed each time the LHMP update has received either approvable pending adoption (APA) or final approval from FEMA. The onus is on the jurisdiction to provide proof of compliance to Cal OES before a new compliance letter will be issued.

If you have any questions, please feel free to email the AB 2140 team inbox at ab2140@CalOES.ca.gov. If you have Public Assistance questions, you may contact (916) 845-8200 or DisasterRecovery@caloes.ca.gov.

Sincerely,

VICTORIA LaMAR-HAAS, Chief
Mitigation Planning Branch

cc: Debra Garnes, Mayor, Office of the City Council, City of Rio Dell
Travis Sanborn, Finance Director, Finance Department, City of Rio Dell



3650 SCHRIEVER AVENUE, MATHER, CA 95655
(916) 845-8506 TELEPHONE (916) 845-8511 FAX
www.CalOES.ca.gov



Staff Highlights – 2026-10-05

City Council

City Manager

Hosted a regional tourism marketing meeting with representatives from the Chambers of Commerce of Rio Dell, Fortuna, Ferndale, Garberville etc. to develop a framework of working together on regional marketing for “Southern Humboldt” jurisdictions and Chambers.

Various meetings on Painter Street Sewer Line project. Project is progressing well and looks to be on schedule.

Attended portions of the 2026 North State Emergency Management Conference including presentations from EOC vendors and the FBI on the latest cybersecurity threats.

Various Finance Director related work. Racheal Henry has come on board with the City to be our new Finance Director.

City Clerk

- Business Licenses Approved:
 - 9/28 - NATIONAL COATING & LINING CO

City Attorney

Human Resources, Risk & Training

Finance Department

Public Works Water

Performed Chlorine Residual Tests Weekly (Monday, Wednesday, Friday) at City Hall and Douglas Street (Entered Data into Excel Spreadsheet)

Obtained Grab Samples for Bacteriological Testing performed by Micro Labs in Arcata [Performed Every Tuesday at various locations and three (including Monument residence and Eel River source water) on every third Tuesday of the month]

Marked/Responded to USA's on: Monument, Wildwood, Douglas



Refilled chlorine tank at surface water treatment plant

Pressure washed exterior of surface water treatment plant.

Passed out and collected over a dozen test containers (grab samples) for state mandatory lead and copper testing for Rio Dell residents.

Made utility maps and traced section of Wildwood from Monument to Eagle Prairie Bridge for upcoming Caltrans project.

Troubleshooted failing flowmeter reading at Douglas pump room and ordered replacement.

Completed successful water system inspection with state regulator.

Repaired leak and ran new service from Monument to Rose

Cleaned and calibrated pH probes at surface water treatment plant

Replaced reagents at surface water treatment plant chlorine analyzer.

Public Works Wastewater

Assisting Mercer-Frasier with the Painter Street Upsizing project

Continuing work with North Coast Section Wastewater board with CWEA

Continuing grease trap inspection to reduce FOG in collection system

Offering tours of waste plant to any interested party

Working on quarterly reports to the state and any other reports the state may need

Furthering water education to obtain water distribution certification

Identifying infiltration and intrusion throughout collection system

Maintenance and repairs on Wastewater treatment plant analyzers and equipment

Weekly and monthly sampling and monitoring.

Weekly and monthly treatment plant washdowns and cleaning inside tent

Maintenance on Belt Press and Biosolids Dryer

Cleaning and maintenance on Headworks equipment

Working with GHD on multiple projects



Beginning work on Fern St. Lift Station

Public Works Streets, Buildings and Grounds

Installed new dog bag station on Wildwood by Proper Wellness

Setup inventory ordering program with Pace Supply for future shop stock planning

Replenished fuel at generator locations

Started cleanup initiative with new community service worker.

Mowed and weed whacked all the Parks, City Hall, and the North/South Gateways

Vehicle Maintenance: Serviced #25 and #18 at Shelton's in Fortuna

Public Works City Engineer

Public Works Capital Projects

Police Department

Patrol Statistics:

During Sept 9th – Sept. 30 2026, the Rio Dell Police Department handled 432 total incidents of which 222 were calls for service and 210 were proactive contacts/stops. 11 arrests were made. A total of 10 citations were issued for traffic offenses or other miscellaneous criminal violations. 24 total cases requiring investigation were taken.

Staffing:

- FULL STAFF.

Community Events / Notable Cases:

- Fundraising for the kennel stands at **\$12,555.88** has been donated to the project as of 9/30/26 with pending grants still waiting outcome.
- Local Transient Elisha McCoy was arrested for Felony Elder Abuse and Felony Vandalism after an incident on the river bar where he attacked another elderly Transient and then took an axe to his vehicle.
- Eagle Prairie Elementary School was burglarized by two juveniles. The broke in and took money, a master key, and consumed snacks/drinks. Both were identified and cited for Burglary.
- Staff conducted a probation enforcement operation during which three houses were searched per probationer terms and two arrests were made. One location was found to be in compliance.



- PD took an active role in Touch-a-Truck event at the Fire Department and the Community Resource Fair at the school.

CSO Total calls for service: 98

Abatement Projects:

Residential Abatement:

- 145 Active Cases
- 123 of those cases for dog licenses
- Progressing towards abatement at 289 Berkeley, some compliance received
- Potential abatement at 530 Third for reoccurring violations
- 14 cases closed for voluntary compliance

Vehicular Abatement:

- 14 active cases
- 6 vehicles towed
- 4 vehicles moved, voluntary compliance

Animals

- 32 animal-related calls for service
- 4 dogs were transported to FOPD kennels. One dog reunited with family. One dog was transported to Sequoia Humane Society and rehomed. 2 dogs remain at the FOPD kennels-Neglect/Abandoned.

Community Development Department

Intergovernmental

Humboldt-Rio Dell Business Park



Community Development Department

675 Wildwood Avenue

Rio Dell, CA 95562

(707) 764-3532

For Meeting of: October 5, 2026

☐ Consent Item; ☒ Public Hearing Item

To: City Council

From: Kevin Caldwell, Community Development Director

Through: Kyle Knopp, City Manager

Date: October 1, 2026

Subject: Housing Element Update

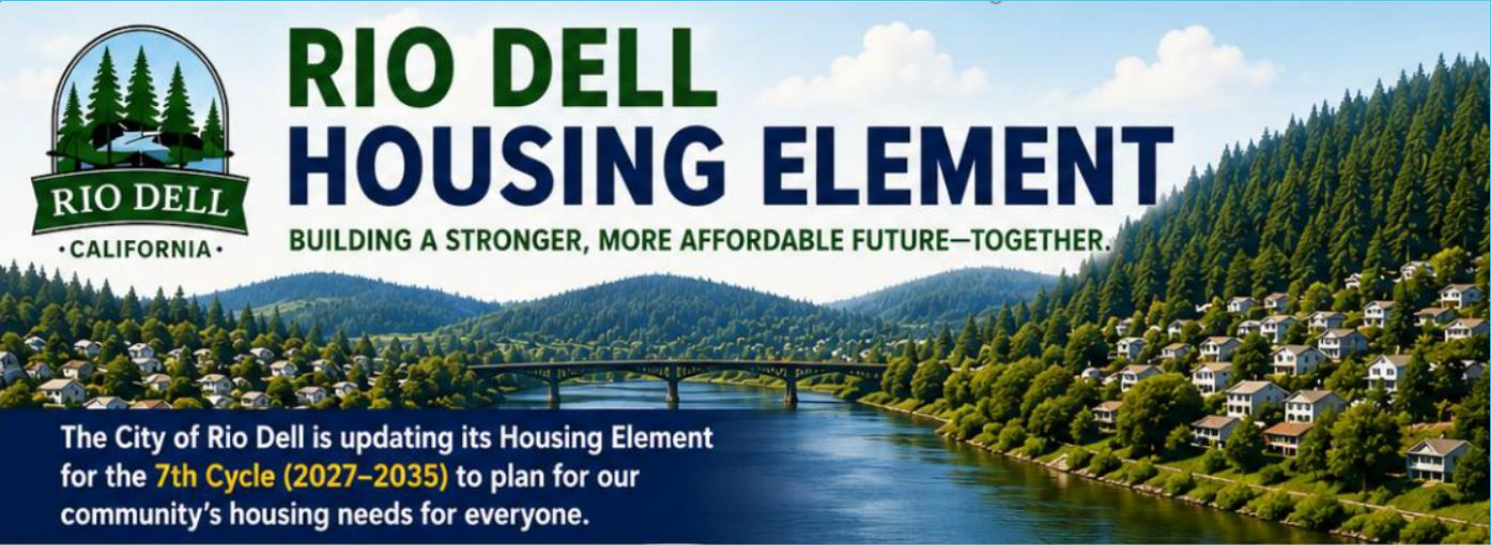
Recommendation:

That the City receive a presentation, update from staff regarding the 7th Cycle Housing Element 2027 – 2035.



RIO DELL HOUSING ELEMENT

BUILDING A STRONGER, MORE AFFORDABLE FUTURE—TOGETHER.



The City of Rio Dell is updating its Housing Element for the **7th Cycle (2027–2035)** to plan for our community’s housing needs for everyone.

WHAT IS THE HOUSING ELEMENT?

It’s one part of the City’s General Plan that identifies local housing needs and sets goals, policies, and programs to meet those needs.



PLANNING FOR OUR COMMUNITY

Helps ensure a variety of housing options for all income levels.



STRONGER LOCAL ECONOMY

Supports local businesses and creates jobs.



BETTER FUTURE FOR ALL

Creates opportunities for families, seniors, and our future workforce.

City Council
October 6, 2026

HOUSING ELEMENT 7TH CYCLE 2027 – 2035

- ▶ The **Housing Element** is one of the seven mandatory elements of a city or county **General Plan** under California law. The General Plan is the community's overall long-range policy document that guides land use, development, transportation, conservation, and other decisions.

Land Use Element

Circulation Element

Conservation Element

Open Space Element

Noise Element

Safety Element

- ▶ **The Housing Element** identifies the community's existing and projected housing needs and establishes policies and programs to accommodate those needs, including the State-mandated **Regional Housing Needs Allocation (RHNA)**.





HOUSING ELEMENT 7TH CYCLE 2027 – 2035

- ▶ **RHNA** – Is California's process for determining how much new housing each city and county should plan for in its Housing Element over an approximately eight-year planning period.
- ▶ The purpose of RHNA is to ensure that communities throughout California plan for enough housing to accommodate **projected population growth and the housing needs of households at all income levels**.
- ▶ Importantly, RHNA **does not require a city to build the assigned number of housing units**. Rather, it requires the City to demonstrate through its Housing Element that there are appropriate policies, programs, and adequately zoned sites available to **accommodate** its assigned housing need.

The population in Humboldt County has decreased by about 5,000 people since 2020. In Rio Dell the population has decrease by about 30 people or 1%



Rio Dell 7th Cycle RHNA Allocation Income Levels and Unit Targets

Humboldt County Median Household Income: \$97,100

(Based on income for a family of four)

Income Category	Income Level (% of Area Median Income)	Approx. Annual Household Income (Based on \$97,100)	Rio Dell RHNA Units
Acutely Low Income	0% – 15% of AMI	\$0 – \$14,565	7
Extremely Low Income	15% – 30% of AMI	\$14,566 – \$29,130	11
Very Low Income	30% – 50% of AMI	\$29,131 – \$48,550	6
Low Income	50% – 80% of AMI	\$48,551 – \$77,680	16
Moderate Income	80% – 120% of AMI	\$77,681 – \$116,520	10
Above Moderate Income	More than 120% of AMI	More than \$116,520	45
TOTAL	All Income Levels		95 units



Note: RHNA (Regional Housing Needs Allocation) is California's way of assigning each community a share of the region's housing need. It does not require the City to build 95 units, but it does require Rio Dell to plan for and accommodate these housing needs through its Housing Element.

**RIO DELL
MEDIAN HOUSEHOLD INCOME**

\$42,753



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

RIO DELL 7TH CYCLE RHNA ALLOCATION & INCOME LEVELS



HUMBOLDT COUNTY
MEDIAN HOUSEHOLD INCOME

\$97,100

Income limits shown below are based on household size.
The RHNA allocation shows the number of housing units
Rio Dell must plan for in each income category.



TOTAL RHNA
ALLOCATION
95 UNITS

RIO DELL
MEDIAN HOUSEHOLD INCOME

\$42,753



INCOME CATEGORY	MAXIMUM ANNUAL HOUSEHOLD INCOME BY HOUSEHOLD SIZE								RHNA ALLOCATION (UNITS)	% OF TOTAL
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons		
ACUTELY LOW 0% – 15% of AMI	\$10,200	\$11,650	\$13,100	\$14,550	\$15,700	\$16,900	\$18,050	\$19,200	7	7.4%
EXTREMELY LOW 15% – 30% of AMI	\$20,450	\$23,350	\$27,320	\$33,000	\$38,680	\$44,360	\$50,040	\$55,720	11	11.6%
VERY LOW 30% – 50% of AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	6	6.3%
LOW 50% – 80% of AMI	\$54,400	\$62,200	\$69,950	\$77,700	\$83,950	\$90,150	\$96,350	\$102,600	16	16.8%
MODERATE 80% – 120% of AMI	\$81,550	\$93,200	\$104,850	\$116,500	\$125,800	\$135,150	\$144,450	\$153,800	10	10.5%
ABOVE MODERATE More than 120% of AMI	>\$81,550	>\$93,200	>\$104,850	>\$116,500	>\$125,800	>\$135,150	>\$144,450	>\$153,800	45	47.4%
TOTAL									95	100%



AMI = Area Median Income
Income limits are based on 2026 HCD State Income Limits for Humboldt County.
Source: California Department of Housing and Community Development (HCD)

Estimated Rio Dell Households by Income Category

2024 ACS 5-Year Estimates | Humboldt County Median Household Income: \$97,100

Income Category	% of County MHI	Annual Household Income	Estimated Households	% of Households
 Acutely Low	0–15%	\$0 – \$14,565	~200	14.6%
 Extremely Low	>15–30%	\$14,566 – \$29,130	~170	12.4%
 Very Low	>30–50%	\$29,131 – \$48,550	~370	27.0%
 Low	>50–80%	\$48,551 – \$77,680	~300	21.9%
 Moderate	>80–120%	\$77,681 – \$116,520	~180	13.1%
 Above Moderate	>120%	>\$116,520	~150	10.9%
TOTAL			~1,370	100%

Key Takeaway: Approximately 76% (~1,040) of Rio Dell households are estimated to have incomes below 80% of the Humboldt County MHI, placing them within the Acutely Low through Low income categories.

Sources & Notes

- **Source:** U.S. Census Bureau, 2024 American Community Survey (ACS) 5-Year Estimates, Table B19001, *Household Income in the Past 12 Months*, City of Rio Dell. ACS Table B19001 – Rio Dell »
- **Income Basis:** \$97,100 Humboldt County Median Household Income, as used for this Housing Element analysis.
- **Income thresholds:** Percentage thresholds applied to the County MHI: 15%, 30%, 50%, 80%, and 120%.
- **Important:** Household counts are **estimates** because ACS reports household income in Census income brackets that do not precisely correspond to the income-category thresholds. Percentages and household counts should therefore be considered approximate.

~76%
RIO DELL HOUSEHOLDS
ARE LOW INCOME



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Section J, Item 1.

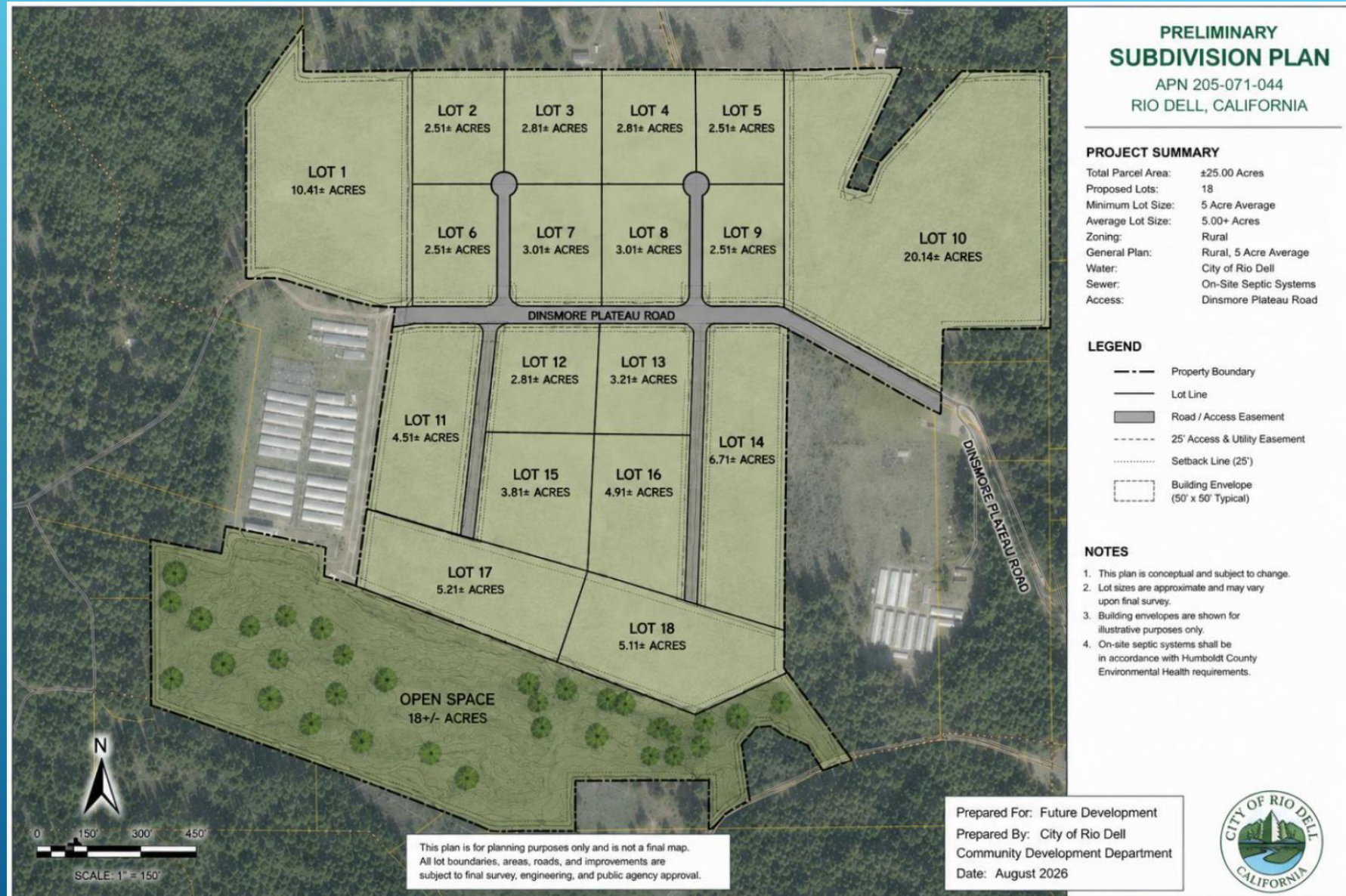


- Questions
- What types of housing?
- Where should it go?



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Section J, Item 1.



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Section J, Item 1.



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Section J, Item 1.



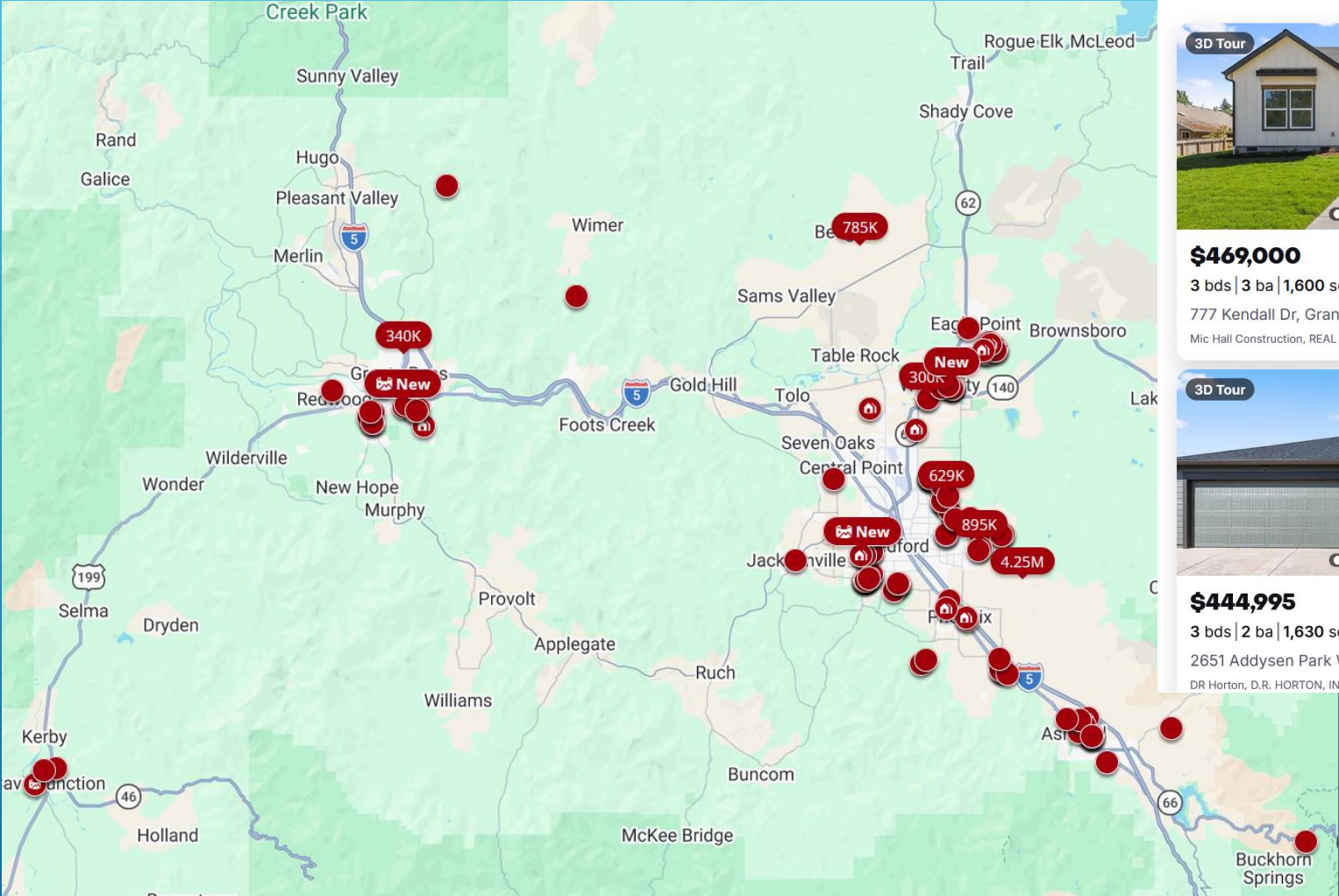
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Section J, Item 1.



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Section J, Item 1.



Real Estate & Homes For Sale

222 results

Sort: Homes for You



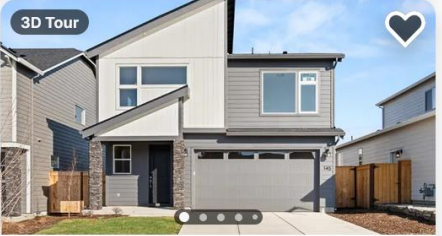
\$469,000
3 bds | 3 ba | 1,600 sqft | New construction
777 Kendall Dr, Grants Pass, OR 97527
Mic Hall Construction, REAL BROKER



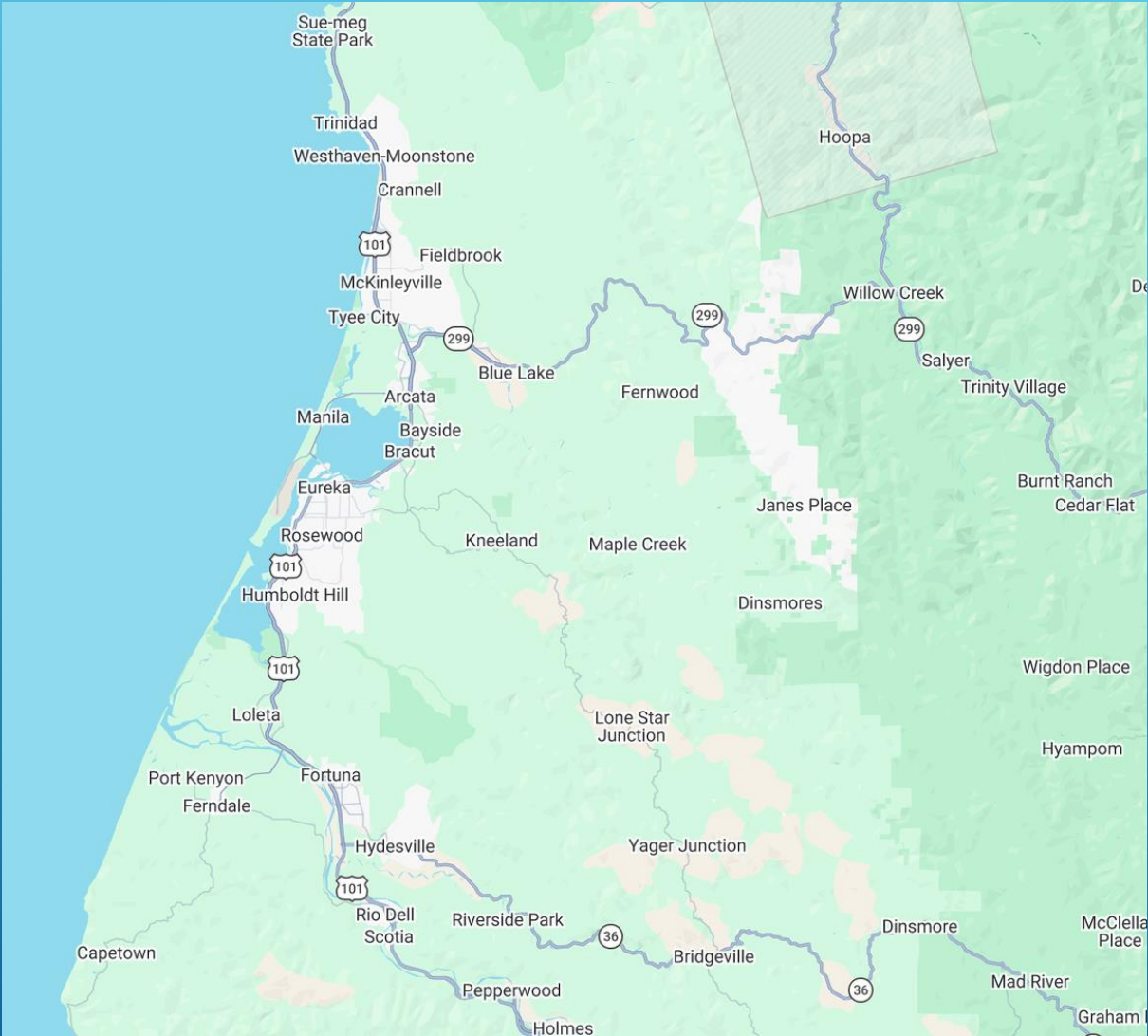
\$399,900
3 bds | 2 ba | 1,539 sqft | New construction
7917 Alyce Mae Way, White City, OR 97503
Bob Fellow, JOHN L. SCOTT MEDFORD



\$444,995
3 bds | 2 ba | 1,630 sqft | New construction
2651 Addysen Park Way, Medford, OR 97501
DR Horton, D.R. HORTON, INC.-PORTLAND



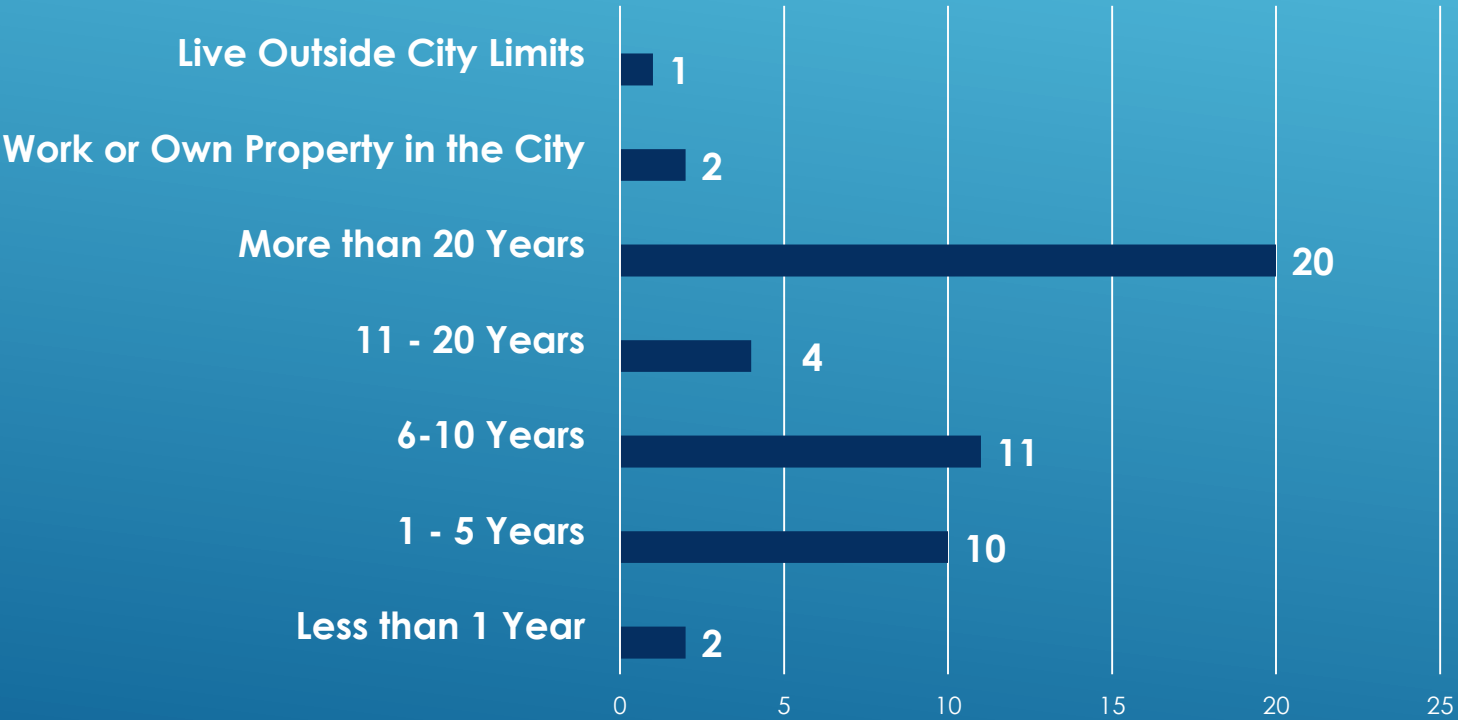
\$519,960+
4 bds | 3 ba | 2,184 sqft | New construction
The 2184 Plan, Quail Run
Holt Homes



► Zero New Homes For Sale

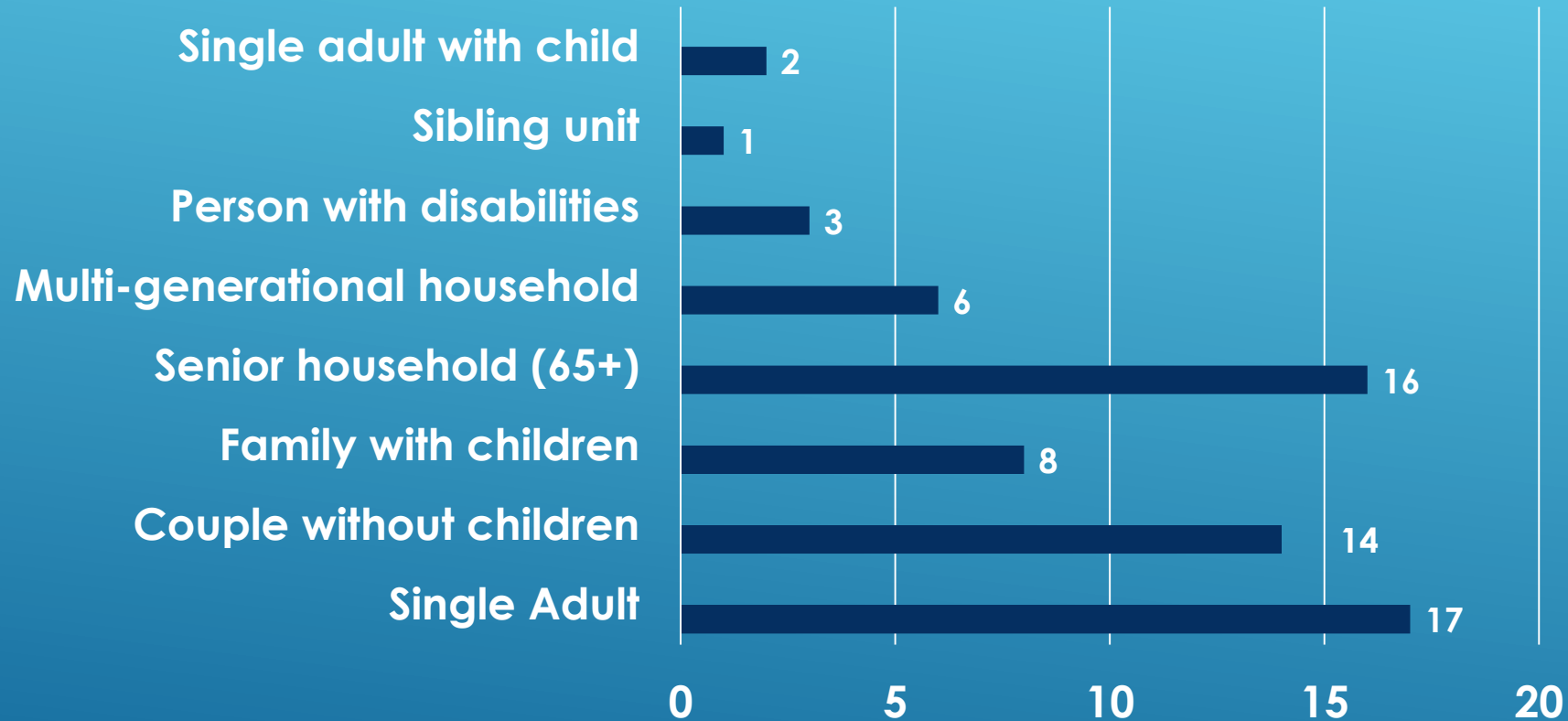
HOUSING ELEMENT SURVEY RESULTS AS OF SEPTEMBER 18, 2026

1. How long have you lived in Rio Dell?

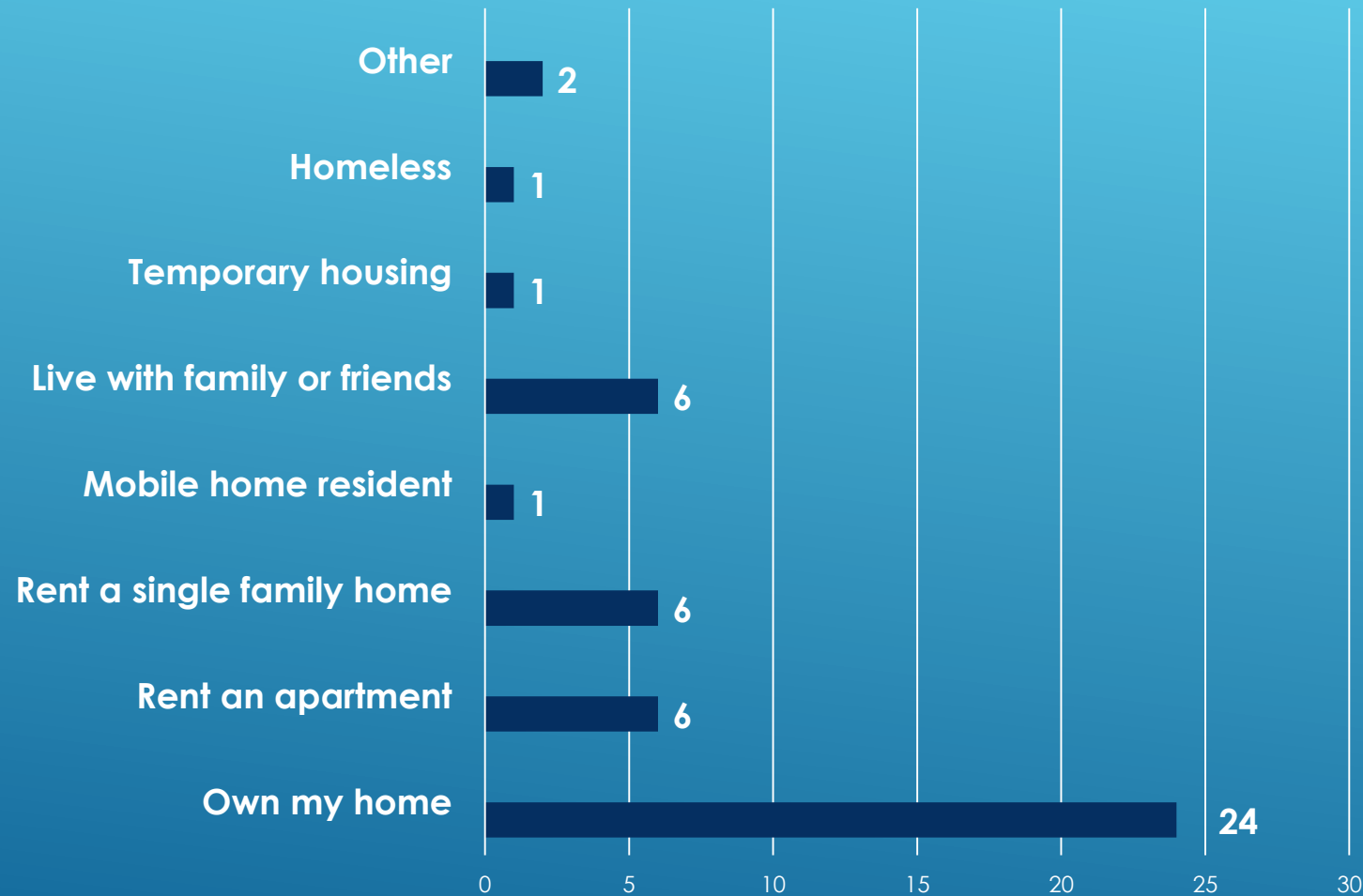


50
RESPONSES

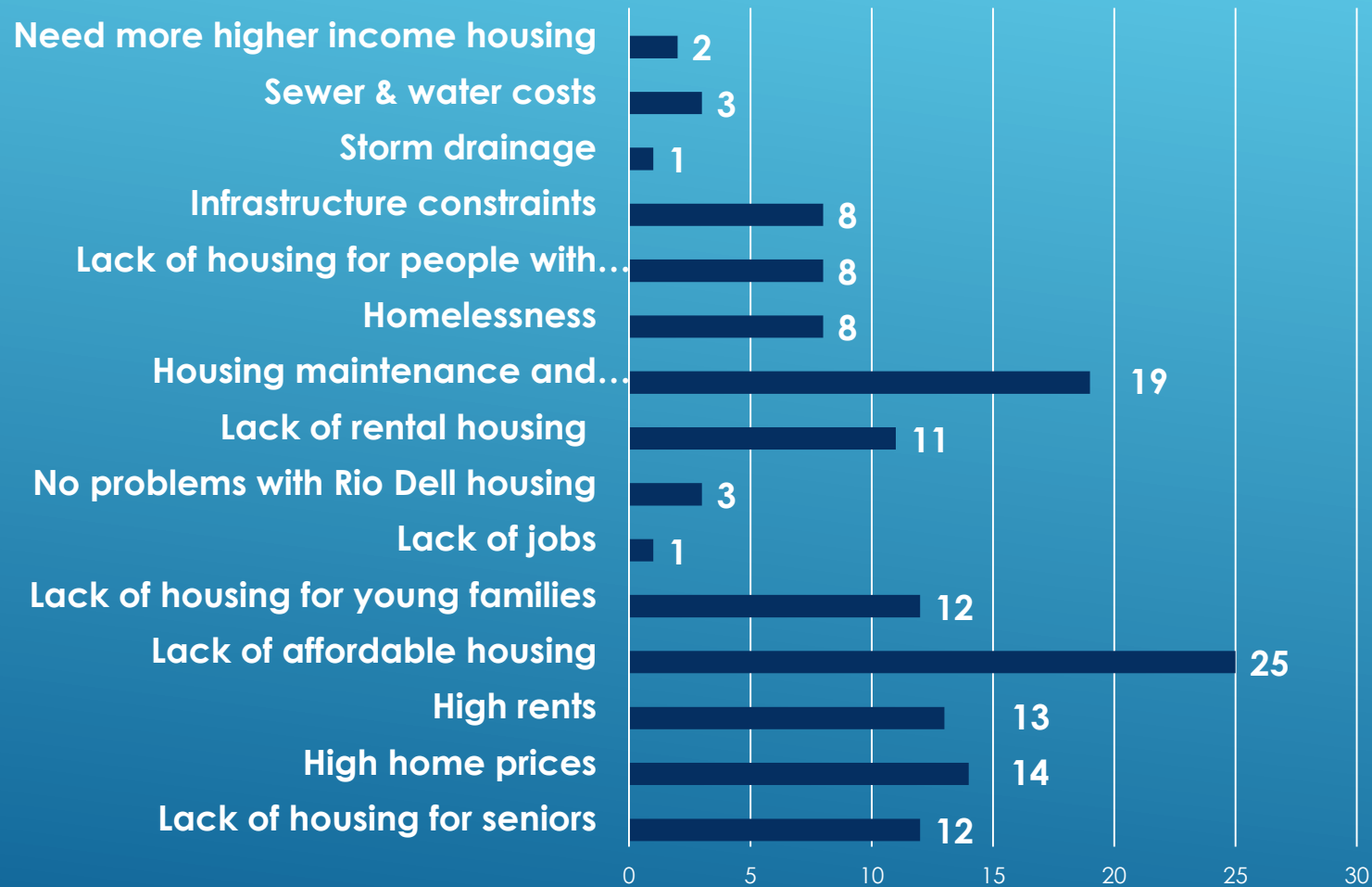
2. What best describes your household?



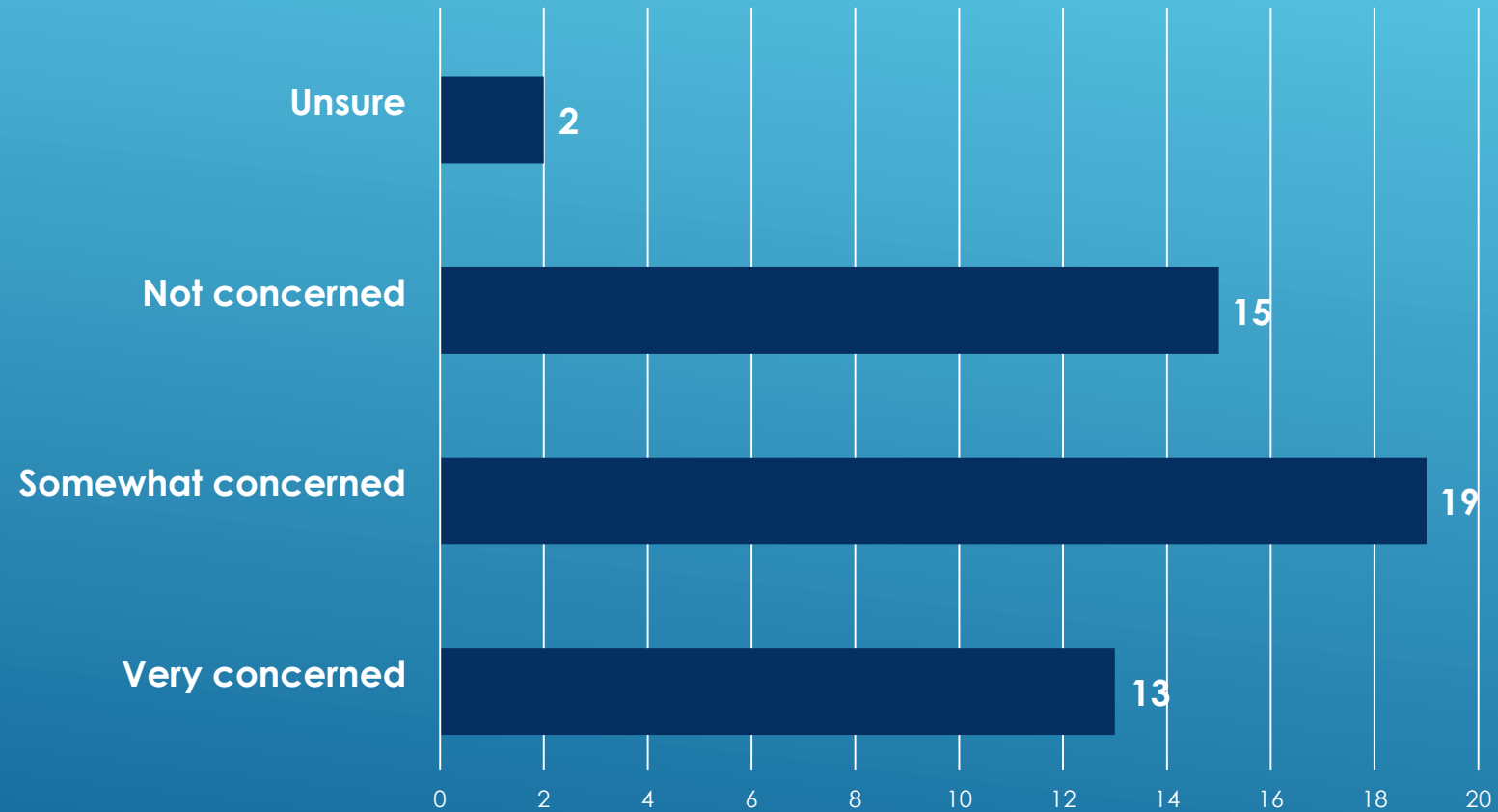
3. What is your current housing situation?



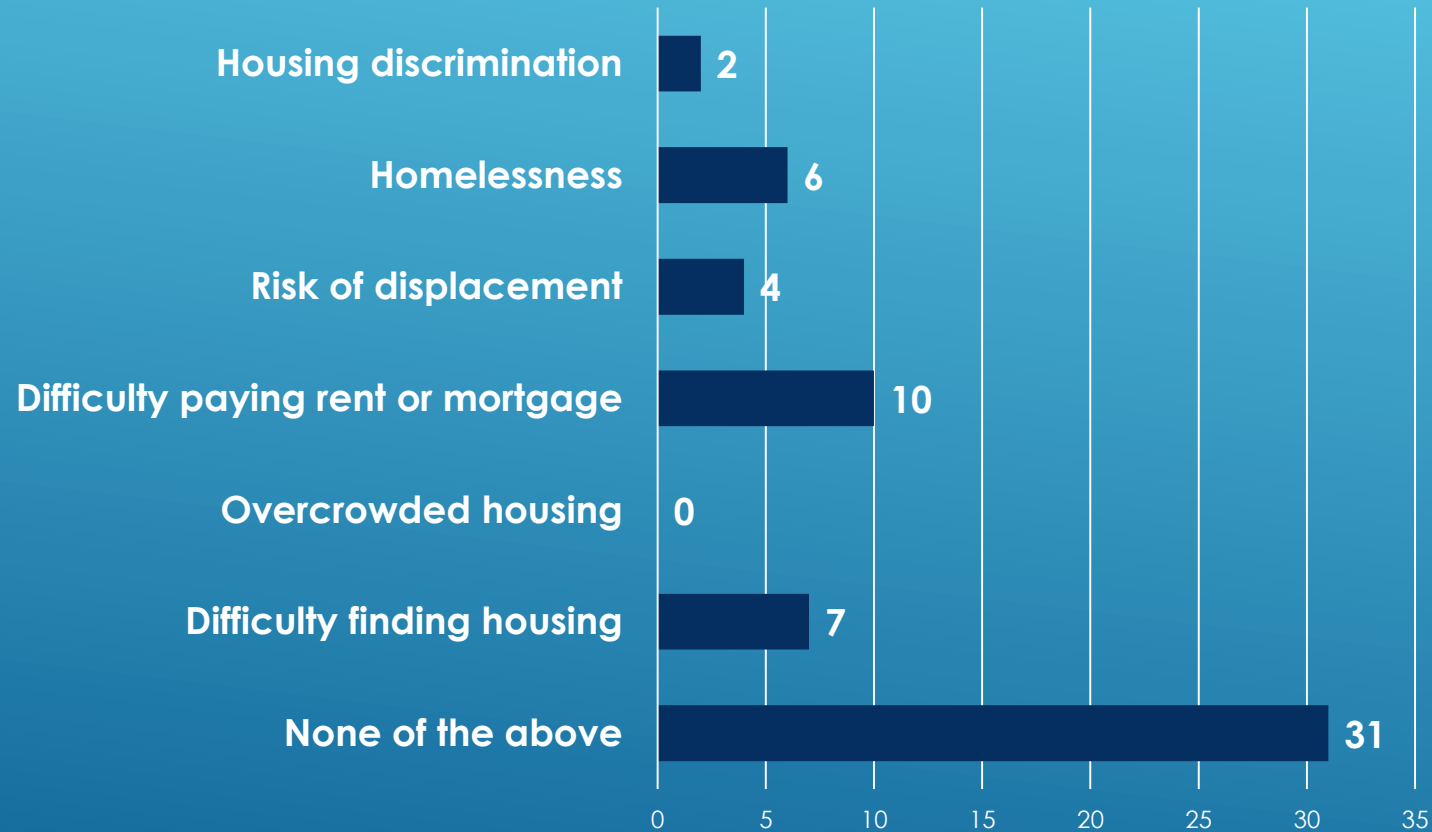
4. What are the most important housing issues facing Rio Dell?



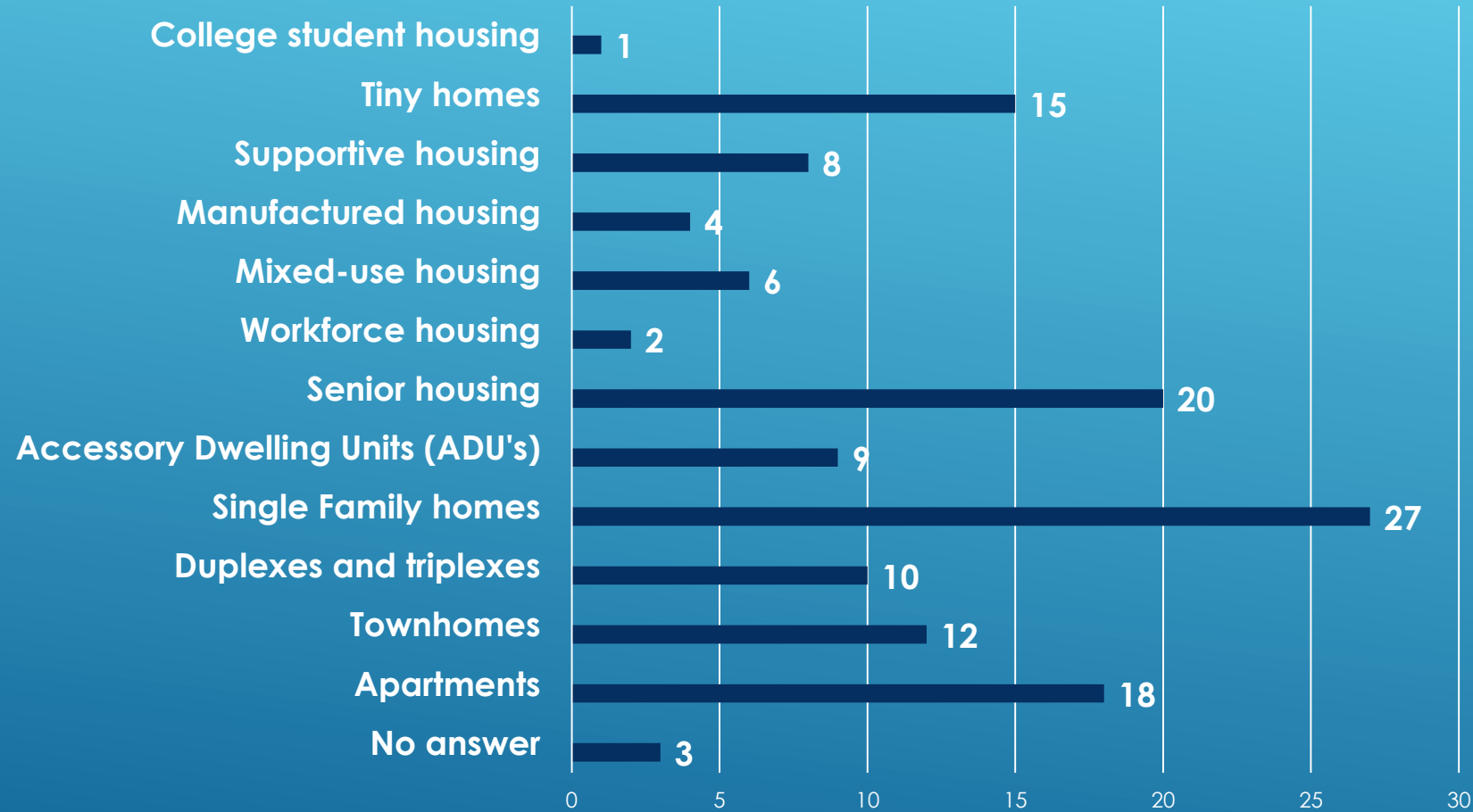
5. Are you concerned about your ability to afford housing in Rio Dell?



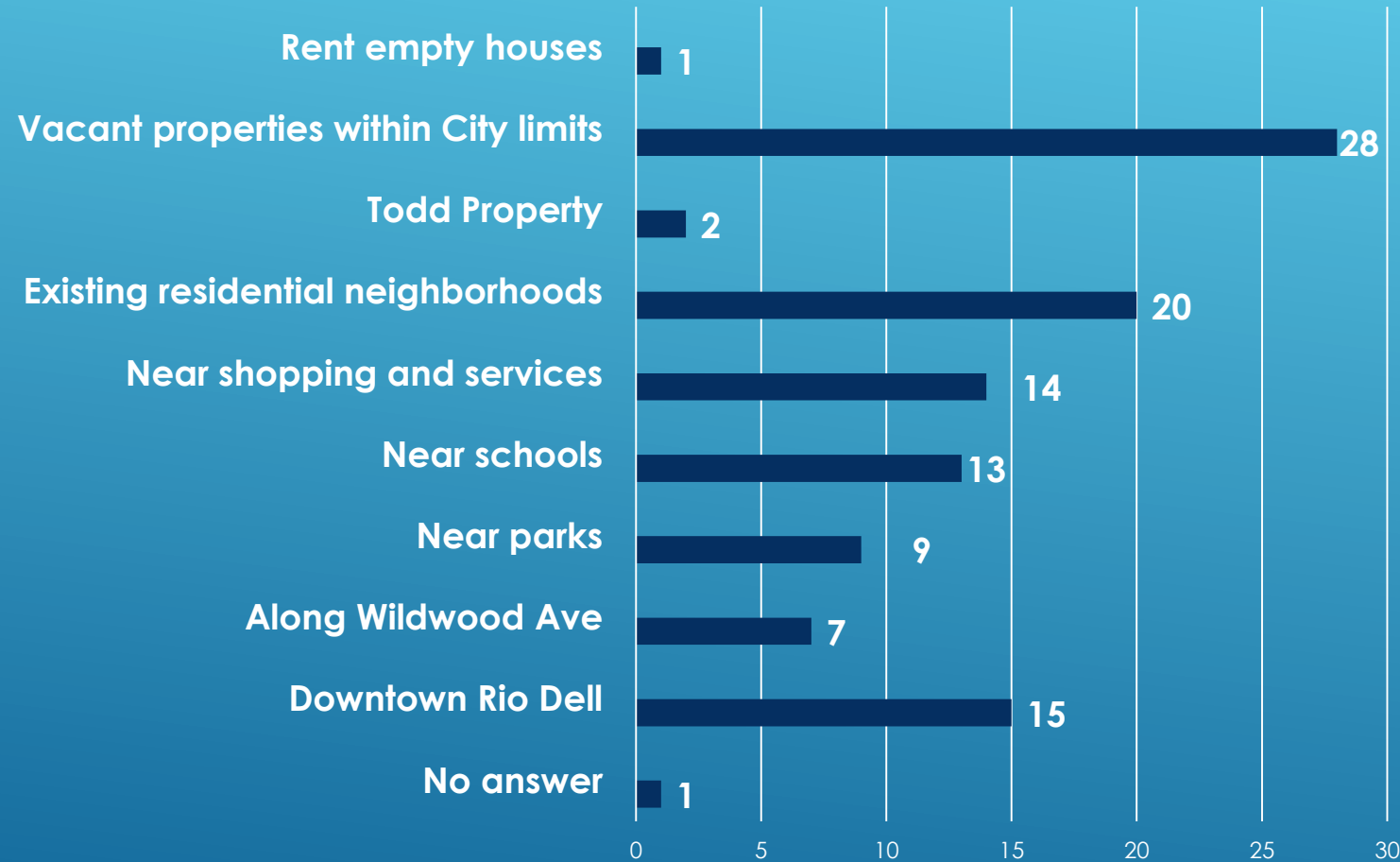
6. Have you or someone in your household experienced any of the following in the past five years?



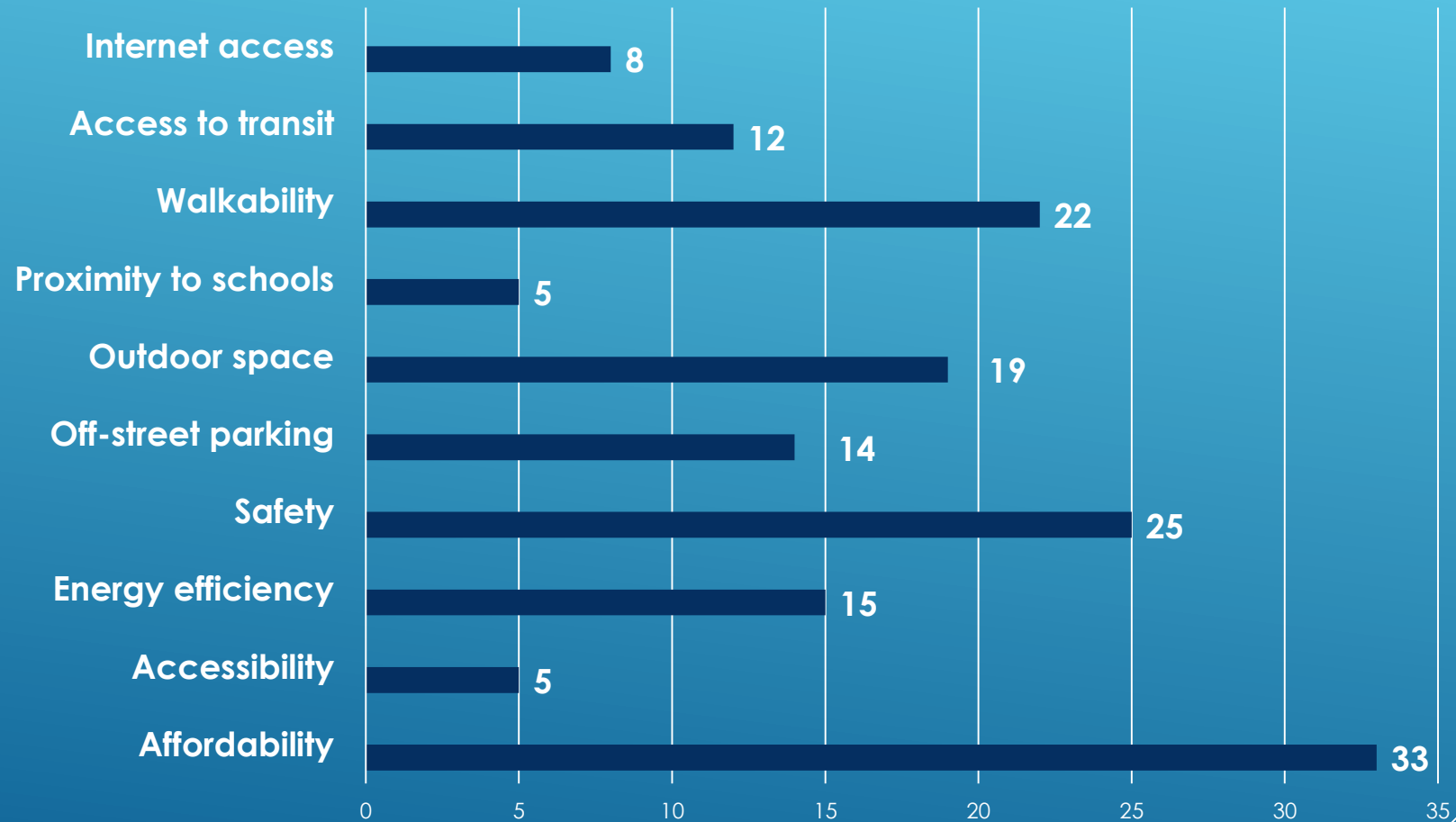
7. What type of housing should Rio Dell encourage?



8. Where should future housing be located?



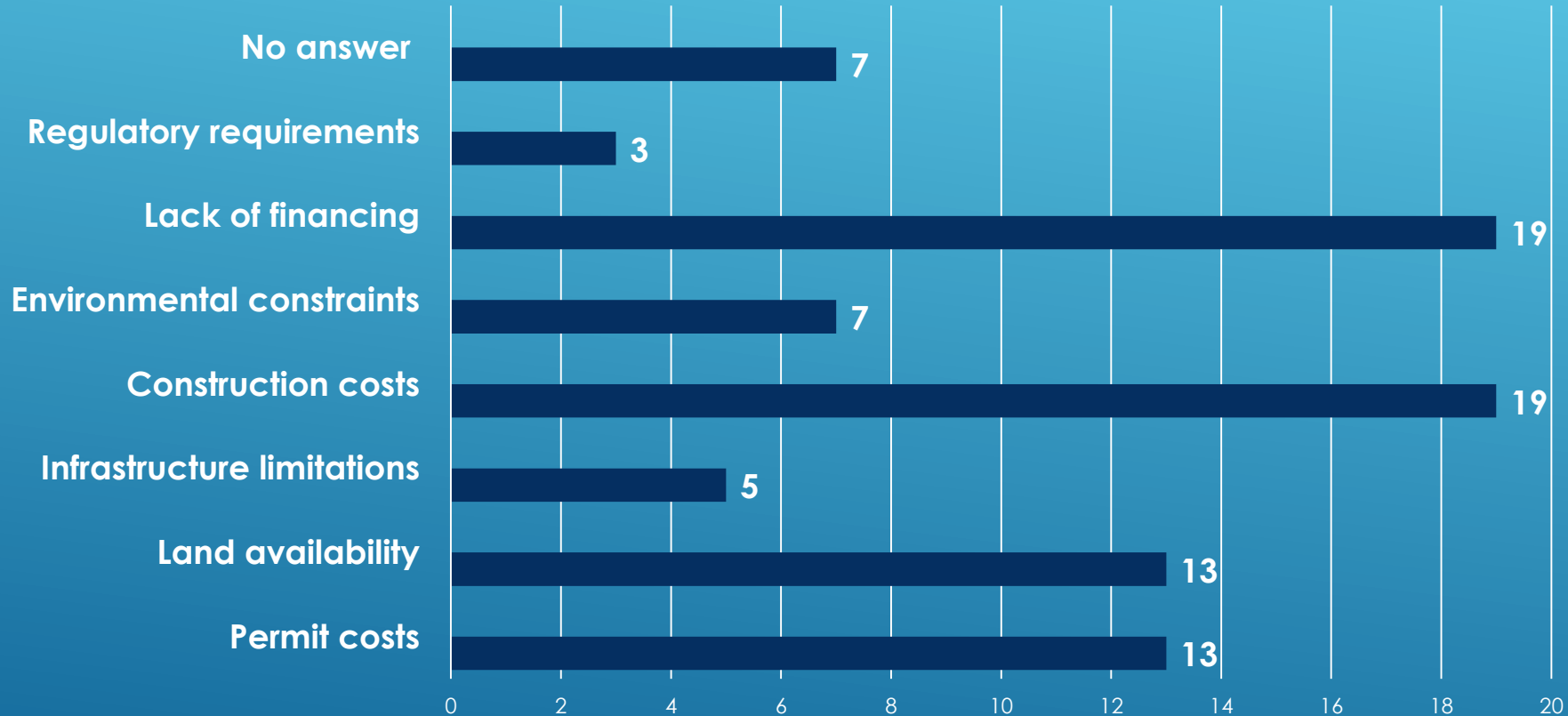
9. What housing features are most important to you?



10. What improvements would make Rio Dell a better place to live?



11. What barriers make it difficult to develop housing in Rio Dell?



12. WHAT TYPES OF HOUSING ARE MOST NEEDED IN RIO DELL?

Summary of Responses

- Affordable/low-income housing.
- Senior housing.
- Single-family housing for families.
- Housing for people with disabilities.
- Housing for unhoused residents.
- Alternative housing types.
- Homeownership and local wealth-building.
- Opposing view: A couple respondents stated that housing is not needed in Rio Dell.

13. What concerns do you have about future housing development?

Summary of Responses

- Overconcentration of lower-income housing.
- Housing mix and compatibility.
- Affordability and costs.
- Limited land availability.
- Community services and public safety.
- Property maintenance.
- Environmental impacts.
- Timeliness of development.

14. What ideas or suggestions do you have for improving housing opportunities in Rio Dell?

Summary of ideas and suggestions

- Streamline development
- Reduce regulatory barriers
- Increase affordability
- Expand accessible housing
- Encourage specific housing development
- Improve existing properties
- Control utility costs

HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Section J, Item 1.



Questions/Suggestions/Comments

Contact Information

Kevin Caldwell

caldwellk@cityofriodell.ca.gov

(707) 764-3532

Survey: www.cityofriodell.ca.gov