



City of Montague Regular City Council
230 S. 13th Street, Montague, CA 96064 Ph. (530) 459-3030

CITY OF MONTAGUE CITY COUNCIL MEETING AGENDA

March 5, 2026

6:30 P.M.

Council Chambers, 230 S. 13th Street, Montague, CA 96064

PARTICIPATION: Participants can attend in person, online, and/or by telephone, as follows:

- In-person at: **Montague City Council Chambers, 230 S. 13th St.**
- Online via WebEx at: <https://cityofmontague-454.my.webex.com/meet/clerk>
- Meeting number (access code): 2630 874 0065
- Telephone at:, 1-650-479-3208 When prompted, enter **Meeting ID: 26308740065 Passcode: *89335983**

AGENDA PACKET: Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection 72 hours before each regularly scheduled meeting at the City Clerk's office at City Hall, located at 230 S. 13th Street, Montague, California, during normal business hours. Any writing that is subject to disclosure that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at the City Clerk's office during normal business hours. Materials distributed to a majority of councilmembers less than 72 hours before a meeting will be available for public inspection on the City's website at www.cityofmontagueca.com.

SPEAKERS: Speakers, please stand at the podium and speak loudly so the entire room can hear you. The chairman will recognize you and ask that you state your name and mailing address so that the City Staff can follow up on any issues requiring City action, or provide you with information, if appropriate.

Please silence your cell phones. Thank you!

CITY COUNCIL AGENDA:

- I. CALL TO ORDER:**
- II. ROLL CALL:**
- III. PLEDGE OF ALLIGIANCE:**
- IV. PUBLIC COMMENTS:** "This time is set aside for the public to address the City Council on matters listed on the Consent Agenda as well as other items not included on the Regular Agenda within the authority of the City Council. If your comments concern an item noted under New Business or Old Business on the Regular Agenda, please address the City Council when that item is open for public comment." (The Brown Act requires the public be given the opportunity to address the City Council before action is taken. If there is a Consent Agenda, there is no other opportunity for public comment on items on the Consent Agenda.) The City Council has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time. The City Council may ask questions but may take no action during the Public Comments portion of the meeting, except to direct staff to prepare a report, or to place an item on a future agenda.
- V. AGENDA APPROVAL:**
- VI. CONSENT CALENDAR:** Discussion/possible action - All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Council wishes to remove an item for discussion. The City Clerk recommends approval of the following consent calendar items:
 1. Approval of City Council Meeting minutes for February 5, 2026 and the Public Hearing minutes for February 16, 2026.



VII. DEPARTMENT REPORTS:

1. Sheriff's update for February 2026
2. City Engineer's update for February 2026
3. Planning Commission's update for February 2026 (No Meeting for February)

VIII. NEW BUSINESS:

1. Consideration of approval of 2025 General Plan Annual Progress Report.
2. Consideration of approval of Resolution 26-05 A Resolution of the City of Montague City Council Accepting the 2025 General Plan Annual Progress Report and approving the Transmittal of the report to the Governor's Office of Land Use and Climate Initiative and the California Department of Housing and Community.
3. Consideration of approval of Yreka Little League to use Diggle Field.
4. Discussion/presentation on the Collier Interpretive and Information Center
5. Consideration of approval of MOU for the Library.
6. Consideration of approval for water rate increase proposed to go into effect April 1, 2026.

IX. COUNCIL AND STAFF REPORTS FOR JANUARY 2026:

1. Fire Department:
2. Public Works/City Administrator:
3. Animal Control/ Code Enforcement:
4. City Clerk:
5. Treasurer:
6. Library:
7. Commissioner/ Council Statements and Requests: Members of the council may now make brief announcements, reports, or request staff to report to the council on any matter at a subsequent meeting.

X. ADJOURN:

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a publicly accessible place, 72 hours in advance of the meeting.

Public Hearings: If you wish to challenge in court any of the matters on an agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Any person seeking to challenge a Planning Commission decision made as a result of a proceeding in which by law a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the Planning Commission, shall be required to commence that action 90 days following the date on which the decision becomes final as provided in Code of Civil Procedure Section 1094.6. Please refer to Code of Civil Procedure 1094.6 to determine how to calculate when a decision becomes "final."

CHALLENGING DECISIONS OF CITY ENTITIES The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of Montague is governed by Section 1094.6 of the Code of



Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing. If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Montague, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

The City of Montague does not discriminate on the basis of race, color, national origin, religion, age, gender, sexual orientation, disability, or any other legally protected classes in employment or provision of services. In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 459-3030 or by notifying the Clerk at clerk@cityofmontagueca.gov.

AFFIDAVIT OF NOTIFICATION AND POSTING
STATE OF CALIFORNIA
COUNTY OF SISKIYOU
CITY OF MONTAGUE

I, David Dunn City Administrator for the City of Montague, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Regular City Council of the City of Montague, California, was delivered and/or notice by email not less than 72 hours, before the hour of 4:30 PM on March 5, 2026 to the members of the City Council caused the agenda to be posted on the bulletin board found at City Hall, 230 S. 13th Street, Montague CA, and a copy to be placed for review at the Office of the City Clerk.

POSTED: March 2, 2026 @ 4:30 PM

CITY OF MONTAGUE CITY COUNCIL MEETING MINUTES [DRAFT]

February 5, 2026

6:30 P.M.

Council Chambers, 230 S. 13th Street, Montague, CA 96064

- I. CALL TO ORDER: @ 6:30 PM**
- II. ROLL CALL: Murakami, Vela, Dooley and Jackson present.**
- III. PLEDGE OF ALLIGIANCE:**
- IV. PUBLIC COMMENTS:** “This time is set aside for the public to address the City Council on matters listed on the Consent Agenda as well as other items not included on the Regular Agenda within the authority of the City Council. If your comments concern an item noted under New Business or Old Business on the Regular Agenda, please address the City Council when that item is open for public comment.” (The Brown Act requires the public be given the opportunity to address the City Council before action is taken. If there is a Consent Agenda, there is no other opportunity for public comment on items on the Consent Agenda.) The City Council has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time. The City Council may ask questions but may take no action during the Public Comments portion of the meeting, except to direct staff to prepare a report, or to place an item on a future agenda. **Micah Nichols wanted to voice his concerns about his social security number being visible through the envelope his W-2s were sent in.**
- V. AGENDA APPROVAL: Approved as presented. Motion made by Vela. Seconded by Jackson. All Ayes.**
- VI. CONSENT CALENDAR:** Discussion/possible action - All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Council wishes to remove an item for discussion. The City Clerk recommends approval of the following consent calendar items:
 - 1. Approval of City Council Meeting minutes for January 15, 2026. Approved as presented. Motion made by Dooley. Seconded by Vela. All Ayes.**
- VII. DEPARTMENT REPORTS:**
 - 1. Sheriff’s update for January 2026. Presented by Sg. Yates. November 2025, December 2025, and January 2026 were reported. In packet. Sg. Eamezuca was introduced as our new Sheriff.**
 - 2. City Engineer’s update for January 2026. Dunn presenting. Working on getting the surveying done and plans so we can start collecting bids for the 9th and Prather for rehab project.**
 - 3. Planning Commission’s update for January 2026 (No Meeting for January)**
- VIII. NEW BUSINESS:**
 - 1. Discussion of FY 22/23 Final Audit: Presented by Charlie Pillion. In packet. Audit accepted as presented. Motion made by Jackson. Seconded by Dooley. All Ayes.**

2. Discussion/possible action of coming up events held by Kris Taylor of Shoppe Serendipity within the city for the Calander year 2026: **Presented by Kris Taylor. Proposed events and MOU approved. Motion made by Vela. Seconded by Jackson. All Ayes.**
3. Consideration of approval of appointment of Brandon Shroeder to the Montague Volunteer Fire Department. Approved. **Motion made by Vela. Seconded by Dooley. All Ayes. Brandon Shroeder was sworn in.**
4. Consideration of approval of Resolution 26-01 to appoint Ruanna Smith as an alternate for SCORE: **Approved. Motion made by Dooley. Seconded by Jackson. All Ayes.**

IX. COUNCIL AND STAFF REPORTS FOR JANUARY 2026:

1. Fire Department: **Murakami presenting.**
2. Public Works/City Administrator: **Dunn presenting. Report in packet.**
3. Animal Control/ Code Enforcement: **Report in packet.**
4. City Clerk: **Smith presenting. The city will be posting job openings for Pool Coordinator and part-time Account Clerk I.**
5. Treasurer: **Report in packet.**
6. Library: **Clark presenting. Report in packet.**
7. Commissioner/ Council Statements and Requests: Members of the council may now make brief announcements, reports, or request staff to report to the council on any matter at a subsequent meeting. **Vela is requesting a meeting with Dave about the budget.**

X. ADJOURN: @ 7:29 PM Motion made by Vela. Seconded by Jackson. All Ayes.

CITY OF MONTAGUE PUBLIC HEARING AGENDA MINUTES [DRAFT]

February 16, 2026

6:30 PM

Montague Community Hall, 200 S 11th St, Montague, CA 96064

I. CALL TO ORDER: @ 6:30 PM

II. PLEDGE OF ALLIGIANCE:

III. ROLL CALL: Vela, Dooley, Jackson, Murakami, Dunn and Hernandez present.

IV. PUBLIC COMMENTS: "This time is set aside for the public to address the City Council on matters listed on the Consent Agenda as well as other items not included on the Regular Agenda. If your comments concern an item noted on the Regular Agenda, please address the Council when that item is open for public comment." (The Brown Act requires the public be given the opportunity to address the Council before action is taken. If there is a Consent Agenda, there is no other opportunity for public comment on items on the Consent Agenda.) The Council has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time. The Council may ask questions but may take no action during the Public Comments portion of the meeting, except to direct staff to prepare a report, or to place an item on a future agenda. **Several citizens voiced their opinions and concerns about the proposed water rate increase.**

V. PUBLIC HEARING AGENDA:

- 1. DISCUSSION OF WATER RATE INCREASE SCHEDULE PROPOSAL SUGGESTED TO GO INTO EFFECT APRIL 2026.**

VI. ADJOURN: @ 8:03 PM Motion made by Dooley. Seconded by Jackson.



CITY OF MONTAGUE

STAFF REPORT TO CITY COUNCIL

March 5, 2026

2025 GENERAL PLAN ANNUAL PROGRESS REPORT

- SUMMARY:** In accordance with Government Code Section 65400, the 2025 General Plan Annual Progress Report is being presented to the City Council for review and acceptance prior to submittal to the State.
- REQUEST OF COUNCIL:** The Council is being asked to review and accept the 2025 General Plan Annual Progress Report and to approve transmittal of same to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Initiative (LCI). This can be accomplished via adoption of draft Resolution 26-05 (see **Attachment A**).
- SUGGESTED MOTION:** I move that we adopt Resolution 26-05 accepting the 2025 General Plan Annual Progress Report and approving transmittal of the report to HCD and LCI.
- ATTACHMENTS:**
- A. Draft Resolution 26-05, A Resolution of the City Council of the City of Montague Accepting the 2025 General Plan Annual Progress Report and Approving Transmittal of the Report to the Governor's Office of Land Use and Climate Initiative and the California Department of Housing and Community Development
 - B. City of Montague General Plan – Goals, Policies, and Programs
 - C. HCD Housing Element Forms

Introduction

Pursuant to California Government Code Section 65400, this report has been prepared as an update to the City of Montague City Council regarding the following:

- The status of the General Plan and the progress in its implementation.
- The progress in meeting the City's share of regional housing needs determined by the California Department of Housing and Community Development (HCD) and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
- The number of housing development applications received in the prior year, the number of units included in all development applications in the prior year, the number of units approved and disapproved in the prior year, and whether approvals were ministerial or discretionary.
- The degree to which the General Plan complies with the State's General Plan Guidelines and the date of the last revision to the General Plan.
- A listing of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated in the City's Vacant Land Inventory.
- The number of demolished units and new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of

occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies.

- The number of applications submitted pursuant to Government Code Sec. 65913.4(a), the location and the total number of developments approved pursuant to Government Code Sec. 65913.4(b), the total number of building permits issued pursuant to Government Code Sec. 65913.4(b), and the total number of units including both rental housing and for sale housing by area median income category constructed using the process provided for in subdivision (b) of Section 65913.4.
- The status of projects in the City's active planning grant applications and the corresponding impact on housing within the jurisdiction categorized based on the eligible uses specified in Health and Safety Code Section 50515.02 or 50515.03, as applicable.
- The City's progress amending its general plan or open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Public Resources Code Sections 5097.9 and 5097.993.
- The number of density bonus applications received and approved in accordance with Government Code Section 65915, and if approved the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.
- For each residential development application submitted pursuant to the Affordable Housing and High Road Jobs Act of 2022, the project's location, status, total number of units, number of rental units, number of units for sale, and the affordability of units by income group.
- A list of all historic resources listed on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic places by the City in the past year, and the status of any housing projects proposed for the new historic designations, including whether the project was entitled, whether a building permit was issued, and the number of units in the development.
- The number of housing applications submitted pursuant to the Affordable Housing on Faith and Higher Education Lands Act of 2023, along with the location and number of developments approved, number of building permits issued, number of units constructed, and the income category of those units.

Please note that much of the information in this annual report relative to the Housing Element and housing production is included on specific forms prescribed by HCD (see **Attachment C**). Because the forms require an understanding of the instructions used to complete them, information on housing production is summarized herein.

Purpose of the General Plan

Montague's General Plan, simply described, is the City's "constitution" for development. It represents the efforts the City has undertaken to consider and address the needs and expectations of its residents relative to development in the City and to enshrine these needs and expectations in a guiding document. This "constitution" is formatted within the legal framework established by the State at the time of adoption and is based on knowledge of existing potentials and limitations concerning the City and its planning area at that time. The General Plan was developed through establishing basic goals, policies, and programs to resolve and/or direct significant community issues. In addition to the City referring to the General Plan when dealing with matters affecting the physical, economic, and social development of the community, the document is also referred to by individuals and businesses contemplating potential development

activity in the City. Goals in the General Plan also assist the City in seeking grants and other funding to address local issues and needs.

Status of the General Plan

General plans are policy documents that address seven topics of community importance prescribed by state law. As specified in Government Code Section 65302, the seven topics that must be addressed are: land use, housing, circulation, open space, conservation, noise, and safety. Cities and counties that have “disadvantaged communities,” as defined in Government Code Section 65302(h)(4)(a), are also required to address environmental justice concerns in their general plans.¹ Each topic is typically treated to its own chapter, or element, of the general plan, though general plans may be “adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements” (Gov. Code Sec. 65301). There are no “disadvantaged communities” within Montague’s planning area that require preparation of an environmental justice element, and Montague’s General Plan is comprised of an Introduction, Land Use Element, Housing Element, Circulation Element, Open Space & Conservation Element, Noise Element, and Safety Element.

Because general plans affect current and future generations, state law requires that general plans take a long-term perspective, typically 10 to 20 years into the future. Housing elements are updated separately according to statutory timelines every eight years, and Safety Elements are reviewed, and updated if necessary, following revisions to the Housing Element and Local Hazard Mitigation Plan (i.e., every 5-8 years). The City of Montague General Plan was most recently updated over a 17-month period from April 2024 to November 2025 (see **Table 1**). As noted in the Introduction to the City’s General Plan, the City of Montague General Plan “addresses planning for Montague through the year 2045.” The update was prepared to ensure the General Plan continues to meet state requirements, represent the community’s vision for itself, and provide the guidance necessary to accomplish this vision.^{2,3}

**Table 1
General Plan Adoption Dates**

General Plan	Adoption Date
1.0 Introduction	August 7, 2025
2.0 Land Use Element	August 7, 2025
3.0 Housing Element	April 15, 2024
4.0 Circulation Element	November 7, 2024
5.0 Open Space & Conservation Element	November 7, 2024
6.0 Noise Element	November 7, 2024
7.0 Safety Element	November 6, 2025

The General Plan’s goals, policies, and programs are attached hereto as **Attachment B**, and the City’s General Plan is available for review in its entirety on the City’s website at: <https://cityofmontagueca.gov/general-plan/>.

¹ Government Code Section 65302(h)(4)(a) defines “disadvantaged communities” as an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

² HCD reviewed the City’s 6th Cycle Housing Element update and found it to be “in substantial compliance with state Housing Element Law (Gov. Code, § 65580 et seq).”

³ Each General Plan element was prepared consistent with the State’s General Plan Guidelines and Technical Advisories.

Implementation of the General Plan

It is neither the purpose nor intent of this annual progress report to provide an in-depth analysis of the City's progress toward achieving or implementing every goal, policy, and program contained in the City's General Plan. Nevertheless, it is useful to periodically reflect upon the goals, policies, and programs contained in the General Plan to better assess where the City has been successful in meeting its objectives, where it could possibly do better, and if applicable, where changes to either the General Plan or direction of the City should occur. As such, **Attachment B** identifies the various goals, policies, and programs contained in each element of the General Plan.

It has been almost two years since the Housing Element was adopted, 16 months since adoption of the Circulation Element, Noise Element, and Open Space & Conservation Element, seven months since the Land Use Element was adopted, and four months since adoption of the Safety Element. During this period, the City has implemented or begun to implement a variety of General Plan programs. Much of the progress can be attributed to the recent Zoning Code update, which was adopted in September 2025. While some policies and programs are implemented through the regular administration of city business, on a project-by-project basis, and in the decisions of the Planning Commission and City Council, there is still much to do, and progress toward the General Plan's implementation has just begun. Progress toward implementing each Housing Element program is detailed separately in **Attachment C**.

Regional Housing Needs Summary

Pursuant to Government Code Section 65584, HCD developed a Regional Housing Needs Plan (RHNP) for Siskiyou County. At the time the RHNP was developed, HCD identified a need to accommodate two new residential units in the City of Montague over an eight-year planning period (February 15, 2023, to February 15, 2031). One unit was allocated as being affordable to Extremely Low Income households and the other unit affordable to Low Income households. As shown in **Table 2** below, the City established as additional goals one unit affordable to Moderate Income households, one unit affordable to Above Moderate Income households, the rehabilitation of four units, and the conservation of five units.

Table 2
Summary of the City's Regional Housing Needs & Goals: 2023-2031

Economic Group	New Construction	Rehabilitation	Conservation
Extremely Low Income	1	1	1
Very Low Income	0	1	1
Low Income	1	1	2
Moderate Income	1	1	1
Above Moderate Income	1	0	0
TOTAL:	4	4	5

Notes: The City has not established an objective for the preservation of affordable housing, as there are no units at risk of conversion during the current planning period.

Conservation as used herein means weatherization, code enforcement, energy conservation, mobile home park preservation activities.

While the City has little control over the physical construction of dwelling units to satisfy the City's share of regional housing needs, the City must ensure that it has sufficient properly zoned land to accommodate its share of housing needs should development be proposed. If the City did not have sufficient vacant land to accommodate its share of regional housing needs at the time the Housing Element was most recently updated, the City would likely have been required to adopt a program to rezone sufficient land to meet the projected shortfall in order to have a state-certified housing element. The City, having

adequate vacant land to meet its regional housing needs, was not required to adopt such a program and, therefore, no parcels must be rezoned to accommodate regional housing needs.

For the purpose of assessing the progress that has been made to satisfy projected housing needs for each economic group identified in **Table 2**, new housing opportunities are evaluated annually based upon an analysis of entitlements or building permits issued during the prior year. In addition, in order to determine which economic groups potentially benefit from new housing opportunities, it is necessary to define the various groups based upon State Income Limits and to establish a maximum housing affordability for each group based upon these limits (see **Table 3** below). To determine the number of new housing units that are affordable to each income level, the estimated rent or property value, as determined by building permit and assessor data (if owner occupied) or sale price (if sold), is compared with the maximum monthly housing affordability or maximum affordable purchase price in **Table 3** below.

Table 3
2025 State Income Limits and Home Affordability for the Various Economic Groups

Economic Group	Maximum Annual Income ^{1,2}	Maximum Monthly Housing Affordability ^{3,4}	Maximum Affordable Purchase Price ⁵
Extremely Low Income	\$32,150	\$241	\$44,000
Very Low Income	\$46,950	\$586	\$98,450
Low Income	\$75,100	\$1,314	\$152,850
Moderate Income	\$112,700	\$3,615	\$311,500

¹ Median Income = \$93,900 per HCD

Extremely Low Income = 30% of Median Income

Very Low Income = 50% of Median Income

Low Income = 80% of Median Income

Moderate Income = 120% of Median Income

² Adjusted per HUD's FY 2025 income limits briefing materials

³ Extremely Low Income = $\$32,150 \times 0.30 \times 0.30/12$

Very Low Income = $\$46,950 \times 0.3 \times 0.50/12$

Low Income = $\$75,100 \times 0.3 \times 0.7/12$

Moderate Income = $\$112,700 \times 0.35 \times 1.1/12$

⁴ The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50053 of the California Health and Safety Code.

⁵ The maximum affordable purchase price was determined using the affordability calculator published by the Department of Housing and Community Development, which assumes that buyers could qualify for a 30-year, 7.04 percent fixed-rate Federal Housing Administration mortgage with a 3.5% down payment in 2025.

During the current planning period (i.e., since February 15, 2023), there have been four new units added to the City's housing stock. The new units include three manufactured homes, two of which were installed on the same parcel, and a conventional single-family dwelling. All units were permitted by right, with one of the manufactured homes approved as an accessory dwelling unit (ADU). Based on the affordability formulas in **Table 3** above, unit sizes, market rate rents, sales prices, and building permit and assessor data, two manufactured homes are considered affordable to low income households, one manufactured home is considered affordable to moderate income households, and the conventional single-family dwelling is considered affordable to above moderate income households. In addition, one of seven building permits approved in July 2024 for construction of conventional single-family dwellings was issued by the County in March 2025. Based on building permit and assessor data, development of the unit for purposes of sale, and recent comps, the dwelling unit is expected to be affordable to above moderate income households when complete. There have been no other units issued a completed entitlement or a certificate of occupancy thus far in the planning period, and no applications for new housing have been disapproved during the planning period.

Rehabilitation, Conservation, and Demolition

No housing units have been rehabilitated through the City's housing program during the current planning period, nor have any units been demolished. Three housing units have been conserved via the City's housing program through assistance with repairs and improvements.

SB 2 and Local Early Action Planning (LEAP) Grants

The City of Montague utilized its SB 2 and LEAP grants to implement the 5th Cycle Housing Element and to update the City's planning application fees, General Plan, and Zoning Code. The SB 2 planning grant was fully utilized and there was an unexpended LEAP grant balance of \$22,458.81 at the completion of the project.

Affordable Housing and High Road Jobs Act of 2022

No residential development applications have been submitted pursuant to the Affordable Housing and High Road Jobs Act of 2022.

Consultation with California Native American Tribes

In accordance with Government Code Section 65352.3, the City notified Tribes prior to the recent General Plan update for the purpose of inviting consultation and avoiding impacts to places, features, and objects described in Public Resources Code Sec. 5097.9 and 5097.993. None of the tribal representatives identified by the Native American Heritage Commission and contacted by the City requested consultation.

Historic Resources

No resources in Montague are listed on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic places.

Affordable Housing on Faith and Higher Education Lands Act of 2023

No residential development applications have been submitted pursuant to the Affordable Housing on Faith and Higher Education Lands Act of 2023.

Conclusion

The City of Montague implements the General Plan in the regular administration of city business, on a project-by-project basis, and in the decisions of the Planning Commission and City Council. All elements of the General Plan were recently updated using a combination of SB 2 and LEAP planning grants. The General Plan meets current State requirements, represents the community's vision for itself, and provides the guidance necessary to accomplish this vision. Details regarding the City's progress toward implementing the Housing Element are included on HCD-issued forms included as **Attachment C**.

ATTACHMENT A

DRAFT RESOLUTION 26-05

RESOLUTION 26-05
A RESOLUTION OF THE CITY OF MONTAGUE CITY COUNCIL
ACCEPTING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT
AND APPROVING THE TRANSMITTAL OF THE REPORT TO
THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INITIATIVE AND
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, California Government Code Section 65400 requires that all cities and counties annually report to their decision-making bodies regarding the status of the general plan and the progress in its implementation; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); and

WHEREAS, California Government Code Section 65400 further requires that the housing element portion of the annual report be prepared through the use of standards, forms, and definitions adopted by the California Department of Housing and Community Development; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of housing development applications received in the prior year, the number of units included in all development applications in the prior year, and the number of units approved and disapproved in the prior year; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the degree to which the general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies a listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by Government Code Section 65583(c)(1) and Section 65584.09, as well as any additional sites that may have been required to be identified by Government Code Section 6586; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of applications submitted pursuant to Government Code Section 65913.4(a), the location and the total number of developments approved pursuant to Government Code Section 65913.4(b), the total number of building permits issued pursuant to Government Code Section 65913.4(b), and the total number

of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in Government Code Section 65913.4(b); and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the status of the projects in the jurisdiction's active planning grant applications and the corresponding impact on housing within the jurisdiction categorized based on the eligible uses specified in Health and Safety Code Section 50515.02 or 50515.03; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies progress amending the general plan or open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Public Resources Code Sections 5097.9 and 5097.993; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of density bonus applications received and approved in accordance with Government Code Section 65915; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the location, status, total number of units, number of rental units, number of units for sale, and the affordability of units by income group for each residential development application submitted pursuant to the Affordable Housing and High Road Jobs Act of 2022; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies a list of all historic resources listed on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic places by the City in the past year, and the status of any housing projects proposed for the new historic designations, including whether the project was entitled, whether a building permit was issued, and the number of units in the development; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of housing applications submitted pursuant to the Affordable Housing on Faith and Higher Education Lands Act of 2023, along with the location and number of developments approved, number of building permits issued, number of units constructed, and the income category of those units; and

WHEREAS, the City Council of the City of Montague has received and reviewed such a report for 2025 that was prepared by city staff and presented to the City Council on March 5, 2026; and

WHEREAS, the report must be accepted by the City Council prior to submission to the Governor's Office of Land Use and Climate Initiative and the California Department of Housing and Community Development on or before April 1 of each year.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the 2025 General Plan Annual Progress Report and approves the transmittal of the report to the Governor's Office of Land Use and Climate Initiative and the California Department of Housing and Community Development.

IT IS HEREBY CERTIFIED that the foregoing Resolution 26-05 was duly adopted on a motion by _____ and seconded by _____ at _____ a regular meeting of the City of Montague City Council held on the 5th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF MONTAGUE CITY COUNCIL

Takeshi Murakami, Mayor

WITNESS, my hand and seal this 5th day of March 2026

Ruanna Smith, City Clerk

ATTACHMENT B

GENERAL PLAN GOALS, POLICIES & PROGRAMS

City of Montague General Plan Goals, Policies, and Programs

Land Use Element (2025)

GOAL LU-1 A sufficient variety and quantity of land uses to meet the housing, employment, service, and social needs of the existing and future population.

Policy LU-1.1: The City strives to ensure a compatible mix and quantity of land designated and zoned to serve the needs of the community.

Policy LU-1.2: The City maintains flexibility within the Zoning Ordinance by allowing development opportunities through the use permit process as well as through approval of similar uses not otherwise listed in the Zoning Ordinance.

Policy LU-1.3: The City supports the development of residential, mixed-use, commercial, and industrial areas where suitable land exists with good access, adequate infrastructure, and where such uses will have a minimum of conflict with current and future adjacent land uses.

Policy LU-1.4: The City encourages an integrated mix of housing types and sizes within residential areas to promote housing opportunities for people of all ages and abilities.

Program LU-1A: Adopt the General Plan Land Use Map (**Figure 2.14**), as the official land use diagram for the City of Montague.

Program LU-1B: Adopt zoning regulations that are consistent with and support implementation of the General Plan Land Use Element.

Program LU-1C: Review the general plan's residential and commercial capacities every eight years and modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values.

Program LU-1D: Implement the programs of the Housing Element related to residential development.

GOAL LU- 2 Montague's rural small-town character conserved and enhanced.

Policy LU-2.1: The City strives to maintain Montague's small town character while allowing for population and business growth, as well as increased employment, shopping, cultural, and recreational opportunities, and other tax revenue generating uses.

Policy LU-2.2: The City applies land use classifications and zoning in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.

Policy LU-2.3: The City protects existing neighborhoods from added noise, traffic, light, and other characteristics that may negatively affect them.

Policy LU-2.4: The City ensures that proposed uses will be compatible with existing land uses when approving discretionary development proposals.

Policy LU-2.5: The City avoids the overconcentration of land uses in any area of the City where the resultant increase in traffic, noise, and other impacts would adversely impact the public health, safety, peace, and general welfare of residents.

Policy LU-2.6: The City desires to keep commercial and industrial developments in scale with the small-town atmosphere, in part through controls on the size and height of structures and the scale and quantity of signs.

Program LU-2A: Include development standards in the Zoning Ordinance that provide adequate separation, buffering, landscaping, screening, and other provisions as needed to ensure compatibility between potentially incompatible land uses.

Program LU-2B: During review of discretionary proposals, require buffers when warranted between dissimilar land uses; urban uses and open space; environmentally sensitive areas and habitats; biological, historical, and cultural resources; and agricultural lands. Buffers may include additional setbacks, solid barriers, redesign, or other means to protect the resource.

Program LU-2C: Upon review of discretionary permits, add conditions to the project approval, when warranted, to support the public peace, health, safety, and general welfare.

Program LU-2D: Preserve and strengthen the character of existing residential neighborhoods by developing and maintaining sidewalks and encouraging property owners to maintain their properties.

Program LU-2E: Support neighborhood watch initiatives and partner with community and neighborhood organizations to combat crime and promote public safety.

Program LU-2F: Encourage the design of projects that enhance public safety and discourage crime by orienting homes and buildings toward the street, providing adequate lighting and sight lines, and selectively installing fencing and landscaping.

Program LU-2G: Encourage high standards of property maintenance and provide for rapid abatement of conditions contributing to blight.

GOAL LU-3 A strong economic base that provides more job opportunities for residents of the City.

Policy LU-3.1: The City supports the expansion and retention of existing businesses and facilitates business development in the City.

Policy LU-3.2: The City encourages infill development, adaptive reuse of existing buildings, and the restoration of historic structures to revitalize the downtown as a center of community activity.

Policy LU-3.3: The City promotes a mix of daytime and evening uses in the downtown, including restaurants, professional offices, entertainment, and housing to encourage activity throughout the day.

Policy LU-3.4: The City fosters redevelopment and revitalization of older and deteriorating portions of the City.

Program LU-3A: Reinforce the historic town center as the physical and cultural center of the City, recognizing its importance to the community's sense of place.

Program LU-3B: As resources permit, seek funding via grant and loan programs to aid business development through improvement and expansion of city services and facilities (e.g., roadway improvements, water and sewer infrastructure, streetscaping and other beautification efforts, etc.).

Program LU-3C: Develop and maintain an inventory of vacant and underdeveloped mixed-use, commercial, and industrial properties that are or can be served with city utilities to aid businesses in the site selection process.

Program LU-3D: Identify and actively promote development of key vacant or underutilized sites for commercial and mixed-use development in and adjacent to the downtown area.

Program LU-3E: Evaluate in consultation with residents, and the business community in particular, whether to develop and adopt an objective design review process for the downtown that could be applied to new development and to existing development at the time of façade improvements. Encourage a variety of building styles and types consistent with the community's historic architecture and small-town feel.

Program LU-3F: Allow home-based businesses in residential neighborhoods when there is no indication of a home-based business from outside the home, the nonresidential use is compatible with adjacent uses, and the home-based business is at a scale that is accessory to the residential use.

Program LU-3G: Provide for and encourage the development of a broad range of uses in the downtown area to reduce the need for travel to adjoining communities and to capture a greater share of local spending.

Program LU-3H: Support the formation of a merchants' association to provide a forum for promoting healthy local businesses.

GOAL LU-4 Sustainable planned growth in the City's planning area balanced with preservation and protection of the viability of agricultural areas surrounding the City.

Policy LU-4.1: The City encourages, promotes, and facilitates infill development and phased extension of city services in an effort to discourage sprawl and maintain a compact urban form.

Policy LU-4.2: The City protects agricultural land uses surrounding the City through maintenance of firm urban boundaries, incorporation of agricultural buffers, and support for the agricultural industry.

Program LU-4A: As vacant land in the city becomes limited, encourage the annexation of suitable land within the Sphere of Influence that can be readily served with city utilities,

where the relationship between existing and planned land uses moderates Vehicle Miles Traveled (VMT), and where impacts to agricultural lands would be minimized.

Program LU-4B: In response to annexation proposals, pre-zone lands within the Sphere of Influence as a means to maintain a variety of land uses that meet the needs of the community.

Program LU-4C: To minimize conflicts between urban uses within the City and agricultural uses outside of the City, require a minimum 100-foot-wide physical separation between agricultural uses (not including agricultural support industries) and new residential dwellings. The buffer may include roadways, pedestrian/bicycle routes, stormwater basins, open space, etc.

Program LU-4D: Establish, as a high priority, the conservation of existing residential and commercial structures through preservation and rehabilitation and support appropriate grant applications when they are proposed to aid this effort.

GOAL LU-5 A high-quality municipal airport with compatible development in the vicinity of the airport, including development of the City's adjacent property.

Policy LU-5.1: The City promotes the continued compatibility of the Montague-Yreka Rohrer Airfield and the land uses that surround it.

Policy LU-5.2: It is the City's priority to protect the safe, continued operation of the airport in considering proposed land uses in the vicinity of the airport.

Program LU-5A: Ensure that all development in the vicinity of Montague-Yreka Rohrer Airfield is consistent with the Siskiyou County Airport Land Use Compatibility Plan.

Program LU-5B: Update the General Plan Land Use Element, as needed, in response to amendments and updates to the Siskiyou County Airport Land Use Compatibility Plan.

Program LU-5C: Prior to the approval of project proposals or the sale or development of property near the airport, ensure that assurances made to the FAA can continue to be met.

Program LU-5D: Zone lands surrounding the airport consistent with the General Plan Land Use Element.

Housing Element (2024)

Goal 1 - Provide Adequate Sites

Assist in increasing the affordability of housing in Montague, the City shall provide adequate sites to accommodate the City's housing needs and regional housing needs, provide a wide range of housing section by location, type, income level, and tenure by always ensuring there is an adequate supply of land for residential development.

Policy 1.1: The City shall encourage and facilitate the construction of housing to meet the City's share of regional housing needs during the 2023-2031 Housing Element planning period of at least one (1) extremely low income unit and one (1) low income unit. In addition to Montague's share of the regional housing needs, the City shall encourage and facilitate the

rehabilitation and construction of the following number of housing units according to the following income levels:

City of Montague's Quantified Objectives, 2023-2031

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	1	0	1	1	1	4
Rehabilitation	1	1	1	1	0	4
Conservation	1	1	2	1	0	5
Totals	3	2	4	3	1	13

Policy 1.2: Ensure Montague provides adequate sites with appropriate zoning and available public facilities and services to meet the City's share of regional housing needs for all income groups during the housing element planning period. These lands shall be available at any time with appropriate General Plan and Zoning Ordinance for residential development to reduce the impact that the lack of available land may have on the cost of single-family and multifamily development.

Policy 1.3: The City shall not place any condition of approval that lowers the proposed density of a residential project if the project otherwise conforms to the General Plan, zoning, and/or development policies in effect, unless the requisite findings required by Government Code Section 65589.5 et seq. are made.

Program 1.3.1: Provide Adequate Sites and No Net Loss Compliance

To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate and make written findings for entitlement and building permit applications seeking to develop designated inventory sites for decreases in density and affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to meet the City's remaining RHNA for lower-income households in accordance with Government Code Section 65863 et seq.

Program 1.3.2: Monitor Availability of Opportunity Sites

- 1) Coinciding with the annual General Plan Progress Report, update and review the inventory of opportunity sites in the city and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate Montague's share of regional housing needs and a variety of housing types for all income levels. If a deficiency is projected to occur, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. As a part of this process, continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing. The City shall make the inventory available to the public, especially the development community, for their information and use.
- 2) The City will continue to monitor the need for multifamily development (i.e., R 3, High Density Residential) on an annual basis. The City Council and the public will receive a report of the analysis outcome and any necessary actions as part of the General

Plan Annual Progress reports. "Needed action" to address the need for multifamily development shall include allowing multifamily development in the commercial districts without a use permit.

Policy 1.4: (1) The City shall provide adequate water and sewer services to meet the needs of existing residents and serve the demand for new housing and economic development. Should the City's existing water or sewer infrastructure be found to be inadequate to serve future population growth, the City will program improvements as needed, including seeking grant funding. (2) It shall be the policy of the city of Montague to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households in compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7, at all times for the duration of the 2023-2031 housing element planning period.

Program 1.4.1: Procedures for Water and Sewer Connections

In compliance with State law, i.e., subparagraph (b) of Government Code Section 65589.7, the City shall establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.

Program 1.4.2: Monitor Public Infrastructure and Improve as Funding is Available

- 1) Continue to review on an annual basis the existing water/sewer capital improvement program to determine if the current fee structure is adequate to finance needed improvements in the capacity of the utility systems to accommodate future development.
- 2) The City will seek funding to complete a public facility plan to provide sewer and water service to undeveloped land in the City. If the capacity is deemed to be inadequate to serve future population growth, improvements shall be programmed as needed.
- 3) The City shall continue to improve the sewer system, as necessary, to meet the needs of residents and to encourage, support, and accommodate housing and economic development.

Policy 1.5: With all due consideration to financial constraints, and consistent with other General Plan policies and State law, the City shall encourage, participate, and cooperate in the extension of City services to currently unserved and underserved areas, including direct financial participation when deemed appropriate by the City Council.

Program 1.5.1: Monitor Public Infrastructure and Development in Sphere of Influence

Subject to availability of funding, the City shall work with developers of housing outside of existing sewer and/or water service areas, and in areas where existing systems are at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.

Goal 2 - Ensure the Availability of a Variety of Housing Types and Increase the Affordability of Housing

Montague shall remove governmental constraints on the development, maintenance, and improvement of housing to ensure a variety of housing types for all income levels and tenure can be developed throughout the City during the 2023-2031 Housing Element planning period.

Policy 2.1: The City will ensure that developers, property owners and City residents are made aware of key housing programs and development opportunities.

Program 2.1.1: Promote the City Housing Programs to Residents

The City will improve community awareness and support for the City's housing programs citywide by publicly sharing information on the City's website about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, reasonable accommodation procedures, and housing affordability requirements, and will use affirmative marketing best practices to prepare and publish housing information. This will include clear informational handouts for applicants explaining how to determine which Airport Compatibility Zone applies and what Airport Height Overlay requirements apply to their proposed development, and the implications for their projects considering the allowed uses, residential densities, and height of structures.

The City shall also encourage development of Accessory Dwelling Units and Junior ADUs (J/ADU) by apply for State funding could allow awarded funds to be used for J/ADU development such as CalHOME and by publishing information about J/ADUs on its website. This program will be implemented consistent with the requirements of AB 1483 (2019).

The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours, e.g., community events, farmer's markets; real estate industry workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's housing programs including affordable housing programs.

Policy 2.2: The City shall ensure that its land use regulations are consistent with State law, and that planning and building entitlement and permit processes and procedures do not unnecessarily constrain the production of housing. The City shall continue its practice of prioritizing multifamily housing development applications. The City shall strive also to ensure that its fees are not a constraint to the development of affordable housing.

Program 2.2.1: Establish and Promote Local Density Bonus Procedures

- 1) The City shall amend the Montague Municipal Code, Title 17, to adopt implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. To reduce the need for future municipal code amendments and updates, the amendments will focus on local procedures for processing density bonus application and documents and information required to be submitted with the density bonus application in order for a density bonus application to be deemed complete (Government Code Sections 65915, subparagraph (3)). Consistent with subdivision (n) of Government Code Section 65915, the City's Zoning Ordinance amendments for density bonus may consider allowing the City to grant a density bonus greater than described in State Density Bonus Law (SDBL) for a development that meets the requirements of SDBL.

- 2) To ensure ongoing compliance with state Density Bonus Law, the City shall continue to monitor for amendments to Government Code Section 65915 et seq. and amend Title 17, Zoning, as necessary.
- 3) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units and/or other qualifying project amenities within residential developments consistent with Government Code Section 65915 et seq.
- 4) The City will prepare and publish materials on its website informing the public and housing developers of the City's density bonus program for qualified housing developments.

Program 2.2.2: Monitor Existing Fees and Possible Fee Reductions for Affordable Housing

The City shall review building and development connection fees and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability. At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate- income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.

Policy 2.3: The City will facilitate the development of workforce and affordable housing through supporting funding applications, expedited permit review, approval of requests for density bonus or development incentives, the availability of ministerial streamlining for qualifying projects, and other incentives. The City will work with market rate and nonprofit housing developers, and community organizations to facilitate the development of workforce and affordable housing.

Program 2.3.1: Monitor Development Incentives

- 1) Encourage the developers of low- and moderate-income housing to utilize existing scattered developable lots within the city.
- 2a) The City will meet with housing consultants to review incentives for infill development. (was Program III-5)
- 2b) The City will continue to be represented on the Siskiyou Association of Governmental Entities (SAGE) working group to develop a strategy for affordable housing development.

Program 2.3.2: Update Local J/ADU Ordinance

The City's amendments to the Montague Zoning Ordinance for Accessory Dwelling Units and Junior Accessory Dwelling Units (J/ADUs), and other sections as applicable, shall be consistent with State law. J/ADUs shall continue to be permitted in any residential or mixed-use zone by-right, as a ministerial action without discretionary review or a hearing, subject to objective standards. The amendments will provide for J/ADUs to be expressly exempt to the lot coverage standard in all zones where J/ADUs are allowed. Residential or mixed-use zones shall be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. Within sixty (60) days of adoption, the City shall submit a copy of the adopted J/ADU to HCD for a review for compliance with State law pursuant to Government Code Section 65852.2(h). The City shall amend the J/ADU Ordinance to address any written findings issued by HCD.

Program 2.3.3: Reduce Parking for Small Dwellings

The City's amendments to the Montague Zoning Ordinance shall require a single parking space for each efficiency unit, studio apartment, one-bedroom unit in multifamily housing developments, and each single room occupancy unit.

Program 2.3.4: Small Lot Consolidation

To facilitate the development of multifamily housing, the City will incentivize the consolidation of small lots by establishing written policy and procedures to grant fee waivers for parcel mergers when multifamily housing is proposed.

Program 2.3.5: Provision for Dwelling Groups

To encourage a variety of housing types, the City shall amend the Zoning Code to permit dwelling groups by right in the R-3 and MU zones.

Goal 3 - Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.

The City shall initiate all reasonable efforts to preserve, conserve, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.

Policy 3.1: To improve the safety and livability of existing housing stock the City shall support housing rehabilitation and encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement.

Program 3.1.1: Use CDBG Housing Funds for Housing Conservation and Prioritize Funding for Residents with Special Needs

- 1) The City shall continue to encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City's CDBG housing rehabilitation program.
- 2) Continue to apply for CDBG funds, and as other appropriate funding becomes available, to assist homeowners with low interest loans and/or grants through the City's Housing Rehabilitation Program. With a goal of assisting four (4) households over the next eight years, strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.
 - A. If the City has available program income and rehabilitation is an eligible use of program income per the grantor, the City will consider amendments to the program income reuse plan to include an OOR activity, and establish a suballocation of the program income for the OOR activity.
 - B. The City shall provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness.
- 3) The City shall support third-party and non-profit organizations, such as Great Northern Corporation, which offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of

owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.

- 4) The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing, and as a means to maintain safe and decent housing. The City will continue to respond to complaints or obvious potential code violations. The City will encourage the removal of dilapidated housing, using CDBG funds where possible, to offset the cost of replacement housing. The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing.
- 5) The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing printed handouts available at public locations, and publishing them on its social media and website. The City will implement affirmatively marketing of its housing programs. An affirmative marketing program will include:
 - Advertising the availability of programs in multiple languages, and advertise in various media outlets, such as newspapers, magazines, radio, or online platforms, that reach a wide and varied audience.
 - Provide information about the program to potential applicants in multiple languages.
 - Offering reasonable accommodations to persons with disabilities to ensure equal opportunity to apply. This measure includes placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
 - Creating materials that feature images and messages that appeal to a diverse range of potential applicants, including classes protected under fair housing laws.

Policy 3.2: Establish and implement replacement housing to mitigate the loss of affordable housing units on Housing Element designated inventory sites. Upon City Council adoption of the 6th Cycle Housing Element Update, the City shall immediately begin implementing replacement housing, when applicable, in accordance with Government Code Section 65583.2(g)(3). The replacement housing policy shall require new housing developments on the City's designated 2023-2031 Housing Element Inventory sites to replace all affordable housing units lost due to new development. The City shall also prepare and adopt a local replacement housing policy.

Program 3.2.1: Establish a Local Replacement Housing Policy

To ensure the continued availability of housing for low- and very low-income housing, the City shall prepare and adopt a replacement housing policy consistent with Government Code Section 65583.2(g)(3). The City will adopt policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the City's site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and

- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households.

The City's policy will also consider how to provide disclosure for properties subject to replacement housing for future property owners.

Goal 4 - Facilitate the Provision of Housing Suited to Persons with Special Needs

The City shall facilitate development of sites for special needs housing, including the housing needs of persons with disabilities and persons experiencing homelessness.

Policy 4.1: Continue to promote housing for persons with special needs, including senior households, female-headed households, persons with disabilities, persons with developmental disabilities, farmworkers, and large households. The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

Policy 4.2: The City shall amend Title 17, Montague Municipal Code, to ensure the Zoning Regulations comply with state law and are implemented consistent with state law. Specifically:

- Government Code Section 65582, subparagraph (i) for the definition of target population.
- Government Code Section 65583 for emergency shelters.
- Government Code Section 65650-65656 for supportive housing developments. The amendments shall permit supportive housing developments by-right in zones that permit multifamily and mixed uses including nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Government Code Section 65660-65668 for low barrier navigation centers, a type of emergency shelter. The amendments shall permit low barrier navigation centers by-right in the same zones that permit emergency shelters as well as areas zoned for mixed use and nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

Program 4.2.1: Amend City Regulations for Supportive Housing Developments, Low Barrier Navigation Centers Consistent with State Law

- 1a) Pursuant to the draft Zoning Ordinance, the R-1, R-2, R-3, MU, T-C, and P-D zones are zones where multifamily uses are permitted. Consistent with Government Code Section 65650 et seq., the City shall amend the Zoning Ordinance to be substantially the same as the draft circulated in June 2023, which allows by-right supportive housing developments meeting the requirements of Government Code Sections 65651 and 65652 in the R-1, R-2, R-3, MU, T-C, P-D zones as a by-right use, not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone.
- 1b) Consistent with Government Code Section 65650 et seq., the City shall revise the G-C zone of the draft Zoning Ordinance to allow supportive housing developments

that meet the requirements of Government Code Sections 65651 and 65652 as a by-right use and not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone.

- 1c) The City shall revise the minimum off-street parking requirements of the draft Zoning Ordinance for qualifying supportive housing developments to be consistent with Government Code Section 65653.
- 1d) The definition of target population that is embedded in the definition of supportive housing shall be amended to reference the definition of target population contained Government Code Section 65582(i).
- 2) Consistent with Government Code 65583(c)(3), the City shall amend the Montague Zoning Ordinance to allow by-right low barrier navigation centers meeting the requirements of Government Code Section 65662 as a by-right use and not subject to a conditional use permit or other discretionary approval in the same zone(s) that permit emergency shelters and s zoned for mixed use and nonresidential zones permitting multifamily, which include the R-3 and T-C zones.

Program 4.2.2: Amend City Regulations for Emergency Shelters

The City shall amend Title 17 of the Montague Municipal Code and other sections as applicable, for emergency shelters to comply with State law. The amendments shall continue to permit emergency shelters in the R-3 zone without a conditional use permit or other discretionary permit, subject only to development and management standards that apply to residential or commercial development in the same zone, and shall not have the effect of precluding emergency shelters. Management standards shall be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are consistent with Government Code Section 65583(a)(4) et seq. Off-street parking standards shall be consistent with Government Code Section 65583(a)(4)(A). Specifically, the City shall:

- 1) Amend Title 17 to expressly allow emergency shelters as a by-right use not subject to a conditional use permit or other discretionary approval in the R-3 zone.
- 2) Emergency shelters shall be subject only to written objective standards specified in Government Code Section 65583(a)(4)(B), and development and management standards that apply to residential or commercial development in the same zone.
- 3) Off-street parking standards for emergency shelters shall be sufficient to accommodate the staff working in emergency shelters, and does not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Program 4.2.3: Amend City Regulations for Employee Housing, Including Farmworker Housing

- 1) The City shall amend the Zoning Ordinance to allow employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. Specifically,
 - A) Consistent with Section 17021.5 of the Health and Safety Code, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and shall be a by-right use. Use of a family dwelling for purposes of employee housing serving

six or fewer persons shall not constitute a change of occupancy, per section 17021.5 of the Health and Safety Code.

- B) Employee housing of permanent construction consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be allowed by-right in zones that permit multifamily residential and mix use zones that permit multifamily residential, and in all commercial zones with a use permit.
 - C) Pursuant to Government Code Section 17021.6, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural use of land, and shall be permitted by-right on lands designated as agricultural in the Land Use Element of the Montague General Plan.
 - D) The City will update Title 18 in conformance with California Health and Safety Code Section 17021.8 which generally requires applications for development of qualifying farmworker housing on land designated as agriculture in the Montague General Plan to be subject to a streamlined, ministerial approval process that meets the requirements of State law specified in Health and Safety Code Section 17021.8.
 - E) For the purpose of all local ordinances, employee housing, including farmworker, shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.
- 2) The City will also explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.

Program 4.2.4: Amend City Regulations for the Definition of Family

The City shall amend the definition of "family" in Section 17.08.160, Title 17 – Zoning, Montague Municipal Code. Should the City elect to amend the definition of family (rather than repealing the definition), the amended definition shall not overly scrutinize living arrangements, require that residents be related by blood, marriage, or adoption, or impose a zoning limit on the number of unrelated people. The City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022, or any updates thereto.

Program 4.2.5: Amend City Regulations for Group Homes

The City shall amend Title 17 of the Montague Municipal Code to allow group homes in the same manner as other residential development in the same zone. The amendments shall remove regulatory barriers and allow for development of a range of group and assisted care housing for individuals with disabilities by ensuring appropriate zoning for all ranges of housing from group housing, independent living with services on-site, and institutional care facilities. The City shall allow group homes in all residential zones including single family zones in compliance with Affirmatively Furthering Fair Housing and applicable Health and Safety Codes. The City may consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022. The amendments to the Montague Municipal Code shall allow:

- 1) Group homes that operate as single-family residences and that provide licensable services to six or fewer residents shall be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.

- 2) Group homes for more than six residents (regardless of licensing) shall be allowed by right in all residential zones and in mixed-use zones that permit residential uses. They shall be subject only to development, performance, and design standards that are objective; to nondiscriminatory health, safety, and zoning laws; and to provisions similar to other residential uses of the same type in the same zone, such as setbacks, lot coverage, parking requirements, etc. If requested, the City shall provide flexible and efficient reasonable accommodation(s) in the permitting process.
- 3) Amend the definition of group home to be consistent with State law, including the City's obligation to affirmatively further fair housing.

Policy 4.3: The City shall encourage and support organizations and programs, including housing providers, to address the housing needs of special needs groups (seniors, female headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, farmworkers, individuals and families experiencing homelessness, and persons with extremely low incomes). The City shall seek to assist in meeting these special housing needs through a combination of regulatory amendments and incentives, and identifying and applying for funding with qualified housing developers to develop needed housing in the City.

Program 4.3.1: Inter-Jurisdictional Coordination and Planning to Address Homelessness

- 1) The City will support the implementation of the Siskiyou County 10 Year Plan to End Homelessness, specifically goals for increasing the supply of permanent supportive housing and affordable housing, expanding the capacity for housing providers, and expanding options for low barrier emergency shelter and housing. The City will consult with the NorCal Continuum of Care Coordinator on strategies to provide services, shelter, and housing for those experiencing homelessness in the City.
- 2) The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter, navigation center, or other recognized type of emergency housing for persons experiencing homelessness in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding.
- 3) The City shall support agencies and organizations providing services to those experiencing homelessness by annually updating referral information.
- 4) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program.
- 5) The City will meet with representatives from the Housing Authorities, the NorCal Continuum of Care, and other nonprofit organizations to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.
- 6) The City shall partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), and extremely low-income residents, and identify funding sources to develop needed services in the City.
- 7) The City shall maintain a list of non-profit organizations interested in the construction of affordable housing in the City and the region, and meet with and assist organizations desiring to maintain affordable housing in the City.

- 8) Support applications by housing developers to utilize governmental housing programs such as the USDA RD 504 programs, CDBG programs, and other housing rehabilitation programs. (was Program II-3)
- 9) To address the needs of single-parent households, the City will support the development of low-cost child care facilities and job training programs in the city to encourage the householders to enter and stay in the job market. Refer residents to and meet with child care council and HUB Communities Family Resource Center as needed to review the possible child care needs of the community.

Goal 5 - Encourage and Support the Development of Affordable Housing

The City will encourage the construction of new or dedication of existing housing that is affordable to extremely low, very low, low, and moderate income households.

Policy 5.1: The City shall encourage and support the development of housing affordable to extremely low, very low, low, and moderate income households.

Program 5.1.1: Support the Development of Housing for Extremely Low Income Households and Remove Barriers

- 1) To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.
- 2) The City will proactively outreach to affordable housing developers in the region to identify development opportunities in the City including opportunities for self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor).
- 3) The City shall encourage and support plans that include extremely low, very low, and low income housing in the residential and mixed-use zoning districts when located within a quarter mile of a transit stop and/or when the development is located within a distance a person can reasonably walk to services (e.g., quarter mile). The term "encourage and support", as used herein, may include, but is not limited to:
 - Site identification;
 - Providing local, state, and federal permit assistance;
 - Give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date;
 - Allow phasing of infrastructure whenever possible at time of project review;
 - Facilitate the provision of public transportation services to serve residential areas, including services for individuals with disabilities and the installation of bus stops at safe and convenient locations;
 - Maintenance of relationships with funding and facilitating agencies and organizations; and
 - The City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to extremely low income households.
 - Any other action on the part of the City that will reduce development costs.

Program 5.1.2: Promote the City's Housing Programs to Affordable Housing Developers

The City will improve awareness and support for the City's workforce and affordable housing programs by preparing, publishing, and distributing an affordable housing information brochure/newsletter that will be a local resource for persons interested in developing low-cost housing, which will be implemented consistent with the requirements of AB 1483 (2019). The City will encourage the participation of agencies and organizations that operate rental and mortgage subsidy and self-help housing programs. To improve the dissemination of the City's affordable housing programs, the City will provide information, printed and as web content. The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation, e. g., development industry events or workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's affordable housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance.

Goal 6 - Encourage Sustainable Housing Development and Energy Conservation

Montague will encourage sustainable housing development and energy conservation shall pursue sustainable development for the new development and existing housing stock in the City.

Policy 6.1: The City shall promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. The City will be receptive to encouraging new alternative energy systems, such as solar and wind, and water conservation measures.

Program 6.1.1: Alternative Building Materials and Construction Methods for Energy Conservation

The City may consider exploring options for building regulations that allow the use of alternative building materials and construction methods, within the City's legal authority, which demonstrate energy conservation and sustainability while protecting the public health, safety, and welfare.

Program 6.1.2: Promote Energy Efficiency and Conservation

Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing. The City will provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 10 homes per year during the 6th cycle planning period by providing information

Program 6.1.3: Enforce Title 24 for Energy Efficiency and Conservation for New Construction

The City shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting

of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate.

Program 6.1.4: Apply Title 24 for Energy Efficiency and Conservation for Housing Rehabilitation

To improve energy conservation, the City will require all units rehabilitated under the rehabilitation program described in Program 3.1.1 and supported with state or federal funds to be in compliance with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking and weather-stripping to reduce energy costs.

Goal 7 - Promote Equal and Fair Housing Opportunities for All People

The City shall promote opportunities for persons from all economic segments of the community regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Policy 7.1: Eliminate housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, disability, or any other arbitrary factor by removing constraints within control of the City.

Program 7.1.1: Disseminate Fair Housing Information and Respond to Fair Housing Complaints

- 1) The City shall support designated regulatory agencies in the prevention and correction of any reported discrimination in housing.
- 2) City staff shall refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City shall monitor such complaints by checking with the affected agency and the complainant, and consider the need for future action if a trend develops, or if the complaint is not resolved.
- 3) The City shall provide information concerning discrimination complaint procedures to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi- public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, disabilities, and lower-income households. The City will support and participate in efforts by local government and non-profits to develop a renters' resource program.
 - A. The information and content of this program shall be incorporated into the community awareness improvement program, sharing information on the City's website, and by performing proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours.
- 4) Conduct at least biennial training for the City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.

Program 7.1.2: Implementation of the AFFH Action Plan

Section 7.0 of Appendix A analyzes fair housing conditions in the City of Montague and provides a regional comparison. Table A-42 in Section 7.8 of Appendix A identifies the

conditions that contribute to the City's fair housing issues. The contributing factors are prioritized in Table A-43, of Section 7.8 of Appendix A.

The City's Affirmatively Furthering Fair Housing Action Plan, which is identified as Table A-43, Section 7.8, Appendix A, is hereby incorporated into Program 7.1.2 by reference. The AFFH Action Plan addresses the identified fair housing issues and contributing factors; includes a schedule and objective and measurable outcomes; and is intended to address the housing needs of all economic segments of the community.

The City shall implement the AFFH Action Plan and take meaningful actions citywide to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming areas of concentrated poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair-housing laws for all persons in accordance with state and federal law.

Circulation Element (2024)

GOAL C-1 *A balanced transportation system that maximizes mobility and choice for city residents.*

POLICY C-1.1: The City supports the development of a network of complete streets that reflects the local context and which provides for the mobility of all users, regardless of age or ability.

POLICY C-1.2: The City supports the development and expansion of local and regional public transit systems.

POLICY C-1.3: The City supports transit services, agencies, and organizations that provide paratransit services to individuals with special needs.

POLICY C-1.4: The City supports partnerships, including with the Siskiyou County Local Transportation Commission (SCLTC), California Department of Transportation (Caltrans), and other Siskiyou County communities, to fund active transportation improvements in the City and region.

Program C-1A: Ensure that land use and transportation planning balance the needs and safety of motorists, pedestrians, bicyclists, and transit users.

Program C-1B: Evaluate the feasibility of installing elements of complete street improvements when planning roadway improvements.

Program C-1C: Require new development to contribute its fair share to complete street improvements.

Program C-1D: Consider multi-modal access requirements when making investment decisions about parks, recreation areas, public parking, and other city facilities.

Program C-1E: Ensure that new subdivisions are designed to include features that facilitate walking and bicycling.

Program C-1F: Work with transit providers (e.g., STAGE and Greyhound) to extend and/or expand service to Montague to better address the transportation needs of the community.

Program C-1G: Work with transit providers, social service agencies (e.g., PSA 2 Area Agency on Aging), and community organizations (e.g., religious institutions and nonprofits) to offer paratransit services to those with special needs, including on demand rides for the elderly and disabled.

Program C-1H: Continue to coordinate with SCLTC and other communities in the region on development of the Active Transportation Plan and utilize the Active Transportation Plan to better target grant opportunities to improve the City's active transportation network.

Program C-1I: Partner with the SCLTC, Caltrans, and others to fund active transportation improvements in Montague and the region.

GOAL C-2 *A transportation system that is adequate, safe, and efficient for all users.*

POLICY C-2.1: The City endeavors to provide adequate, safe, and efficient access to and from all land uses identified in the Land Use Element.

POLICY C-2.2: The City strives to maintain Level of Service (LOS) C or better on city streets and intersections.

POLICY C-2.3: The City supports deviations from the LOS standard when LOS C is unsafe for non-automobile users, is too expensive for the City to maintain, and/or results in increased VMT.

POLICY C-2.4: The City supports long-range plans for improvement of SR 3 through Montague by Caltrans to maintain safety and efficiency of traffic.

POLICY C-2.5: The City requires that new development provide adequate off-street parking to accommodate parking demands generated by the use.

POLICY C-2.6: The City requires that publicly accessible parking areas be designed to provide safe access for pedestrians and bicyclists.

POLICY C-2.7: The City supports the use of shared parking facilities that provide safe and convenient connectivity between adjacent uses.

Program C-2A: Review existing roadways and sidewalks to ensure that they meet general safety standards and are ADA compliant. If it is found that any routes are unsafe or noncompliant, make the necessary improvements to ensure that the routes are improved to appropriate standards.

Program C-2B: Continue to evaluate, improve, and maintain city streets and sidewalks to ensure safe, efficient operation.

Program C-2C: Adopt street standards that reflect adjacent land uses and anticipated traffic volumes and provide flexibility where necessary to maintain public safety and neighborhood character.

Program C-2D: Design public rights-of-way, intersections, and parking areas to include accessible, safe access for all users.

Program C-2E: Strive to maintain adequate on-street and off-street parking areas, including electric vehicle charging stations, to meet ongoing parking demands.

Program C-2F: Evaluate the use of in lieu fees to offset the parking impacts of new or expanded commercial, institutional, or industrial land uses as an alternative to requiring that such uses provide the minimum off-street parking spaces required by Code.

Program C-2G: Actively participate in regional transportation planning programs, including programs coordinated by the SCLTC, and use the regional planning process to improve the City's transportation network.

Program C-2H: When a project is proposed that has the potential to impact SR 3 or the intersection of a city street with the highway, coordinate with Caltrans to address and resolve issues that may affect the safety and efficiency of related traffic.

Program C-2I: Coordinate with Caltrans regarding safety issues on SR 3 and the highway's intersections with city streets to ensure sufficient improvements are in place, including traffic calming measures, to safeguard the community.

Program C-2J: Minimize the effects of truck traffic on city streets by developing, maintaining, and enforcing a system of designated truck routes and ensure designated truck routes are designed to accommodate the heavier loads placed on them.

Program C-2K: Periodically evaluate parking standards in the Zoning Code for adequacy and consistency with state law and amend as necessary.

Program C-2L: Support efforts to promote safety at rail crossings in the City.

GOAL C-3 *A circulation system that contributes to the social, economic, and environmental well-being of the community.*

POLICY C-3.1: The City supports the enhancement of the visual appearance of pedestrian and vehicular routes.

POLICY C-3.2: The City recognizes the relationship of local transportation decisions to broader regional issues, such as congestion management and environmental sustainability.

POLICY C-3.3: The City promotes access to public transit, non-vehicular modes of transportation, and greater linkages between land uses and transit to reduce automobile-related emissions.

POLICY C-3.4: The City supports equitable deployment of comprehensive utility infrastructure in the City, including the efficient expansion of broadband infrastructure and the provision of cost-effective high-speed internet service, to foster economic prosperity.

POLICY C-3.5: The City requires that development mitigate adverse impacts of a proposed project on the existing transportation system.

POLICY C-3.6: The City endeavors to provide public services, facilities, and utilities that are efficient, cost effective, and in compliance with state and federal regulations.

Program C-3A: Construct, improve, and maintain the system of curb, gutters, sidewalks, and crosswalks for circulation, safety, and drainage control, giving priority to high traffic areas.

Program C-3B: Evaluate the planting of low maintenance shade trees in landscaped areas adjacent to streets where non-motorized travel is expected, where such improvements can be made without jeopardizing emergency response and future capacity requirements, and where such improvements are feasible and appropriate.

Program C-3C: As part of the CEQA process, require traffic studies for projects that have the potential to generate substantial increases in VMT or impact traffic patterns.

Program C-3D: Protect natural features and sensitive areas to the maximum extent feasible when maintaining and expanding the City's circulation system.

Program C-3E: Develop a targeted approach to digital inclusion that includes expansion of public Wi-Fi in the downtown area, city hall, community center, and other key areas of community interest.

Program C-3F: When possible, reduce barriers to the equitable deployment of new broadband and telecommunication technologies and infrastructure to attract employers and businesses.

Program C-3G: Work with state agencies and regional partnerships to develop funding for improvements to the City's water, wastewater, and storm drain systems.

GOAL C-4 *A pattern of development and a transportation system that minimize vehicle miles traveled (VMT).*

POLICY C-4.1: The City supports the implementation of strategies to reduce the number and length of vehicle trips, including active transportation improvements, mixed-use development, improved access to public transit, and the placement of development in proximity to employment centers.

POLICY C-4.2: The City supports new development that will reduce household and employment VMT relative to existing conditions.

POLICY C-4.3: The City supports on- and off-street improvements that provide functional alternatives to automobile usage, promote active transportation, and reduce VMT.

Program C-4A: Ensure that Montague's transportation system complements the land use pattern, and that land use decisions complement and make efficient use of the transportation system.

Program C-4B: Continue to develop and improve the City's pedestrian and bicycle transportation network, using on- and off-street improvements as appropriate, to increase nonvehicular access to local destinations.

Program C-4C: Develop and support strategies that strengthen first/last mile connectivity to enhance the viability and utility of public transit for all users, such as sidewalks, bicycle parking, and wayfinding signs.

Open Space and Conservation Element (2024)

GOAL OC-1 *Welcoming, inclusive, and safe parks, recreation facilities, and activities to serve city residents regardless of age, ability, or income.*

Policy OC-1.1: The City supports investment in the maintenance, improvement, and development of parks, recreation facilities, and greenspace to promote active lifestyles, mental health, lifelong learning and development, and environmental health benefits for individual and community wellbeing.

Policy OC-1.2: The City supports investment in parks, trails, and programs to promote sports, fitness, active transportation, and active lifestyles.

Program OC-1A: Continue to evaluate and apply for grants and other sources of funding as they become available for the maintenance, improvement, and development of parks, recreation facilities, and greenspace.

Program OC-1B: Encourage residents, stakeholders, neighborhood groups, businesses, schools, social organizations, and public agencies to volunteer and partner in the maintenance and development of city-owned parks and recreation facilities.

Program OC-1C: Provide a variety of recreation facilities and activities that meet the diverse needs of the community.

Program OC-1D: Accommodate those with special needs in the City's parks and recreation facilities and programs, including seniors and people with disabilities, and meet the requirements of the Americans with Disabilities Act.

Program OC-1E: Coordinate with the Siskiyou County Sheriff's Office in the planning for safe and secure parks and recreation areas.

Program OC-1E: When planning park renovations and development, incorporate green infrastructure, shade, and vegetation where appropriate.

Program OC-1F: Design and develop parks, greenspace, and trail corridors to support community respite, wellness, and the mental health benefits found in connections to nature.

Program OC-1G: Support urban agriculture in private development and public spaces, including home gardens, community gardens, and urban farms.

Program OC-1H: When planning new parks, recreation facilities, open space, and greenways, ensure adequate funding is available for the ongoing maintenance and operation of these areas.

GOAL OC-2 A comprehensive system of interconnected open space areas that maximizes the potential for habitat preservation, compatible recreation, and scenic views.

Policy OC-2.1: The City recognizes that open-space land is a limited and valuable resource that should be conserved wherever possible.

Policy OC-2.2: The City, in cooperation with other agencies, organizations, and property owners, endeavors to maintain, preserve, and enhance an interconnected system of open space for the community's use, appreciation, and enjoyment and for the preservation and enhancement of natural habitat.

Program OC-2A: Where practical, improve city-owned open space with designated access points, parking, trails, and other amenities.

Program OC-2B: Provide access to public open space areas, excluding those areas determined to be sensitive to human presence, through a network of pedestrian and bicycle trails that can be adequately managed.

Program OC-2C: Integrate, where feasible, active and passive recreational opportunities with the protection of natural areas.

Program OC-2D: Continue to require the dedication of land, improvement of parks and open space, and/or the payment of in lieu fees in accordance with the Quimby Act and the City's Subdivision Ordinance.

Program OC-2E: Maintain a ratio of not less than five acres of park and open space land per 1,000 city residents.

GOAL OC-3 Preservation of cultural, historical, and paleontological resources.

Policy OC-3.1: The City desires to strengthen Montague's identify, safeguard the cultural identity of previously displaced tribes, and preserve the fossil record through protection of the cultural, historical, and paleontological resources in the City.

Policy OC-3.2: The City recognizes that although no paleontological resources or tribal cultural resources, places, features, or objects have been identified in the planning area, projects resulting in ground disturbance have the potential to uncover previously unknown resources.

Program OC-3A: Consult with local Native American Tribes that are traditionally and culturally affiliated with resources that could be affected by city plans or projects, identify areas that may be of tribal cultural significance, and determine appropriate treatment for the areas.

Program OC-3B: When items of historical, cultural, or paleontological significance are discovered, contact a qualified archaeologist or historian to evaluate the find and recommend proper action.

Program OC-3C: Where feasible, incorporate significant archaeological and tribal cultural resource sites into open space areas.

Program OC-3D: Coordinate with the appropriate federal, state, local agencies, and Native American Tribes upon discovery of tribal cultural resources and artifacts.

Program OC-3E: Work with affected property owners in the City's historic town center to evaluate the possible creation of a historic district or similar mechanism to protect the historic character and charm of the downtown area.

Program OC-3F: Support interested property owners in the preservation, maintenance, and/or renovation of significant historic resources, consistent with applicable Department of the Interior historic preservation standards.

Program OC-3G: Safeguard the City's railroad identity and history through partnerships with the Montague Historical Society and other appropriate entities for the preservation of records, photographs, physical evidence, and other historic resources associated with Montague's past.

Program OC-3H: Support and encourage the railroad history of the community and the maintenance of significant historic structures and resources in the planning area.

GOAL OC-4 Protection of special-status species and other biological resources sensitive to human activities and development.

Policy OC-4.1: The City supports the restoration and management of natural habitats to improve the resilience of the community and environment to flood, drought, and wildfire hazards.

Program OC-4A: Work with the Siskiyou County Flood Control District, Shasta Valley Resource Conservation District, interested property owners, and other appropriate entities to restore natural habitats in the planning area and improve the resilience of natural landscapes to hazards like drought, flood, and wildfire.

Program OC-4B: When activities involving modifications within or adjacent to wetland areas are planned or proposed, seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Program OC-4C: Require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands.

Program OC-4D: Where practical and feasible, co-manage open space and wetlands for flood control.

GOAL OC-5 A sustainable and high-quality water supply.

Policy OC-5.1: The City collaborates with the State, regional water quality control boards, watermasters, water purveyors, and government agencies at all levels to ensure a safe supply of drinking water and a healthy environment.

Policy OC-5.2: The City supports the development, update, and implementation of groundwater and surface water management plans that emphasize sustainable use and/or water quality protection.

Program OC-5A: Work with local, state, and federal agencies, special districts, private landholders, and the Groundwater Sustainability Agency to promote management practices that protect the watershed and the City's municipal water supply.

Program OC-5B: Reduce soil erosion and sedimentation of water bodies to protect water quality by applying "best management practices" for projects in and around surface waters (e.g., storm drainage maintenance).

Program OC-5C: Integrate stormwater management techniques and low impact development best practices to minimize runoff.

Program OC-5D: Work with the Shasta Valley Resource Conservation District, landowners, and other appropriate entities to implement flood and erosion control measures, manage watershed health, and promote sustainable agricultural practices that reduce the risk of soil degradation, water contamination, and flooding in the community.

Program OC-5E: Develop a water conservation plan to reduce the impact of drought on the City's water supply.

Program OC-5F: Encourage water conservation efforts by residents, businesses, and industry.

Program OC-5G: Protect riparian areas and wetlands by requiring setbacks from these features during project review.

GOAL OC-6 Industries that support the local and regional economy, minimize adverse impacts to the public and environment, and are compatible with development in the City.

Policy OC-6.1: The City supports the conservation of agricultural operations that are sustainable, economically viable, and compatible with development in the City.

Policy OC-6.2: The City permits small-scale, non-water-intensive agriculture where compatible with surrounding uses.

Policy OC-6.3: The City requires that all mining activity is properly permitted, conducted in accordance with the State Surface Mining and Reclamation Act of 1975 (SMARA), and that mines are effectively reclaimed.

Program OC-6A: Ensure that non-exempt mineral extraction activities within the City's planning area comply with SMARA, including requirements financial assurances and reclamation plans.

Program OC-6B: Monitor mineral extraction activities to ensure that the operation and reclamation of mined lands is consistent with SMARA.

Program OC-6C: Coordinate with Siskiyou County regarding proposed activities within the Sphere of Influence to ensure that activities which threaten the potential to extract mineral resources on approved sites are not permitted.

Program OC-6D: To protect agricultural uses from urban development, require new development adjacent to agricultural uses to provide fencing and/or establish buffer areas between the urban and agricultural uses.

Program OC-6E: Amend the Zoning Code to provide additional opportunities for urban agriculture and to support limited ancillary retail sales of agricultural products produced in the City.

GOAL OC-7 Montague's rural small town atmosphere conserved and enhanced.

Policy OC-7.1: The City endeavors to safeguard the community from the effects of urban blight.

Program OC-7A: Continue to utilize code enforcement as a means to eliminate property deterioration, and the accumulation of trash and junk that negatively impacts adjacent properties and the appearance of the community.

Program OC-7B: Work with property owners to improve the scenic quality along State Highway 3 as it proceeds through the community.

GOAL OC-8: Increased energy efficiency, where possible, to reduce costs and environmental impacts.

Policy OC-8.1: The City supports increased energy efficiency and the use and deployment of sustainable energy sources.

Program OC-8A: Continue to identify energy efficiency improvements that can be implemented by the City to reduce energy demand and cost, seek grant funding for implementation of the improvements, if necessary, and implement the improvements in a timely manner upon securing funds.

Program OC-8B: Cooperate with federal, state and local governments and other appropriate entities to accomplish energy conservation objectives throughout the State, and inform employees, its contractors, staff and the general public of the need for and methods of energy conservation.

Noise Element (2024)

Goal 1 - To protect the existing and future citizens of Montague from the harmful effects of exposure to excessive noise.

Goal 2 - To protect existing noise-sensitive land uses from encroachment by new uses that would generate noise levels which are incompatible with those uses, and to discourage new noise-sensitive land uses from being developed near sources of high noise levels.

Goal 3 - To recognize that noise is an inherent by-product of many land uses and to protect the economic base of Montague by preventing the encroachment of noise-sensitive land uses into areas affected by existing noise-producing uses.

Goal 4 - To provide sufficient information regarding the community noise environment so that existing and potential future noise impacts may be effectively addressed in the land use planning and project review processes.

Goal 5 - To develop strategies for abating excessive noise exposure through appropriate mitigation measures in combination with appropriate zoning to avoid incompatible land uses.

Policy 1: The noise level standards for noise-sensitive areas of new uses affected by traffic, aircraft, or railroad noise sources in Montague are shown by Table 1.

Policy 2: Where the noise level standards of Table 1 are predicted to be exceeded at new uses proposed within Montague which are affected by traffic, aircraft or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 1 standards at the noise-sensitive areas of the proposed uses.

Policy 3: For new developments proposed in areas exposed to railroad noise, the exterior noise level standards of Table 1 shall be increased by 5 dB DNL. This policy recognizes that railroad events, while loud, are short in duration and that, during railroad passbys, single-event noise at exterior spaces remains relatively high regardless of whether exterior noise mitigation has been implemented. As a result, the goal of this policy is to minimize the extent by which railroad noise barriers may be required near the railroad tracks in Montague.

Policy 4: The City shall encourage local law-enforcement agencies to enforce the vehicle noise level limits specified within the California Motor Vehicle Code.

Policy 5: The interior and exterior noise level standards for noise-sensitive areas of new uses affected by existing fixed noise sources in Montague are shown by Table 2. Where the noise level standards of Table 2 are predicted to be exceeded at a proposed noise-sensitive areas due to existing fixed noise sources, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 2 standards within the identified noise-sensitive areas of the proposed new development.

Policy 6: Where a project would result in the introduction of new fixed noise sources where such sources do not currently exist, the noise generation of those sources shall be mitigated so as not exceed the interior and exterior noise level standards of Table 2 at existing noise-sensitive areas in the project vicinity.

Policy 7: If a noise-generating use is proposed adjacent to vacant lands currently zoned for uses which may be developed with exterior noise sensitivity, the noise generating use shall be responsible for mitigating its noise generation to a state of compliance with the Table 2 standards using reasonable assumptions pertaining to both the likely sensitivity of the receiving land use and the noise generation of the project. At such time as that noise-sensitivity is introduced on the nearby vacant parcel(s), the proposed noise-generating use will be responsible for complying with the City's Noise Ordinance standards.

Policy 8: Due to variations in types of both noise-generating and noise-sensitive land uses, as well as variations in ambient conditions in the City, the City shall have the ability to set noise standards which are up to 5 dB higher or lower than the Table 2 standards if determined appropriate by the Planning Commission and/or City Planning department staff.

Policy 9: For capacity enhancing roadway or rail projects, the construction of new roadways or railways, or projects which will substantially increase traffic on the local roadway network, a noise analysis shall be prepared. If pre-project traffic noise levels already exceed the noise standards of Table 1 and the increase is significant as defined below, noise mitigation measures should be considered to reduce traffic and/or rail noise levels to a state of compliance with the Table 1 standards. A significant increase is defined as follows:

Pre-Project Noise (DNL)	Significant Increase (dB)
Less than 60 dB	5+ dB
60 - 65 dB	3+ dB
Greater than 65 dB	1.5+ dB

Policy 10: If noise-reducing pavement is to be utilized in conjunction with a roadway improvement project, or if such paving exists adjacent to a proposed new noise-sensitive land use, the acoustical benefits of such pavement shall be included in the noise analysis prepared for the project.

Policy 12: All noise analyses prepared to determine compliance with the noise level standards contained within this Noise Element shall:

- Be the responsibility of the applicant.
- Be prepared by qualified persons experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
- Estimate projected future (20 year) noise levels in terms of the Standards of Tables 1 and 2, and compare those levels to the adopted policies of the Noise Element.
- Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.
- Estimate interior and exterior noise exposure after the prescribed mitigation measures have been implemented.

Policy 13: Noise analyses prepared for multi-family residential projects, townhomes, mixed-use, condominiums, or other residential projects where floor ceiling assemblies or party-walls shall be common to different owners/occupants, shall be consistent with the State of California Noise Insulation standards.

Policy 14: The City's General Plan Noise Element standards contained herein are applicable to proposed new uses. For resolving conflicts between existing uses, the City's Noise Ordinance shall be applicable.

Policy 15: Where exterior noise mitigation is required to achieve satisfaction with the noise standards of either Tables 1 or 2, the following priorities for mitigation shall be observed where feasible:

- Use of setbacks or open space buffers.
- Incorporate site planning to orient and/or shield sensitive exterior areas from view of the noise source in question.

- If the noise source is fixed, utilize quieter equipment or implement noise control treatments at the source.
- Solid walls should be considered a last resort for the mitigation of exterior noise levels and, if feasible, should be placed on earth berms to lessen their apparent height.

Policy 16: To provide a comprehensive approach to noise control, the City shall:

- A. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
- B. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.
- C. The Noise Ordinance shall be amended to provide that noise standards contained therein will be consistent with the noise standards of this Noise Element.

Policy 17: To reduce impacts from groundborne vibration, all proposals for new uses which would include vibration-generating activities, or for new sensitive uses proposed in proximity to existing sources of vibration (i.e. railroad tracks), shall comply with the vibration standards established by the Federal Transit Administration Transit Noise and Vibration Impact Assessment guidelines (FTA-VA-90-1003-06).

Policy 18: A vibration analysis prepared by a qualified specialist shall accompany all proposals for sensitive land uses located within 100 feet of the railroad tracks in Montague. The analysis shall quantify vibration levels and compare them against the FTA vibration standards. Railroad vibration studies for projects located beyond 100 feet from the tracks shall not be required.

Policy 19: All projects that propose to use heavy construction equipment that has the potential to create vibrations that could cause structural damage to sensitive structures within 100 feet shall be required to submit a pre-construction vibration study prior to the approval of a building permit. Projects shall be required to incorporate specified measures and monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of equipment that could be subject to this policy.

Policy 20: The following sources of noise shall be exempt from the provisions of this Noise Element:

- a. Emergency warning devices and equipment operated in conjunction with emergency situations, such as sirens and emergency generators which are activated during power outages. The routine testing of such warning devices and equipment, including generators, is also exempt provided such testing occurs during daytime hours.
- b. All activities occurring at public schools and public school playgrounds and sporting fields, as such activities are not regulated at the local level.
- c. Activities at private schools, parks or playgrounds, provided such activities occur during daytime hours (7 am – 10 pm).
- d. Activities associated with temporary events for which a permit has been obtained from the City (i.e. parades, fireworks displays, etc.)
- e. Construction and demolition activities located within 1,000 feet of noise-sensitive land uses provided they occur during normal daytime hours, excluding Sundays and Federal Holidays, subject to the conditions imposed by City permit. For construction activities, daytime hours are defined as 7 am to 7 pm. Construction activities occurring between

the hours of 7 pm and 7 am must comply with the interior noise level standards identified in Table 2 unless an exception has been granted by the City Planning Department.

- f. Construction and demolition activities located beyond 1,000 feet of noise-sensitive land uses, subject to the conditions imposed by City permit. For construction activities, daytime hours are defined as 7 am to 7 pm.
- g. In the event of an emergency involving agricultural activities which requires prompt action to protect crops or equipment, the City can exempt noise generated by such action from the provisions of this Element.

Safety Element (2025)

GOAL S-1 *A city prepared for necessary action, including evacuation if needed, due to disasters, and primed for recovery following a disaster.*

Policy S-1.1: The City creates and maintains a safe environment for its residents.

Policy S-1.2: The City plans for and strives to provide adequate facilities, equipment, and personnel to respond to emergencies.

Policy S-1.3: The City takes appropriate measures to prepare for natural and human-caused disasters and to protect residents should one occur.

Policy S-1.4: The City endeavors to minimize impacts to life, structures, and the environment should a disaster strike.

Policy S-1.5: The City takes appropriate measures to ensure that critical and essential city facilities remain operational during emergencies.

Policy S-1.6: The City participates in agreements for automatic and mutual aid with other local, state, federal, and nongovernmental emergency service providers to improve protection services and emergency response throughout the county.

Policy S-1.7: The City coordinates with and encourages the use of community-based networks to aid vulnerable populations prepare for emergencies and provide assistance with evacuation and recovery.

Policy S-1.8: The City engages with the community to increase awareness of and preparedness for emergencies and natural disasters.

Policy S-1.9: The City commits to the goals, objectives, and actions in the Local Hazard Mitigation Plan and subsequent amendments thereto.

Policy S-1.10: The City continues to assess and improve evacuation capacity, safety, and viability under a range of emergency evacuation scenarios.

Policy S-1.11: The City requires new development that requires additional levels of law enforcement and fire protection services to participate in offsetting costs for the additional services.

Policy S-1.12: The City strives to maintain adequate emergency response times for all existing and planned development within city limits, and for lands proposed for annexation.

Program S-1A: Coordinate with state, county, and other local agencies to build mutual aid capacity for emergency events, especially through disaster preparedness training. Develop and maintain mutual aid agreements with appropriate agencies.

Program S-1B: Periodically review, and update as necessary, plans that advise city staff, first responders, and residents on actions that should be taken in the event of an emergency. Plans should be distributed to and made readily available to the public.

Program S-1C: Expand emergency training and local expertise for emergency event response and recovery, including through volunteer roles.

Program S-1D: Locate essential public facilities outside of natural hazard areas, such as FEMA flood zones, Wildland Urban Interface, and the High Fire Hazard Severity Zone, when feasible. If it is not possible to locate facilities outside of these natural hazard areas, reduce vulnerabilities to essential public facilities to the maximum extent feasible by identifying and implementing construction methods and/or other methods to protect and minimize damage to these facilities.

Program S-1E: Establish minimum levels of service thresholds for fire protection and law enforcement services and maintain services at or above those thresholds.

Program S-1F: Provide rapid and timely response to all law enforcement, fire, and other emergencies. Work to maintain minimum average response times.

Program S-1G: Work with SCLTC and other partners on the development of the countywide evacuation and preparedness plan and educate the public on related emergency protocols developed in the plan.

Program S-1H: Coordinate with SCLTC, Caltrans, the County Road Department, Siskiyou County Sheriff's Office, Siskiyou OES, CAL FIRE, and other local, state and federal agencies to identify strategies that ensure the maintenance and reliability of evacuation and supply transportation routes potentially compromised during an emergency.

Program S-1I: Provide for adequate evacuation routes in areas of high fire hazard and other natural disasters.

Program S-1J: Identify and publicize emergency shelters and sign and control evacuation routes for use during emergencies, working with Caltrans and the County of Siskiyou, as appropriate, for signs along SR 3 and county roadways.

Program S-1K: Continue to promote and support the use of early warning notification systems (text messages, telephone calls, etc.) to notify residents by wireless emergency alert of the need to evacuate in the event of an emergency and the location of evacuation routes, points, and critical facilities such as schools and day care centers, particularly residents of vulnerable areas and neighborhoods with constrained emergency access.

Program S-1L: Where practical, improve emergency access to dwellings that are isolated due to narrow dead-end roads. Development on vacant lots in such areas should be limited until basic safety standards have been satisfied.

Program S-1M: Ensure that applications for projects that will house infirmed, non-ambulatory persons, seniors, and children in high hazard areas include adequate provisions to mitigate known hazards.

Program S-1N: Work with community groups, faith-based organizations, and other institutions to develop a network of conveniently located community resilience hubs (e.g., public facilities, businesses, and community-oriented facilities) that are centrally located, accessible, and equipped to provide aid to vulnerable populations during emergency events, periods of poor air quality, utility disruptions, and/or climate change-related hazards.

Program S-1O: Coordinate with the Siskiyou County Office of Emergency Services, the County of Siskiyou, and other cities in Siskiyou County to implement and regularly update the LHMP and stay in compliance with relevant FEMA and state requirements.

Program S-1P: Forward all land divisions and development applications that have the potential for public safety impacts to the Sheriff's Office and Montague Fire Department for review.

Program S-1Q: Ensure developed properties are easily identifiable by emergency responders from the street.

Program S-1R: Work with utility companies to determine the feasibility of undergrounding utility lines during construction of new developments and in the most at-risk areas, and to identify funding mechanisms to support undergrounding activities.

Program S-1S: Prioritize the needs of at-risk, vulnerable, and disadvantaged populations during emergency response and disaster recovery efforts, including increasing awareness of the benefits of defensible space and promoting understanding of evacuation routes.

Program S-1T: Consider adopting road standards that meet or exceed Article 2 (Ingress and Egress) of the State Minimum Fire Safe Regulations.

Program S-1U: Continue to coordinate with the Siskiyou County Airport Land Use Commission, as appropriate, on development proposals located at or near the airport.

GOAL S-2 *A city that has reduced, to the maximum extent feasible, the threat to life and property caused by fire.*

Policy S-2.1: The City endeavors to prevent fires, reduce fire severity, and safeguard residents, in part by:

- Maintaining a well-trained and staffed fire department and working cooperatively with other public agencies with responsibility for public safety.
- Ensuring adequate infrastructure for new development, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression.

- Locating, when feasible, new essential public facilities outside of high fire risk areas and identifying construction methods or other methods to minimize damage to these facilities.
- Working with the County and other agencies to educate property owners about construction materials and methods and landscaping that reduce the potential for ignition.
- Working with the County and other agencies to educate property owners about the benefits of creating and maintaining defensible space around structures to minimize fuels and fire spread.
- Identifying areas where there is significant fire risk and a history of losses.
- Avoiding or minimizing the wildfire hazards associated with new uses of land.
- Public education.

Policy S-2.2: The City desires to sustain and grow the ability of the City of Montague Fire Department to respond to fires in and around the City.

Policy S-2.3: The City considers fire-related hazards in the review of discretionary project proposals and ensures that new development in the High Fire Hazard Severity Zone is carefully sited and configured.

Policy S-2.4: The City coordinates with and supports the efforts of Fire Safe Councils throughout the region.

Policy S-2.5: The City supports programs to prevent and prepare for wildfires.

Program S-2A: Take appropriate measures to support a well-trained, equipped, and staffed volunteer fire department.

Program S-2B: Identify existing roadways in the High Fire Hazard Severity Zone and Wildland Urban Interface that do not meet road standards for evacuation and emergency vehicle access, vegetation clearance, and other fire safety requirements. Evaluate retrofitting city-owned roadways as needed to meet these standards.

Program S-2C: Ensure proposed development in the High Fire Hazard Severity Zone provides adequate access for fire and emergency vehicles and equipment, adequate infrastructure, and proper vegetation clearance, as appropriate.

Program S-2D: Reduce the risk of wildfires in the Wildland Urban Interface in and around Montague through cooperative and timely implementation of the Community Wildfire Protection Plan.

Program S-2E: Conduct proactive vegetation management/hazard abatement to reduce fire hazards on existing public properties, along evacuation routes, and other land where applicable.

Program S-2F: Work with private property owners, Siskiyou County, and Caltrans to conduct roadside vegetation clearance along public and private roadways in High Fire Hazard Severity Zones in and around the City. Ensure that fuel reductions provide an appropriate fuel buffer for evacuees should the roadways become congested during an emergency incident.

Program S-2G: Continue to monitor fire flow capabilities throughout the City and make improvements at any locations with flow considered inadequate for fire protection.

Program S-2H: Ensure adequate fire flow is maintained within city limits through ongoing maintenance, capital improvement public infrastructure upgrades, and improvements required in association with development projects and in compliance with applicable regulations.

Program S-2I: Maintain adequate fire flow during scheduled and unscheduled power outages and interruptions through incorporation of power source resiliency and redundancy within the City's water supply, treatment, and distribution infrastructure.

Program S-2J: Analyze known fire hazard information during the review of discretionary development applications and approve those applications only after ensuring there are adequate water storage capacity and fire flow for fire protection.

Program S-2K: Approve discretionary development proposals only when adequate fire suppression services and facilities are available or will be made available concurrent with development, considering the setting, type, intensity, and form of the proposed development.

Program S-2L: Identify streets and neighborhoods that are at increased risk of wildfire and restrict on-street parking, where needed, when fire risks are elevated to ensure full access for fire trucks and emergency vehicles and to increase roadway accessibility during evacuation events. Conduct community outreach to neighborhoods affected by the program and provide detailed information on how and when the parking restrictions will be implemented.

Program S-2M: Continue to inform residents about fire hazards, appropriate responses to fire, evacuation routes, plans to reach at-risk populations, and ways to prevent loss, including defensible space, home hardening, and landscaping improvements that can reduce the impact of fire.

Program S-2N: Identify residential areas that do not have at least two routes for emergency egress, lack adequate emergency water supply, or need vegetative fuel modification to reduce risk. Work with affected residents and the Montague Fire Department to identify potential area-specific solutions to ensure risk reduction.

Program S-2O: Work with the Siskiyou County Department of Public Health and Siskiyou County Air Pollution Control District to ensure residents are educated on wildfire smoke hazards and how to protect themselves and their homes from smoke impacts.

Program S-2P: Ensure that new development projects include adequate measures to minimize fire hazards while remaining in compliance with housing laws regarding objective design standards and discretionary review.

Program S-2Q: Strive to improve the City's current Insurance Service Office (ISO) rating for public safety and associated benefits.

Program S-2R: Following revisions to the fire hazard severity zones maps by the Office of the State Fire Marshal, maintain compliance with Government Code Sections 51179

and 65302(g)(3) by updating fire hazard severity zone designations and the Safety Element, as needed.

GOAL S-3 *A city that has minimized, to the extent feasible, potential impacts to people, structures, and the environment resulting from flood.*

Policy S-3.1: The City controls development within special flood hazard areas identified by FEMA to reduce potential damage from floods.

Policy S-3.2: The City supports efforts to protect public health and safety from flooding through sustainable and environmentally responsible floodplain management.

Policy S-3.3: The City strives to minimize localized flooding through ongoing improvements to the City's storm drain network.

Program S-3A: Continue to coordinate with local, regional, state, and federal agencies to maintain an adequate flood management information base, prepare risk assessments, and identify strategies to mitigate flooding impacts.

Program S-3B: Support and participate in the preparation of a countywide flood control plan to minimize impacts from existing and future flooding in the region.

Program S-3C: Work with the Siskiyou County Flood Control District, resource conservation districts, watershed councils, and landowners to design or approve flood control measures that avoid, to the extent feasible, the alteration of creeks, wetlands, and riparian buffer areas.

Program S-3D: In designing flood control facilities, ensure the protection of special-status species and downstream ecosystems.

Program S-3E: Continue to participate in the National Flood Insurance Program (NFIP).

Program S-3F: Continue to enforce the City's Flood Damage Prevention Ordinance in FEMA-identified special flood hazard areas.

Program S-3G: Require new lots or subdivisions partially in, and any new development partially or entirely in 100-year flood zones to provide detailed floodplain mapping for 100-year storm events as part of the development approval process.

Program S-3H: Continue to improve and to apply for funding to improve the City's storm drain network.

Program S-3I: Ensure proposed developments will not create or result in unacceptable exposure to flood hazards.

Program S-3J: Encourage residents within the floodplain to take all practical steps to floodproof their dwellings, including the use of low interest loans and grants when available for this purpose.

GOAL S-4 *A city that has minimized, to the extent feasible, potential impacts to life and property caused by geologic and seismic hazards.*

Policy S-4.1: The City strives to ensure a high level of safety and minimize the loss of life injury, and property damage from earthquake, landslide, volcanic activity, erosion, and other geologic hazards.

Policy S-4.2: The City requires that new development be designed to minimize the risk of damage from seismically induced ground shaking, ground failure, slope instability, and other seismic hazards.

Program S-4A: Identify and prioritize seismic retrofits needed on existing public buildings.

Program S-4B: Encourage upgrading of privately-owned, unreinforced masonry buildings to prevent earthquake damage.

Program S-4C: Continue to enforce regulations and programs to reduce geologic and seismic hazard vulnerability.

Program S-4D: Areas known to be susceptible to landslides should be evaluated, protected, and stabilized as necessary, including through cooperation with regional stakeholders to ensure evacuation routes remain open and safe for passage.

Program S-4E: Limit development in areas subject to landslides or other geologic threat and undertake efforts to limit erosion from new development.

Program S-4F: Coordinate with county, state, and federal agencies monitoring volcanic activity and hazards.

GOAL S-5 *A city that has minimized, to the extent feasible, risks to life and property resulting from hazardous materials spills.*

Policy S-5.1: The City takes necessary steps to prevent and prepare for hazardous materials spills, as well as protect its residents should one occur.

Policy S-5.2: To diminish the likelihood of hazardous materials spills along SR 3 and the railroad, the City advocates for its concerns regarding highway and rail safety.

Program S-5A: Maintain an open dialogue with Caltrans and the California Highway Patrol to ensure those agencies are aware of and responsive to the City's concerns about vehicle safety and hazardous materials transport along SR 3.

Program S-5B: Ensure that the Central Oregon Pacific Railroad and Federal Railroad Administration are aware of and responsive to the City's concerns about rail safety and hazardous materials transport through the City.

Program S-5C: Establish and enforce designated truck routes for the transportation of hazardous materials through the City and prohibit routes that pass through residential neighborhoods to the maximum extent feasible.

Program S-5D: Identify necessary steps to be taken to protect residents in the case of a hazardous materials spill and be prepared to quickly implement these measures in the event of an accident.

Program S-5E: Maintain an up-to-date list of emergency contacts that are to be notified in the event of a hazardous materials spill, make the list readily available to city staff and first responders to facilitate a rapid response, and work with the Siskiyou County Sheriff's Office and California Highway Patrol to ensure rapid notification of residents in the event of a spill on SR 3.

Program S-5F: Continue to promote the training of, and the provision of appropriate protection equipment for, local first responders who would respond to hazardous material spills in the Montague area.

GOAL S-6 *A city that has minimized the risks to life and property resulting from climate change.*

Policy S-6.1: The City integrates regional collaboration as a key component of the City's climate adaptation planning strategy, recognizing the regional nature of climate impacts and climate adaptation strategies.

Policy S-6.2: The City incorporates climate change considerations into city processes and planning efforts, utilizing best available data to understand climate predictions and the potential impacts on community resources and facilities.

Program S-6A: Actively participate in regional discussions on infrastructure improvements and adaptation strategies related to climate resiliency and addressing potential community impacts.

Program S-6B: Continue to collaborate with Siskiyou County, other local communities, and community organizations to establish and maintain shelters in Montague and the Shasta Valley to reduce public exposure to extreme heat, cold, and smoke.

Program S-6C: Assess existing public infrastructure systems vulnerable to changes in key climate variables and incorporate upgrades to critical infrastructure in the City's Capital Improvement Program planning process.

Program S-6D: Continue to evaluate developing a groundwater source for the City's water supply to better safeguard against future droughts

Program S-6E: When updating the Capital Improvement Program, engineering specifications and standards, and planning documents, incorporate climate projection data, risk modeling, and adaptive management, as appropriate, to account for future changes in key climate variables (e.g., changes in precipitation and flooding behavior, fire and smoke risk, maximum daily temperatures, etc.).

ATTACHMENT C
HCD HOUSING ELEMENT FORMS

Jurisdiction	Montague
Reporting Year	2025 (Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle 02/15/2023 - 02/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		1

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	1	1
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	0	0
Mobile/Manufactured Home	0	0	1
Total	0	1	2

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	1	1

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	1
Sites Rezoned to Accommodate the RHNA	0

Note: "+" indicates an ambivalent field

[illegible]

Date		Page		Project		Description		Status		Comments	
Year	Month	Page No.	Page Total	Project Name	Project Code	Description	Status	Comments	Comments	Comments	Comments
2018	12	1	1	Project A	101	Project A - Phase 1	Completed				
2018	12	2	2	Project A	101	Project A - Phase 2	In Progress				
2018	12	3	3	Project A	101	Project A - Phase 3	Not Started				
2018	12	4	4	Project A	101	Project A - Phase 4	Not Started				
2018	12	5	5	Project A	101	Project A - Phase 5	Not Started				
2018	12	6	6	Project A	101	Project A - Phase 6	Not Started				
2018	12	7	7	Project A	101	Project A - Phase 7	Not Started				
2018	12	8	8	Project A	101	Project A - Phase 8	Not Started				
2018	12	9	9	Project A	101	Project A - Phase 9	Not Started				
2018	12	10	10	Project A	101	Project A - Phase 10	Not Started				
2018	12	11	11	Project A	101	Project A - Phase 11	Not Started				
2018	12	12	12	Project A	101	Project A - Phase 12	Not Started				
2018	12	13	13	Project A	101	Project A - Phase 13	Not Started				
2018	12	14	14	Project A	101	Project A - Phase 14	Not Started				
2018	12	15	15	Project A	101	Project A - Phase 15	Not Started				
2018	12	16	16	Project A	101	Project A - Phase 16	Not Started				
2018	12	17	17	Project A	101	Project A - Phase 17	Not Started				
2018	12	18	18	Project A	101	Project A - Phase 18	Not Started				
2018	12	19	19	Project A	101	Project A - Phase 19	Not Started				
2018	12	20	20	Project A	101	Project A - Phase 20	Not Started				
2018	12	21	21	Project A	101	Project A - Phase 21	Not Started				
2018	12	22	22	Project A	101	Project A - Phase 22	Not Started				
2018	12	23	23	Project A	101	Project A - Phase 23	Not Started				
2018	12	24	24	Project A	101	Project A - Phase 24	Not Started				
2018	12	25	25	Project A	101	Project A - Phase 25	Not Started				
2018	12	26	26	Project A	101	Project A - Phase 26	Not Started				
2018	12	27	27	Project A	101	Project A - Phase 27	Not Started				
2018	12	28	28	Project A	101	Project A - Phase 28	Not Started				
2018	12	29	29	Project A	101	Project A - Phase 29	Not Started				
2018	12	30	30	Project A	101	Project A - Phase 30	Not Started				
2018	12	31	31	Project A	101	Project A - Phase 31	Not Started				
2018	12	32	32	Project A	101	Project A - Phase 32	Not Started				
2018	12	33	33	Project A	101	Project A - Phase 33	Not Started				
2018	12	34	34	Project A	101	Project A - Phase 34	Not Started				
2018	12	35	35	Project A	101	Project A - Phase 35	Not Started				
2018	12	36	36	Project A	101	Project A - Phase 36	Not Started				
2018	12	37	37	Project A	101	Project A - Phase 37	Not Started				
2018	12	38	38	Project A	101	Project A - Phase 38	Not Started				
2018	12	39	39	Project A	101	Project A - Phase 39	Not Started				
2018	12	40	40	Project A	101	Project A - Phase 40	Not Started				

Jurisdiction	Montague
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 02/15/2025 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here.

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
	Income Level	RHNA Allocation by Income Level	Projection Period - 12/31/2019- 02/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted													
	Non-Deed Restricted													
Extremely Low	Deed Restricted													
	Non-Deed Restricted													
Very Low	Deed Restricted	1												
	Non-Deed Restricted													
Low	Deed Restricted	1												
	Non-Deed Restricted		2	2									4	
Moderate	Deed Restricted													
	Non-Deed Restricted					2							2	
Above Moderate	Deed Restricted													
	Non-Deed Restricted												1	
Total RHNA		2						1						
Total Units			2	2	2	1							2	

*For years prior to 2025, Acutely Low-income units are reported within the Extremely Low-income category.

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024).

- You were not allocated Acutely Low-income and Extremely Low-income RHNA targets, therefore the allocations in Field 1 are listed as "0".

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-income and Extremely Low-income units reported during the cycle are counted towards Very-Low Income RHNA progress.

*For years prior to 2025, data on deed restricted vs. non deed restricted Extremely Low-income units is approximated from whether the projects reported any deed-restricted Very Low-income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Manitoba	
Reporting Year	2023	Lines 1 - Dec. 31)
Planning Period	88 Cysts	with 100% success

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Cells in gray indicate no available information

[illegible]

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		Montague						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1.3.1 Provide Adequate Sites and No Net Loss Compliance	To ensure the City has an adequate inventory of vacant land to accommodate its regional housing need allocation (RHNA).	Ensure an adequate inventory of vacant land on a project-by-project basis.	5th Cycle	Continuous	A building permit was issued in March 2024 for the development of a manufactured home on the City's only designated inventory site. Because the site was intended to accommodate the City's entire RHNA of two affordable housing units, staff had to make specific findings consistent with Gov. Code Sec. 65583, prior to approving the reduction in density. These findings were: the reduction was consistent with the City's General Plan, including the Housing Element; and the remaining sites identified in the Housing Element are adequate to meet the requirements of Gov. Code Sec. 65583.2 and accommodate the City's remaining RHNA. These findings were supported by the following facts: it was determined the proposed unit would be affordable to low-income households, and	Other		
Program 1.3.2 Monitor Availability of Opportunity Sites	To ensure an adequate supply of vacant land to accommodate the RHNA and a variety of housing types for all income levels.	Monitor opportunity sites annually.	5th Cycle	Continuous	The City continues to monitor its supply of vacant land. As noted above, the City's opportunity sites contain a combined realistic capacity for 194 affordable housing units. In addition, the City's opportunity sites contain a combined realistic capacity for 60 units affordable to moderate income households and 48 units affordable to above moderate income households.	Other		The City's Housing Element and inventory of opportunity sites is available on the City's website at https://cityofmontague.ca.gov/open-data-plan/ .

Program 1.4.1 Procedures for Water and Sewer Connections	To establish policies and procedures for granting priority water and sewer service to developments that include affordable housing consistent with state law.	Establish policies and procedures within one year of Housing Element adoption.	6th Cycle	In Progress	The draft policies and procedures are presently scheduled for Planning Commission review in March 18, 2026, and for presentation to the City Council on April 2, 2026.	Other		
Program 1.4.2 Monitor Public Infrastructure and Improve as Funding is Available	To determine if the current fee structure is adequate to finance needed improvements in the capacity of the utility systems to accommodate future development; and to complete a public facility plan to provide sewer and water service to undeveloped land in the City.	Review CIP, seek funding, and make improvements on an ongoing basis.	6th Cycle	In Progress	The City continues to review the sewer and water CIP to ensure there's adequate funding for scheduled improvements. The City has not yet applied for grant funding during the current planning period to prepare a complete public facilities plan. The City continues to improve the sewer system as funding permits.	Other		
Program 1.5.1 Monitor Public Infrastructure and Development in Sphere of Influence	To develop or improve essential utility systems to facilitate housing development outside of existing sewer and/or water service areas, and in areas where existing systems are at or near capacity.	Work with housing developers as opportunities are recognized.	6th Cycle	Not Yet Started	No units were proposed outside of the existing service areas during the current planning period, and the City is not aware of any proposed in the sphere of influence. As such, Program 1.5.1 has not yet been implemented.	Other		
Program 2.1.1 Promote the City Housing Programs to Residents	To improve community awareness and support for the City's housing programs and encourage development of JADUs.	Update website within one year of Housing Element adoption. Participate in industry events, workshops, or similar public events/activities beginning in 2025.	6th Cycle	In Progress	The City's website has been updated to include only the new General Plan so far. Much additional work is needed. Although the City has not yet conducted outreach materials, new housing is actively being developed in the City, with several approved building permits ready to issue.	Other		
Program 2.2.1 Establish and Promote Local Density Bonus Procedures	To adopt implementing procedures consistent with State Density Bonus Law.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years. Monitor amendments to Bus. Code Sec. 65815 as part of the GPAPR. Provide density bonuses as qualifying projects are submitted. Prepare and publish materials on website within 30 days of amending Zoning Code.	6th Cycle	In Progress	This program was partially implemented via the 2025 Zoning Code update. Portions of the program are ongoing. As previously noted, the City's website has been only partially updated so far.	Other		
Program 2.2.2 Monitor Existing Fees and Possible Fee Reductions for Affordable Housing	To ensure city fees are not a constraint to the development of affordable housing.	Review building and development connection fees beginning in 2025 and identify thereafter and prior to adoption of new ordinances and resolutions for residential development standards and fees.	6th Cycle	Not Yet Started	Although Program 2.2.2 has not yet been implemented, the City's connection fees are low and do not serve as a constraint to development of affordable housing. The County, not the City, sets the building permit fees.	Other		

Program 2.3.1 Monitor Development Incentives	To encourage development of low- and moderate-income housing through the use of incentives.	Encourage development of existing lots as inquiries are received. Review incentives for infill development by 2025 and biennially thereafter. Meet with SAGE quarterly.	5th Cycle	In Progress	Developers are encouraged to utilize existing developable lots in the City. The City will be updating the website to include density bonus information. Infill development is always encouraged, however, the City has not yet met with housing consultants during the current planning period to review incentives. The City continues to participate in SAGE meetings.	Other		
Program 2.3.2 Update Local JIADU Ordinance	To ensure the City's regulations for JIADUs are consistent with state law.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years.	5th Cycle	In Progress	This program was implemented via the 2025 Zoning Code update; however, state law for JIADUs continues to evolve. At present, one very minor change is needed to address legislation that went into effect in 2026. The amendment will be scheduled and presented to HCO for review following adoption by the City Council.	Other		
Program 2.3.3 Reduce Parking Requirements for One-Bedroom Units and Other Similar Dwellings	To ensure the City's parking requirements are consistent with state law.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years.	5th Cycle	Completed	This program was implemented via the 2025 Zoning Code update.	Other		
Program 2.3.4 Small Lot Consolidation	To facilitate the development of multifamily housing.	Adopt policy within one year of Housing Element adoption.	5th Cycle	In Progress	The draft policy is presently scheduled for Planning Commission review on March 18, 2026, and for presentation to the City Council on April 2, 2026.	Other		
Program 2.3.5 Provision for Dwelling Groups	To encourage a variety of housing types.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years.	5th Cycle	Completed	This program was implemented via the 2025 Zoning Code update.	Other		
Program 3.1.1 Use CDBG Housing Funds for Housing Conservation and Incentive Funding for Residents with Special Needs	To encourage the construction of new housing and/or rehabilitation of existing housing for residents with special needs; to assist homeowners with low interest loans and/or grants; to support third-party and non-profit organizations that offer zero- and low-cost rehabilitation or weatherization programs; to improve housing units that are substandard; to promote and publicize the availability of funding housing rehabilitation, energy conservation, and weatherization.	Prioritize special needs housing for the duration of the planning period. Continue to apply for CDBG funds as state and federal funding becomes available. Support third-party and non-profit organizations no less than annually. Perform proactive code enforcement transactionally during the planning period. Promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs for the duration of the planning period.	5th Cycle	In Progress	No units have been constructed or rehabilitated for special needs residents during the current planning period. The City continues to apply for CDBG funding with the assistance of Great Northumb Services (GNS). The City continues to work with GNS and the County to improve habitability and weatherization of the existing housing stock. The City continues to provide proactive code enforcement. The City will be updating the website to promote its housing program.	Units	4	

Program 3.2.1 Establish a Local Replacement Housing Policy	To ensure continued availability of housing for low- and very low-income housing.	This Replacement Housing requirement shall be implemented immediately and applied as applications on designated inventory sites are received and processed. A local policy shall be adopted by December 31, 2024.	6th Cycle	In Progress	The draft policy is currently scheduled for Planning Commission review on March 18, 2025, and for presentation to the City Council on April 2, 2025.	Other		
Program 4.2.1 Amend City Regulations for Supportive Housing Developments, Low Barrier Navigation Centers Consistent with State Law	To ensure City regulations for supportive housing and low barrier navigation centers are consistent with state law.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years.	6th Cycle	Completed	This program was implemented via the 2025 Zoning Code update.	Other		
Program 4.2.2 Amend City Regulations for Emergency Shelters	To ensure City regulations for emergency shelters are consistent with state law.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years.	6th Cycle	Completed	This program was implemented via the 2025 Zoning Code update.	Other		
Program 4.2.3 Amend City Regulations for Employee Housing, Including Farmworker Housing	To allow employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years. Apply for funding annually as WDFAs are released.	6th Cycle	Completed	This program was implemented via the 2025 Zoning Code update.	Other		
Program 4.2.4 Amend City Regulations for the Definition of Family	To not discriminate against non-traditional households or housing arrangements.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years.	6th Cycle	Completed	This program was implemented via the 2025 Zoning Code update.	Other		
Program 4.2.5 Amend City Regulations for Group Homes	To allow group homes in the same manner as other residential development in the same zone.	Initiate Code amendment within one year of Housing Element adoption and adopt amendment within two years.	6th Cycle	Completed	This program was implemented via the 2025 Zoning Code update.	Other		
Program 4.3.1 Initiate Jurisdictional Coordination and Planning to Address Homelessness	To provide resources, shelter, and housing for those experiencing homelessness in the City.	Coordinate at least annually. Apply for funding annually. Meet with CDBG consultants quarterly.	6th Cycle	In Progress	While much of Program 4.3.1 has yet to be implemented, the City of Mendocino and other cities in Sonoma County allocated their PLHM funding to the County for development of a homeless shelter in Ukiah in 2022.	Other		
Program 5.1.1 Support the Development of Housing for Extremely Low Income	To support and remove barriers to the development of housing affordable to extremely low-income households.	Apply for funding annually. Perform outreach at least biennially. Encourage and support plans as residential project applications are considered.	6th Cycle	Not Yet Started	Program 5.1.1 has not yet been implemented.	Other		
Program 5.1.2 Promote the City's Housing Programs to Affordable Housing Developers	To improve awareness and support for the City's workforce and affordable housing programs.	Perform outreach within two years from Housing Element adoption, and at least biennially. Participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.	6th Cycle	Not Yet Started	Program 5.1.2 has not yet been implemented.	Other		

[illegible]

Jurisdiction	Montague
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (2/1/2021 - 12/31/2025)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD at aprhcd@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

[illegible]

Jurisdiction	Montague
Reporting Period	(Jan. 1 - Dec. 31) 2025

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table H Locally Owned Surplus Sites					
Parcel Identifier				Designation	Size
1	2	3	4	5	6
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)
Summary Row: Start Data Entry Below					
052-163-120-000	W. King Street / S 12th Street	Vacant	0	Excess	0.69
052-341-130-000	No access / airport area	Vacant	0	Excess	3.4
052-360-150-000	Webb Street next to Public Works Yard	Vacant	0	Excess	0.76
052-360-160-000	Comer Webb Street and 18th Street	Vacant	0	Excess	1.13
052-360-170-000	Comer Webb Street and 18th Street	Vacant	0	Excess	1.7
052-360-180-000	Webb Street by Public Works Yard	Vacant	0	Excess	1.69
052-360-210-000	18th Street	Vacant	0	Excess	1.95
052-011-030-000	270 N 16th Street	Vacant	0	Excess	0.09
052-212-020-000	Scobie Street / S 7th Street	Other	0	Excess	1.38
052-212-030-000	Scobie Street / S 7th Street	Other	0	Excess	0.31
052-212-040-000	Scobie Street / S 7th Street	Other	0	Excess	1.01
052-212-050-000	S 8th Street	Other	0	Excess	0.35
052-212-060-000	S 7th Street	Other	0	Excess	0.26

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Notes
7
Notes
Livestock adjacent to rodeo grounds
Livestock adjacent to rodeo grounds
Livestock adjacent to rodeo grounds
Livestock adjacent to rodeo grounds
Livestock adjacent to rodeo grounds

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.
This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F).

Housing Element Implementation

Note

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Sect

Project Identifier

Jurisdiction	Montague
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 03/15/2025 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their Internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

NOTE: This table needs to be completed for all jurisdictions that were newly added to the register of historic places within the reporting period. Leave blank.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

[illegible]

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

REPORT
tion[illegible]

[illegible]

Bidding Periods Issued by Affordability Summary		
	Bidding Level	Current Year
Acutely Low	Dead Restricted	0
	Non-Dead Restricted	0
Extremely Low	Dead Restricted	0
	Non-Dead Restricted	0
Very Low	Dead Restricted	0
	Non-Dead Restricted	0
Low	Dead Restricted	0
	Non-Dead Restricted	0
Moderate	Dead Restricted	1
	Non-Dead Restricted	0
Above Moderate		
Total Units		1

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Abison Moderate		
Total Units		2

RESOLUTION 26-05
A RESOLUTION OF THE CITY OF MONTAGUE CITY COUNCIL
ACCEPTING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT
AND APPROVING THE TRANSMITTAL OF THE REPORT TO
THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INITIATIVE AND
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, California Government Code Section 65400 requires that all cities and counties annually report to their decision-making bodies regarding the status of the general plan and the progress in its implementation; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); and

WHEREAS, California Government Code Section 65400 further requires that the housing element portion of the annual report be prepared through the use of standards, forms, and definitions adopted by the California Department of Housing and Community Development; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of housing development applications received in the prior year, the number of units included in all development applications in the prior year, and the number of units approved and disapproved in the prior year; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the degree to which the general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies a listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by Government Code Section 65583(c)(1) and Section 65584.09, as well as any additional sites that may have been required to be identified by Government Code Section 6586; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of applications submitted pursuant to Government Code Section 65913.4(a), the location and the total number of developments approved pursuant to Government Code Section 65913.4(b), the total number of building permits issued pursuant to Government Code Section 65913.4(b), and the total number

of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in Government Code Section 65913.4(b); and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the status of the projects in the jurisdiction's active planning grant applications and the corresponding impact on housing within the jurisdiction categorized based on the eligible uses specified in Health and Safety Code Section 50515.02 or 50515.03; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies progress amending the general plan or open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Public Resources Code Sections 5097.9 and 5097.993; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of density bonus applications received and approved in accordance with Government Code Section 65915; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the location, status, total number of units, number of rental units, number of units for sale, and the affordability of units by income group for each residential development application submitted pursuant to the Affordable Housing and High Road Jobs Act of 2022; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies a list of all historic resources listed on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic places by the City in the past year, and the status of any housing projects proposed for the new historic designations, including whether the project was entitled, whether a building permit was issued, and the number of units in the development; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of housing applications submitted pursuant to the Affordable Housing on Faith and Higher Education Lands Act of 2023, along with the location and number of developments approved, number of building permits issued, number of units constructed, and the income category of those units; and

WHEREAS, the City Council of the City of Montague has received and reviewed such a report for 2025 that was prepared by city staff and presented to the City Council on March 5, 2026; and

WHEREAS, the report must be accepted by the City Council prior to submission to the Governor's Office of Land Use and Climate Initiative and the California Department of Housing and Community Development on or before April 1 of each year.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the 2025 General Plan Annual Progress Report and approves the transmittal of the report to the Governor's Office of Land Use and Climate Initiative and the California Department of Housing and Community Development.

IT IS HEREBY CERTIFIED that the foregoing Resolution 26-05 was duly adopted on a motion by _____ and seconded by _____ at _____ a regular meeting of the City of Montague City Council held on the 5th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF MONTAGUE CITY COUNCIL

Takeshi Murakami, Mayor

WITNESS, my hand and seal this 5th day of March 2026

Ruanna Smith, City Clerk

RECEIVED

FEB 02 2026

CITY OF MONTAGUE



City Council Agenda Worksheet

To: City Clerk
City of Montague
230 S. 13th Street
PO Box 428
Montague, CA 96064

Meeting Date 05 MAR 2026

Time: 6:30 PM
Place: City Council Chambers
230 S. 13th Street

From: JESS BRAY

Address: 2139 AGER RD MONTAGUE, CA 96064

Phone Number: 530-340-0951

Subject: YPSKA LITTLE LEAGUE USE OF NIGGLE FIELD

Summary:
YPSKA LITTLE LEAGUE PROPOSAL FOR ANNUAL USE
AGREEMENT FOR NIGGLE FIELD FOR PRACTICE LOCATION

Please note: City Council meets on the first Thursday of each month at 6:30 PM in the Council Chambers - 230 S. 13th Street.

THIS AGENDA WORKSHEET, ALONG WITH ANY OTHER SUPPORTING DOCUMENTATION IS TO BE GIVEN TO THE CITY CLERK NO LATER THAN 12:00 NOON ON THE THURSDAY PRECEDING THE MEETING DATE.



CITY OF MONTAGUE
S. 9th Street, Montague, CA 96064
(530) 459-3030

DIGGLE FIELD AGREEMENT AND APPLICATION FOR USE FORM

Thank you for selecting the Montague Diggie Field for your event. To ensure that your event will go smoothly, the City requires that a walk-through of the premises be performed prior to the event and after the event. During the walk through, any questions regarding the operation of the premises will be explained and any special needs can be discussed with the City staff.

AGREEMENT AND CONDITIONS:

- 1) Applicant agrees that the Montague Diggie Field is rented in good condition, intact and in working order. All applicants have the right to check the premises and make notations as to the conditions of the premises. All applicants are encouraged to do a walk through and inspection of the premises. Failure to do so, the applicant waives the right to any claims for damages which may have existed prior to the applicant's use of the field.
- 2) Applicant agrees to leave the Montague Diggie Field in good condition. All items belonging to the City shall be put away or restored to original positions according to the City staff. Under no circumstances will City equipment be removed from the premises. The individual or organization granted use of the field will be held responsible for any loss or damage to the property caused by such use.
- 3) The applicant shall be responsible for maintaining of the premises and cleaning the buildings (i.e. snack shack) and grounds after such event. The applicant shall be responsible for replenishing all paper products (i.e. bathrooms). The applicant shall remove all belongings out of said buildings at the end of the event. **ALL TRASH** must be removed from the premises.
- 4) The City shall be solely responsible for the maintenance of the sprinkler system and control timers and the applicant shall not tamper with the system or controls. (Please provide the City Clerk's office with a written schedule of the event times to ensure watering does not interfere.)
- 5) The City shall mow the field as needed.
- 6) **ABSOLUTELY NO MOTORIZED VEHICLES ALLOWED ON THE FIELD.**
- 7) Applicant may bring additional equipment (their own private equipment) to the field to be used for their event. However, all additional equipment must be described in this agreement; and must be removed when the event is over.
- 8) Any law enforcement official shall have the right to enter the premises at any time during the event. Any law enforcement official shall have the authority to declare the event closed; if in their opinion conditions warrant such action.
- 9) If alcoholic beverages are to be sold to the general public, a valid license and or permit must be obtained as required by State Law and the Bureau of Alcohol Beverage Control. A copy thereof must be presented to the City Clerk's office at the time the rental agreement is signed. The City Clerk must authorize such use of the premises.
- 8) All keys must be returned to City Hall within 72 hours after the event has concluded.

9) A separate payment in the form of a personal check, cash, or money order is required for all deposits. No deposit shall be returned until the field has been inspected by a City staff member and the keys have been returned to City Hall. Deposits will be returned within two working days after that inspection.

10) INSURANCE REQUIREMENT:

The lessee agrees to provide and/or purchase liability insurance with an "A" rated insurance carrier and a minimum of \$1,000,000.00 (1-Million Dollars), naming the "Montague Diggle Field" as an additional insured, regarding the event held on city premises;

A) *The specific language on the "Certificate of Insurance" under the Additional Insured endorsement must state: "The City of Montague, its officers, officials, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of the rental of the facility located at 200 South 11th Street, Montague, including work or operations performed by or on behalf of the Renter and materials, parts, or equipment furnished in connection with such work or operations."* Also named as a Policy Holder.

B) *"The specific language on the "Certificate of Insurance" under the Policy Holder the city also needs to be listed as a policy holder:*

Additional Insured Policy Holder: " Montague Diggle Field, South 9th Street, Montague, CA 96064"

(* The city offers the required liability insurance for an addition cost, separate of the costs for the facility rental and deposit(s). Inquire at the City Clerk's Office for insurance rates).

11) The lessee agrees to provide a legal defense and to indemnify and hold harmless and free from liability the City of Montague, its officers, agents, servants or employees while acting as such, from any and all claims for damages, demands, costs, or expenses which the lessee shall become obligated to pay by reason of liability imposed by law because of injury to property or injury to or death of persons received or suffered by reason of any act, omission or negligence of the lessee, or arising from any accident or injury, in connection with or attributable to the operation, maintenance, use or occupation of the premises by lessee.

12) The lessee is responsible, or the applicant representing the lessee is responsible, agrees to pay any costs incurred in repairing or replacing damaged city equipment or facilities.

13) If applicant purports to be the representative of any group, he/she hereby affirms that he/she is empowered to bind said group to this agreement.

14) All items numbered above (1 thru 14) are incorporated as if read fully and constitute the entire **RENTAL AGREEMENT AND APPLICATION FOR USE FORM.**

APPLICANT: Date: 2/22/2026

 **JESS BRAY**
Signature of Applicant / Lessee Print Name

CITY: Date: _____

Signature of City Employee

FACILITY USAGE

RENT NON REFUNDABLE \$100.00 (electricity, water, sewer fees)

DEPOSIT \$275.00

A) Date of Application: 2/25/2026

B) Name of Applicant/Lessee: YREKA LITTLE LEAGUE

C) Address: City: PO BOX 25 YREKA, CA 96097

D) Phone Number: 530-340-0981

E) Date of Event: 01 MAR 2026 - 01 JUN 2026

F) Type of Event: BASEBALL PRACTICE

G) Name of Sponsoring Organization: YREKA LITTLE LEAGUE

H) Contact Person: JESS BRAY

I) Clean Up Person: JESS BRAY

J) Private Event: ☒ Yes ☐ No Open to Public: ☐ Yes ☒ No

K) Will Food be Served: ☐ Yes ☒ No Caterer: Yes ☐ No ☒

L) Name of Caterer: _____

M) Will Alcohol be: Served ☐ Yes ☒ No / Sold ☐ Yes ☒ No

N) Will you be utilizing the Snack Shack ☐ Yes ☒ No

O) Will you be utilizing the lights and Score Board ☐ Yes ☒ No

If you need to contact a City employee after hours: 530-598-1020.

RELEASE AND HOLD HARMLESS AGREEMENT AND AGREEMENT NOT TO SUE

I, fully understand that my participation in the (hereinafter "event/class") exposes me to the risk of personal injury, death or property damage. I hereby acknowledge that I am voluntarily participating in this event/class and agree to assume any such risks.

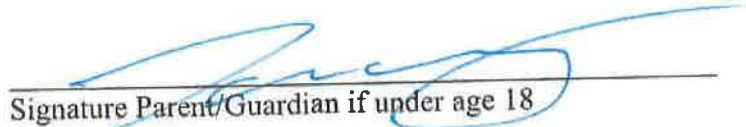
I hereby release, discharge and agree not to sue the CITY OF MONTAGUE and its officers, agents and employees for any injury, death or damage to or loss of personal property arising out of, or in connection with my participation in the event/class from whatever cause, including the active or passive negligence of the CITY OF MONTAGUE and its officers, agents and employees, or any other participants in the event/class.

In consideration for being permitted to participate in the event/class, I hereby agree, for myself, my heirs, administrators, executors and assigns, that I shall *indemnify and hold harmless* the CITY OF MONTAGUE and its officers, agents and employees from any and all claims, demands actions or suits arising out of or in connection with my participation in the event/class.

I HAVE CAREFULLY READ THIS RELEASE AND HOLD HARMLESS AGREEMENT AND AGREEMENT NOT TO SUE THE CITY OF MONTAGUE AND ITS OFFICERS, AGENTS AND EMPLOYEES AND FULLY UNDERSTAND ITS CONTENTS.

I AM AWARE THAT IT IS A FULL RELEASE OF ALL LIABILITY AND I AM SIGNING IT ON MY OWN FREE WILL.

DATE: 2/22/2025



Signature Parent/Guardian if under age 18



City Council Agenda Worksheet

To: City Clerk
City of Montague
230 S. 13th Street
PO Box 428
Montague, CA 96064

Meeting Date 3/5/26

Time: 6:30 PM
Place: City Council Chambers
230 S. 13th Street

From: Michelle Jackson

Address: 771 E. Spiers St, Montague, CA 96064

Phone Number: 530 643 1038

Subject:

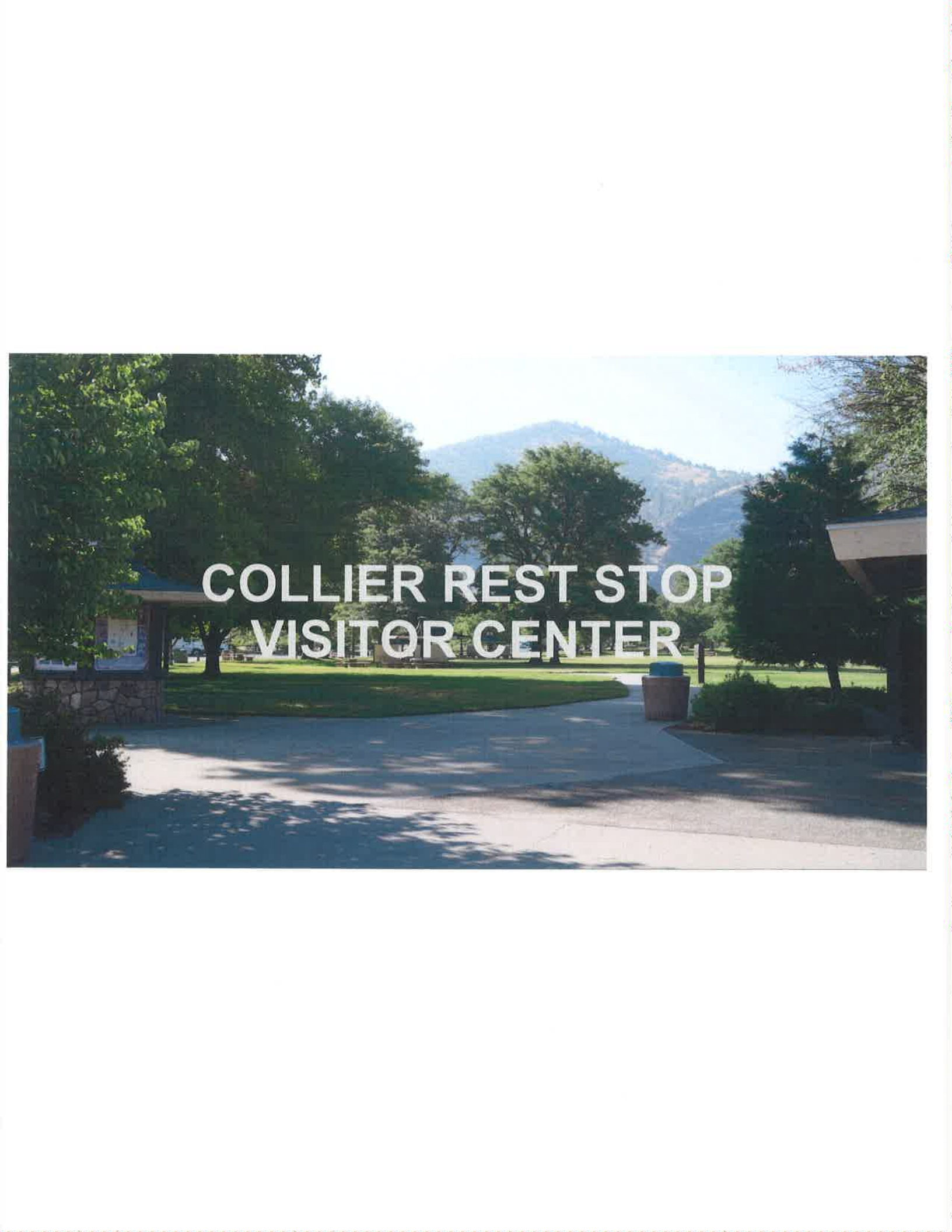
Rennie Cleland presentation on the Collier
Interpretive and Information Center, CIIC

Summary:

Rennie will fill the council in on what
the CIIC is, what they do, and the
benefits it brings to the city of
Montague.

Please note: City Council meets on the first Thursday of each month at 6:30 PM in the Council Chambers – 230 S. 13th Street.

THIS AGENDA WORKSHEET, ALONG WITH ANY OTHER SUPPORTING DOCUMENTATION IS TO BE GIVEN TO THE CITY CLERK NO LATER THAN 12:00 NOON ON THE THURSDAY PRECEDING THE MEETING DATE.



COLLIER REST STOP VISITOR CENTER



Background
Statistics
Tourism
Why Does It Matter

BACKGROUND



SENATOR RANDOLPH COLLIER



Randy

On October 12, for that day, in effect, Crescent City will become the capital of the State of California.

On that day a large part of the constitutional officers of this great State, together with leaders in industry, labor, the arts and professions, will assemble here to pay honor to our own Senator Randolph Collier.

Together with all the people of Del Norte County, we take this method of thanking these distinguished people for coming to this small most northerly county as we join with them in paying honor to our favorite son, Senator Randolph Collier, for his distinguished career of public service as a Builder of California.

But more than that, we join with thousands of people in Del Norte County in paying our respects to our good friend, Randy, who has never been too busy to help us with our local and even our personal problems.

DEL NORTE COUNTY TITLE CO.

Local Print
Linda Elger
Elmer Elger

Water Station
Linda Elger
Elmer Elger

North Station
Linda Elger
Elmer Elger

*Continental Station will be closed this and all day.

Collier Rest Area

A Vital First Impression for Siskiyou County

- Named for State Senator Randolph "Randy" Collier
- Leader in California transportation & infrastructure
- Located on I-5 near the Oregon border
- A key gateway into Siskiyou County
- More than a rest stop — a regional welcome point

STATISTICS



VISITOR NUMBERS

6,063

CALIFORNIA

OREGON

TOURISM



Explore
Great County

Explore
Great County

CANNON
BEACH

CANNON
BEACH

Connecting Travelers to Local Businesses & Communities

Where Travelers Decide What's Next

- Direct connection to local businesses
- Promotes lodging, dining, recreation & events
- Represents towns across the county
- Reaches visitors before their plans are made

Today:

- Some business partners engaged
- More opportunities to be discovered

Advertising Opportunities

What we're seeing:

- Many local businesses recognize the value and participate.
 - However, many more still haven't taken advantage of this prime visibility.
- This means missed opportunities for both travelers and our communities.
- With thousands of people passing through each week, the potential economic impact is far greater than most realize.



WHY DOES IT MATTER





Big Impact from a Small Footprint

The Collier Visitor Center plays a quiet but significant role in supporting:

- 1. Tourism:** By driving visitors into our towns, parks, trails, and attractions
- 2. Local economies:** Through referrals that lead to overnight stays, meals, and retail spending
- 3. Public safety:** By sharing wildfire, weather, and travel information year-round
- 4. Community awareness:** By educating visitors on history, natural resources, recreation, agriculture, and more
- 5. County identity:** By offering a unified "welcome" that reflects our values and landscapes

When Boards ask, *"Why does this matter to my district?"* the answer is simple:

Because this center represents your community even if a traveler never drives directly through it.



ENGAGING THE AUDIENCE

A Shared Region Opportunity

- Serves travelers headed across Siskiyou County and beyond
- Often the first point of contact for Lake Siskiyou, Klamath Basin, Scott Valley, Shasta Valley & more
- Reaches visitors *before* they decide where to go or spend time
- Nature Walk Interpretive Trail was added in 2025
- Expands visibility for local programs, destinations & services
- Reflects the full diversity of Siskiyou County
- **Stronger impact through collaboration**

Rennie Cleland, Board President
530-260-1147
rennie.clelandconsulting@gmail.com
<https://collierctr.org/>



MEMORANDUM OF UNDERSTANDING REGARDING COUNTY LIBRARIES AND LOCAL COMMUNITIES

This Memorandum of Understanding (MOU) is entered into by ~~and between~~ the Siskiyou County ~~Free~~ Library of Siskiyou County, California, hereafter referred to as "the County," and the _____, California, hereafter referred to as "the Community," on this _____ day of _____, 2026.

WHEREAS, County and the Community ~~wish~~ desire to continue the provision of Library services ~~in throughout Siskiyou County~~ communities; and

WHEREAS, due to financial limitations, ~~a new library structure~~ additional resources are needed to provide such services.

NOW THEREFORE, the parties to this Memorandum of Understanding agree as follows:

1. Items identified as fixed assets of the County will remain ~~as~~ County property until donated, identified as surplus or otherwise approved for disposal as agreed, by ~~the~~ County in writing.
2. The County ~~will make provision to shall~~ provide:
 - 2.1. Technology backbone, which includes:
 - 2.1.1. Communications network connecting all library sites (including telephone, Internet and wireless)
 - 2.1.2. Centralized circulation system, including circulation parameters
 - 2.1.3. Catalog of shared library materials, available from any internet-connected computer
 - 2.1.4. Online materials requests
 - 2.1.5. Centralized file of user records, protected by firewall
 - 2.1.6. Updates to the technology backbone, handled centrally
 - 2.1.7. Staff to manage the technology backbone
 - 2.1.8. Routers and other networking communications equipment
 - 2.1.9. Installation of any equipment connected to the network in the community facilities
 - 2.1.10. Book repair
 - 2.1.11. Library specific materials, such as library cards

- 2.2. Distribution center for books and other library materials to be shared by all library locations, which includes:
 - 2.2.1. Print and non-print library materials to be shared freely throughout the county
 - 2.2.2. Rotating collections
 - 2.2.3. Preservation of historical collections
 - 2.2.4. New and gift materials cataloging and processing (as described in Appendix 1, attached hereto)
 - 2.2.5. Centralized purchasing
 - 2.2.6. Negotiation of discounts from book suppliers
 - 2.2.7. Staff for the distribution center
 - 2.2.8. Volunteers for the distribution center
 - 2.2.9. All operating costs for the distribution center
 - 2.3. Delivery service between the distribution center and community library facilities
 - 2.4. Siskiyou County Library website and Facebook.
 - 2.5. Design and provision of training in County Library procedures for community staff and volunteers at a central location and at times such training can be offered as determined by County.
 - 2.6. Coordination and management of programs and grants that are applicable countywide.
-
3. The Community ~~will make provision to~~ shall provide, at no cost to the County:
 - 3.1. Code-compliant local library space, open to the public, with hours of operation to be determined by the local community
 - 3.2. The Community is responsible for:
 - 3.2.1. Additional furniture
 - 3.2.2. Utilities
 - 3.2.3. Maintenance
 - 3.2.4. Cleaning and restroom supplies
 - 3.2.5. Janitorial service
 - 3.2.6. Trash removal
 - 3.2.7. Insurance
 - 3.3. Staffing
 - 3.3.1. Local customer service volunteers
 - 3.3.2. Background checks for volunteers
 - 3.3.3. Local paid or contract staff
 - 3.3.4. Shelving and re-shelving of circulating materials
 - 3.3.5. Volunteers and paid or contract staff will participate in training provided by the County

- 3.4. Local magazine subscriptions
 - 3.5. Local newspaper subscriptions
 - 3.6. Technology to use the backbone provided by the County:
 - 3.6.1. Optional self-service checkout machine
 - 3.6.2. At least one Internet-compatible local computer for public access
 - 3.6.3. Maintenance, and supplies for this equipment
 - 3.6.4. Purchase, maintenance, and replacement of any other non-networked local hardware – including additional computers, copiers, fax machines, supplies, software, and upgrades are the responsibility of the community
 - 3.7. Other library service fees, such as printing and copying, are to be kept for local use (as described in the Fees Schedule in Appendix 4, attached hereto)
4. The Community agrees to share the materials held in its location with the users of other community libraries in Siskiyou County, using the County-provided circulation and delivery systems.

Policies for sharing are subject to discussion by the Siskiyou County Library Coordination Committee (described in Appendix 2, attached hereto).

5. In case of technology failure:

The County is responsible for:

- 5.1. The countywide online checkout, catalog, and patron record system
- 5.2. Problems covered under the self-check warranty agreement
- 5.3. Routers and other networking communications equipment
- 5.4. The County Library website
- 5.5. County software

The Community is responsible for:

- 5.6. Replacing the self-checkout machines
- 5.7. Laptop and desktop computers not managed by County IT
- 5.8. Copiers
- 5.9. Printers
- 5.10. Local software

6. Basic procedures for reporting technology failures and other service and support requests to the County Library Distribution Center (described in Appendix 3, attached hereto).
7. The County and the Community agree to participate in the ~~Siskiyou County Library Coordination Committee Council~~ (described in Appendix 2, attached hereto).
8. The County ~~can~~ **may** accept funds from either the Community or its Friends of the Library group to help coordinate purchases of library materials and supplies.
9. The County Librarian will work with the Library Council to formulate cooperative library policies on countywide services. Access to the catalog's circulation database to perform library service functions will be granted to County and Community staff and volunteers that follow these policies.
10. In the event of a catastrophic event, the County's insurance will cover materials identified in the County's Insurance policy.

Items not covered by County insurance will be the responsibility of the Community.
11. The term of this ~~Agreement~~ **MOU** shall be from July 1, 2026 to June 30, 2030 and **may** be extended in writing by both parties as mutually agreed. Either party may terminate this Agreement upon thirty (30) days advance written notice to the other party.

IN WITNESS WHEREOF, County and Contractor have executed this MOU on the dates set forth below, each signatory represents that they have the authority to execute this agreement and to bind the Party on whose behalf their execution is made.

COUNTY OF SISKIYOU

Date: _____

RAY A. HAUPT, CHAIR
Board of Supervisors
County of Siskiyou
State of California

ATTEST:
LAURA BYNUM
Clerk, Board of Supervisors

By: _____
Deputy

Community: The City of Weed

Date: _____

Darrell Parham, Mayor

Date: _____

Dustin Stambaugh, City Manager

License No.: _____
(Licensed in accordance with an act providing for the registration of contractors)

Note to Contractor: For corporations, the contract must be signed by two officers. The first signature must be that of the chairman of the board, president or vice-president; the second signature must be that of the secretary, assistant secretary, chief financial officer or assistant treasurer. (Civ. Code, Sec. 1189 & 1190 and Corps. Code, Sec. 313.)

TAXPAYER I.D. _____

ACCOUNTING:
Fund Organization Account Activity Code (if applicable)

Encumbrance number (if applicable):

If not to exceed, include amount not to exceed:
\$0.00

If needed for multi-year contracts, please include separate sheet with financial information for each fiscal year.

Appendix 1

CATALOGING AND PROCESSING FOR NEW AND GIFT MATERIALS

Acquisition and Processing

1. Notify central processing of pending orders to facilitate the scheduling of processing workload
2. Large orders may need to be processed in coordination with new materials purchased by other locations
3. Processing turn-around time will vary based on the availability of staff and volunteers
4. Limits on the volume of materials submitted for processing will be necessary if backlogs develop

Materials will be processed based on these priorities:

1. Materials – Purchased centrally with budgeted funds
2. Materials – Purchased with local funds
3. Materials – Donated/gift materials that meet the evaluation guidelines

Collection Development guidance will be available to the communities that request assistance.

If the local community decides to keep local materials for local circulation only, those materials will not be serviced by the backbone.

Appendix 2

SISKIYOU COUNTY LIBRARY COUNCIL

The **Siskiyou** Library Council consists of the County Librarian and Library Managers of each library and is a forum for discussing local community needs and priorities with respect to:

1. Customer service practices, such as checkout lengths and renewals, so that such practices will be consistent
2. Communications across the County
3. Communications with County government officials
4. Countywide programs and events such as Summer Reading Program
5. Countywide grant opportunities
6. Technological upgrades
7. Issues arising under this Memorandum
8. Any future menu of optional contract services, such as children's programming or reference services, from which the Communities may select and fund, if so desired

It is understood that in order to receive the benefits of the library system, some countywide customer service rules will need to be defined. The **Siskiyou** Library Council will coordinate the implementation of such rules.

The **Siskiyou** Library Council consists of the County Librarian and one representative designated by each Community participating in the **Siskiyou** County Library system.

Appendix 3

SERVICE AND SUPPORT REQUESTS

1. Service and support requests may be submitted by authorized personnel only. Authorized personnel include any paid staff or volunteer who has completed County-provided training in library circulation and reporting processes.
2. At the completion of the training of authorized personnel, the process for submitting service and support requests will be provided, including: email address, telephone numbers, and a web site link, and the coverage schedule for support staff.
3. Service and support requests will be answered by the following business day.

Appendix 4

Replacement Fees	
Cataloged items	Retail price (as indicated in the library database)
If retail price is not listed in library database, then as follows:	
Books: Adult	\$20.00
Books: Young Adult and Children	\$15.00
Magazines	\$5.00
Board books	\$7.00
Audiobooks	\$30.00
DVDs	\$30.00
Reference materials	Cost of replacement
Interlibrary Loan materials	Charge set by lending library
Processing fee to replace item	\$5.00 per item
Additional Fees	
Computer Printouts and Copies	Determined by local branch (Suggested \$0.20 per page)
Microfilm Research	\$10.00 per hour (1 hr. min.)
Returned Check Fees (Non-Sufficient Funds)	\$20.00 per check

Additional Fees, cont.	
Room Use	Determined by local branch for non-library events (subject to availability)
Library card replacement fee	\$1.00
Replace broken Audiobook cases	\$4.00
Replace broken DVD cases	\$2.00



WATER AND SEWER RATE INCREASE SCHEDULE						
	Current	April 2026	April 2027	April 2028	April 2029	April 2030
Monthly Water Base Rate	\$40.13	\$41.09	\$42.08	\$43.09	\$44.12	\$45.18
Water Maintenance Bond	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
MWCD	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85
Total Water Bill=	\$47.98	\$48.94	\$49.93	\$50.94	\$51.97	\$53.03
Consumption Rate Per Thousand Gallons	\$5.75	\$6.61	\$7.60	\$8.75	\$10.06	\$11.57
Monthly Sewer Charge=	\$51.21	\$56.33	\$61.96	\$68.16	\$74.98	\$82.47
Total Minimum Monthly Bill=	\$99.19	\$105.27	\$111.89	\$119.10	\$126.95	\$135.51

NOTES:

1. Monthly sewer charge will increase by 10% each year.
2. The monthly water base rate will increase by 2.4% each year.
3. The consumption rate per thousand gallons will increase by 15% each year.
4. MWCD Fees: The MWCD pass-through fee will increase if fees are raised by the Montague Water Conservation District.



PROPOSED WATER AND SEWER RATE INCREASE SCHEDULE						
	Current	April 2026	April 2027	April 2028	April 2029	April 2030
Monthly Water Base Rate	\$40.13	\$43.74	\$47.64	\$51.85	\$56.40	\$61.31
Water Maintenance Bond	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
MWCD	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85
Total Water Bill=	\$47.98	\$51.59	\$55.49	\$59.70	\$64.25	\$69.16
Consumption Rate Per Thousand Gallons	\$5.75	\$6.24	\$6.77	\$7.34	\$7.97	\$8.65
Monthly Sewer Charge=	\$51.21	\$56.84	\$63.10	\$70.04	\$77.74	\$86.29
Total Minimum Monthly Bill=	\$99.19	\$108.43	\$118.59	\$129.74	\$141.99	\$155.45

NOTES:

1. Monthly sewer charge will increase by 11% each year.
2. The monthly water base rate will increase by 8% each year.
3. The consumption rate per thousand gallons will increase by 8.5% each year.
4. MWCD Fees: The MWCD pass-through fee will increase if fees are raised by the Montague Water Conservation District.



PROPOSED WATER AND SEWER RATE INCREASE SCHEDULE						
	Current	April 2026	April 2027	April 2028	April 2029	April 2030
Monthly Water Base Rate	\$40.13	\$44.64	\$49.61	\$55.07	\$61.07	\$66.03
Water Maintenance Bond	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
MWCD	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85	\$2.85
Total Water Bill=	\$47.98	\$52.49	\$57.46	\$62.92	\$68.92	\$73.88
Consumption Rate Per Thousand Gallons	\$5.75	\$6.24	\$6.77	\$7.34	\$7.97	\$8.65
Monthly Sewer Charge=	\$51.21	\$57.36	\$64.24	\$71.95	\$80.58	\$90.25
Total Minimum Monthly Bill=	\$99.19	\$109.85	\$121.70	\$134.87	\$149.50	\$164.13

NOTES:

1. Monthly sewer charge will increase by 12% each year.
2. The monthly water base rate will increase by 10% each year.
3. The consumption rate per thousand gallons will increase by 8.5% each year.
4. MWCD Fees: The MWCD pass-through fee will increase if fees are raised by the Montague Water Conservation District.

**NOTICE OF PUBLIC HEARING
CONCERNING RATE INCREASES FOR
CITY OF MONTAGUE
WATER & WASTEWATER SERVICES**

Regarding Assessor's Parcel Number: (*insert APN here*)

Dear Customer and/or Property Owner:

NOTICE OF PUBLIC HEARING

The Montague City Council will hold a public hearing on the proposed rate increases on Monday, February 16, 2026 at 6:30pm at the Montague Community Hall located at 200 South 11th Street, Montague, CA 96064. The hearing will cover proposed rate increases for the City's water and wastewater services in order to maintain reliable service. If adopted, the proposed rate increases will become effective as indicated on the table(s) attached with this notice.

INTRODUCTION

The purpose of this notice is to explain the proposed utility rate increases for City of Montague water and wastewater services. The Montague City Council directed staff to initiate a public review process as provided by Proposition 218. The Council is considering a rate increase for both water and sewer services. According to the State Constitution, Article 13D, an engineering study must be undertaken to determine the cost of operation of those systems, prior to any rate increase. The City Engineer has completed those studies and has made his recommendations to the City Council. The findings indicate the City is not charging enough to cover its costs of operation, maintenance and replacement of the water and wastewater treatment facilities and infrastructure. The actual numbers associated with those findings will be discussed later in this notice.

A public hearing to review all information and an opportunity to object to the proposed increase will be held prior to any rate hike. The council hopes you will take this opportunity to become better acquainted with the situation and are then able to make an informed decision. If you have further questions please contact the City staff and plan on attending the public hearing.

This notice is being sent to property owners in the City of Montague, based on the Siskiyou County Assessors Office as of October 2025. Property owners will receive the notice regardless whether they receive utility service or not. Each parcel number of record is entitled to one objection. This notice describes how to file a protest against the proposed rate increases. If a majority of property owners protest, the rates will not be changed. If that occurs, revenues will not keep up with the cost increases for operations, materials, maintenance and capital reserves.

Staff presented to the Montague City Council at the regular City Council Meeting on December 4, 2025 at 6:30pm for their approval of the proposed rate increases and were directed to proceed with the mailing of this Public Notice. If a majority of property owners do not protest the rate increases, then the increases will be considered by the City Council on March 5, 2026 at the Regular City Council Meeting and if approved will go into effect as indicated on the tables located within this notice.

BACKGROUND INFORMATION

The City of Montague's surface water supply is obtained from two sources. The winter source is from the Little Shasta River and the summer supply is from Lake Shastina. Water from both these sources is conveyed to the City's raw water storage ponds by the Montague Water Conservation District's system of irrigation canals.

In past years there have been upgrades to the City's Water System. In 2008 a new 1 Million Gallon water storage tank was put on line. Then in January of 2015 a new water treatment plant was incorporated into the City's Water System. These improvements replaced the old water treatment plant that had been in operation since 1975 and an old tank that had been on line since 1976.

The quality of the raw water varies depending on the source, the time of year, whether it's a drought year etc. It can be quite good or very poor and is always difficult to treat. There are a number of Federal and State regulations (more so in the case of a surface water supply) which must be met in order to provide the community with safe drinking water. Further discussion of regulations will be made later in this notice.

The majority of Montague's wastewater collection system was installed in 1953. The existing treatment facility was constructed in 1978. The treatment facility was upgraded with the addition of aeration in 1986. There have been additions to the aeration system on a continuous basis over the years to accommodate the growth in the community. The biggest problem facing the wastewater system in previous years was the high level of inflow and infiltration, during wet years, into the collection system. This issue was resolved with the replacement of several sewer mains in 2015. Currently, there is a need to begin replacing pumps and motors installed at the time of original construction of the sewer treatment plant in 1978.

RATES

The table(s) attached with this notice summarizes the proposed rate changes. These changes represent the monthly impact to the typical single family customer.

The City Council needs to come up with a rate structure that will not only adequately fund existing operation and maintenance, but also set aside money for replacement costs (capital reserve fund).

When applying for a grant or loan the City discovered that the State expects the average water bill (this is only the water portion of the monthly utility bill) to be at least 1.5% of the median family monthly income for the community. If the City is not collecting that amount, the State expects the City to increase the bill to at least that amount in order to qualify for any grants or loans.

The City staff has reviewed the water rates of surrounding communities and none of the other Siskiyou County communities have to treat their water anywhere near as extensively as Montague. Because they have spring or well water sources their costs are much lower.

The proposed rate structure has been included with this letter. Please review it, keep the above information in mind and plan on attending the Public Hearing, which will be held at Community Hall on Monday, February 16, 2026 at 6:30pm. Thank you for your support.

WHY ARE RATES PROPOSED TO BE INCREASED?

Revenues from rates pay for maintenance and operation of the utilities and for many capital replacement costs or upgrades. Each utility is treated as a stand alone entity in order to account for expenditures. Several factors have contributed to the increase in costs. In general for all utilities, increased costs for materials, chemicals, labor, equipment, fuel, and unfunded State and Federal mandates increase costs. Mandates add to the cost of operation but do not cover the costs that the City will incur to meet the State and Federal Mandates. In addition, as the City continues to increase in population, there are costs associated with maintaining more facilities and handling greater volumes. Specific issues vary by utility.

The need for a rate increase in both the water and sewer bills is driven by four primary factors. **First**, a significant increase in regulations has increased costs, both in monitoring and changing treatment strategies. **Second**, a modification or replacement of the existing sewer treatment plant because of its age and operational requirements is necessary. **Third**, the need to increase the rate of growth of a capital reserve fund. **Lastly**, just the increased cost of operating and maintaining the water and wastewater systems.

Drinking water regulations are developed by USEPA and enforced by the Drinking Water Division of the California Dept. of Public Health (CDPH). Due to pressure from the general public as well as the federal legislators, USEPA has, over the past 25 years, significantly increased the number of regulated substances in the water as well as tightened a number of existing regulations. These changes have resulted in a great deal of more required laboratory testing, which unfortunately is not free. Other regulations require operational changes at the treatment plant which impact costs. A change in Cal-OSHA regulations forced the City to change from using gas chlorine for disinfection, to using liquid chlorine.

Regulations for the wastewater plant are developed by USEPA, and enforced at the state level by the Regional Water Quality Control Board. To date increased regulations on the wastewater system have not been much of a problem even though the sewer treatment plant has had several state discharge permit violations due to the effluent, coming out of the plant, having higher levels of contaminants than are allowed by the Regional Water Quality Control Board. The State in the near future will most likely mandate that the City upgrade the Sewer Treatment Plant to meet their state discharge permit, this will require that the Sewer Capital Reserve Fund be well funded, which is one of the reasons for a rate increase.

WASTEWATER CAPITAL RESERVE FUND:

The wastewater treatment plant is a much simpler system when compared to the new water treatment plant. It has much less equipment. It is mainly made up of pump lift stations, sewer treatment ponds, and aerators. There are some pumps that have reached the end of their life and will need replacement as soon as funding is available. The biggest concern in the wastewater collection system is the deteriorated condition of the homeowner's service lines.

The minimum annual contribution that should be deposited into the sewer capital reserve fund per the engineering study for capital replacement of the wastewater system is \$332,344 and the amount currently being set aside is \$94,454. This is only 28 percent of what is required to be able to have a reserve account that could actually fund upgrades to the current system whenever they becomes necessary. It is recommended that the City begins gradually increasing the amount being deposited into the wastewater capital reserve fund, which is again one of the reasons for the sewer rate increase.

WATER CAPITAL RESERVE FUND:

The City water treatment plant pumps at the rate of 55 million gallons a year, and runs about 17- 18 hours a day in the summer and runs about 3-4 hours a day in the winter. The plant was built in 2015 and has a design life of approximately 25 to 30 years. The present value of the entire water system is approximately \$13,000,000 million dollars. This includes the treatment plant, the storage tank, and the distribution piping system. A rate increase is necessary to keep up with the increasing costs of water production, system maintenance, and capital replacement.

Presently there is about \$2,379,590 in the water capital reserve fund, not near enough to cover replacement costs. With the current water rates, no money is left after expenses to put into the capital reserve fund. It is recommended that the City set aside \$309,154 annually for capital replacement costs, based on the engineering study. The primary purpose of the capital reserve fund is to provide for the replacement of components of the Water System as they reach the end of their design life.

(For example: A section of pipe installed in 1970 has an expected life of 100 years, so for that period, a small amount should be set aside on a monthly basis to provide funds for replacement at the end of the 70 years.)

Unfortunately that has not been done to the extent that it should have for a variety of reasons. Consequently, there is now only 50 years to accumulate the funds instead of the original 100.

Another reason for substantially increasing the capital reserve fund is that now all the grant and loan agencies are requiring that an account be in place, and be well funded, prior to any grant or loan funds being offered. This was not the case in most of the City's past grant and loan projects. Therefore, the development of a larger capital reserve fund (basically, a larger savings account) is a necessity.

A detailed Engineer's Report supporting the rate increases and additional information is available at City Hall, 230 S. 13th Street, Montague, CA 96064.

HOW DO I PROTEST THE PROPOSED RATE ADJUSTMENT?

The Montague City Council will consider these proposed adjustments at a public hearing at 6:30pm, Monday, February 16, 2026, at the Montague Community Hall, 200 S. 11th St. Montague, CA 96064. Under State law, if you are the owner of record of a parcel or parcels subject to the proposed rate changes, you may submit a protest against any or all of the proposed rate changes by filing a written protest with the City Clerk at or before the time set for the public hearing. (Example: If you are the owner of record [APN# associated with your tax bill] for two parcels then you will have the opportunity to protest twice, once for each parcel.) (Three parcels equals three etc.)

If a written protest is filed by a majority of the affected parcels owners, the proposed rate change will not be imposed.

If the party signing the protest is not shown on the last equalized assessment role of Siskiyou County as the owner of the parcel(s), the protest must contain or be accompanied by written evidence that such party is the owner of the parcel(s). A protest should also indicate which proposed utility increase is being protested: water, wastewater or both.



E & S Engineers & Surveyors, Inc.
Civil Engineers & Land Surveyors
eandsengineersandsurveyors.com

329 West Miner Street
Yreka CA 96097
530.842.6813
530-842.6645 (Fax)

November 21, 2025

CITY OF MONTAGUE
WATER AND SEWER RATE ANALYSIS



Capital Improvement Plan

Date: 21-Nov-25

City of Montague-Water Distribution System And Treatment Plant

System ID Number:

Number Service Connections: 540

Quantity	Units	Component	Unit Cost	Installed Cost	Ave. Life	Annual Reserve	Monthly Reserve	Monthly Reserve / Conn.
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Existing Facilities

2245	LF	4" AC Pipe (1970)	\$46.80	-\$21,845.46	44	-\$496.49	-\$41.37	-\$0.08
20775	LF	6" AC Pipe (1970)	\$67.60	\$928,472.02	44	\$21,101.64	\$1,758.47	\$3.26
21138	LF	6" PVC Pipe (1985)	\$67.60	\$1,111,650.15	59	\$18,841.53	\$1,570.13	\$2.91
12600	LF	10" AC Pipe (1980)	\$88.40	\$809,998.10	54	\$14,999.96	\$1,250.00	\$2.31
14015	LF	10" HDPE Emergency Pipe Line (2015)	\$78.00	\$1,093,170.00	89	\$12,282.81	\$1,023.57	\$1.90
7	Each	4" Gate Valve (1980)	\$936.00	-\$1,379.97	4	-\$344.99	-\$28.75	-\$0.05
141	Each	6" Gate Valve (1980)	\$2,080.00	-\$63,658.49	4	-\$15,914.62	-\$1,326.22	-\$2.46
42	Each	10" Gate Valve (1980)	\$3,120.00	-\$27,599.33	4	-\$6,899.83	-\$574.99	-\$1.06
2	Each	6" Pressure Reducing Valve (1980)	\$7,280.00	-\$2,842.73	4	-\$710.68	-\$59.22	-\$0.11
1	Each	10" Pressure Reducing Valve (1980)	\$10,400.00	-\$1,497.95	4	-\$374.49	-\$31.21	-\$0.06
9	Each	Air Release Valve (2015)	\$7,280.00	\$49,656.07	39	\$1,273.23	\$106.10	\$0.20
70	Each	Fire Hydrants	\$6,760.00	-\$82,037.64	14	-\$5,859.83	-\$488.32	-\$0.90
1	Each	Pump Station	\$110,240.00	\$110,240.00	14	\$7,874.29	\$656.19	\$1.22
1	Each	Water Storage Tank	\$1,144,000.00	\$1,144,000.00	81	\$14,123.46	\$1,176.95	\$2.18
1	Each	Water Treatment Plant	\$8,008,000.00	\$7,976,272.13	32	\$249,258.50	\$20,771.54	\$38.47
Subtotal Existing CIP Costs				\$13,022,596.90		\$309,154.48	\$25,762.87	\$47.71

Existing Deficiency for Future Replacement of System Facilities: **\$13,022,596.90**

Note: A percentage of the total funds within the City's Water Capital Reserve Account has been Subtracted from the total installed cost of each water facility based on the remaining useful life of the water facility. Those facilities with a short useful life were applied a larger percentage of the funds compared to the facilities with a longer useful life remaining.

Water Capital Reserve Account Funds: \$ 2,379,589.90

FIVE YEAR BUDGET PROJECTION

System Name: **City of Montague - Water Distribution System & Treatment Plant** System ID Number: **2.40** % Inflation: **2.40** Date: **21-Nov-25**

LINE	EXPENSES AND SOURCE OF FUNDS	2026	2027	2028	2029	2030
	OPERATIONS & MAINTENANCE (O&M) EXPENSES					
	Water Treatment Plant (Account 405):					
1	Salaries	\$ 70,508.96	\$ 72,201.18	\$ 73,934.00	\$ 75,708.42	\$ 77,525.42
2	Clothing Allowance	\$ 796.33	\$ 815.44	\$ 835.01	\$ 855.05	\$ 875.57
3	Pers-Retirement	\$ 11,669.27	\$ 11,949.33	\$ 12,236.12	\$ 12,529.78	\$ 12,830.50
4	Insurance WC	\$ 4,590.96	\$ 4,701.14	\$ 4,813.97	\$ 4,929.51	\$ 5,047.81
5	Health Insurance	\$ 16,098.02	\$ 16,484.37	\$ 16,880.00	\$ 17,285.12	\$ 17,699.96
6	Maintain Vehicles	\$ 21,899.39	\$ 22,424.98	\$ 22,963.17	\$ 23,514.29	\$ 24,078.63
7	Insurance Liability	\$ 7,451.77	\$ 7,630.61	\$ 7,813.75	\$ 8,001.28	\$ 8,193.31
8	Property Insurance	\$ 96,460.86	\$ 98,775.92	\$ 101,146.54	\$ 103,574.06	\$ 106,059.84
10	Loan Payment	\$ 32,001.97	\$ 32,770.02	\$ 33,556.50	\$ 34,361.85	\$ 35,186.54
12	Telephone/Internet/Wireless	\$ 2,854.30	\$ 2,922.80	\$ 2,992.95	\$ 3,064.78	\$ 3,138.34
15	Medical (safety exams)	\$ 120.00	\$ 122.88	\$ 125.83	\$ 128.85	\$ 131.94
16	Special Department Supplies	\$ 49.56	\$ 50.75	\$ 51.97	\$ 53.21	\$ 54.49
18	Dues & Subscriptions	\$ 481.00	\$ 492.54	\$ 504.37	\$ 516.47	\$ 528.87
19	License & Permits	\$ 1,569.68	\$ 1,607.35	\$ 1,645.93	\$ 1,685.43	\$ 1,725.88
20	Postage	\$ 2,332.27	\$ 2,388.24	\$ 2,445.56	\$ 2,504.26	\$ 2,564.36
21	Total Water Treatment Plant Expenses	\$ 268,884.34	\$ 275,337.56	\$ 281,945.67	\$ 288,712.36	\$ 295,641.46
	Water Distribution System (Account 410):					
22	Salaries	\$ 117,076.84	\$ 119,886.68	\$ 122,763.96	\$ 125,710.30	\$ 128,727.35
23	Insurance WC	\$ 9,182.02	\$ 9,402.39	\$ 9,628.05	\$ 9,859.12	\$ 10,095.74
24	Health Insurance	\$ 32,088.98	\$ 32,859.12	\$ 33,647.73	\$ 34,455.28	\$ 35,282.21
25	Clothing allowance	\$ (1,438.00)	\$ (1,472.51)	\$ (1,507.85)	\$ (1,544.04)	\$ (1,581.10)
27	Heating Fuel	\$ 2,304.28	\$ 2,359.58	\$ 2,416.21	\$ 2,474.20	\$ 2,533.58
28	Fuel	\$ 2,519.29	\$ 2,579.75	\$ 2,641.67	\$ 2,705.07	\$ 2,769.99
30	Computer/Software/Support	\$ 3,840.14	\$ 3,932.30	\$ 4,026.68	\$ 4,123.32	\$ 4,222.28
31	Maintenance Vehicles	\$ 791.70	\$ 810.70	\$ 830.16	\$ 850.08	\$ 870.48
33	Pers-retirement	\$ 16,334.98	\$ 16,727.02	\$ 17,128.47	\$ 17,539.55	\$ 17,960.50
34	Telephone/Internet/Wirless	\$ 2,498.17	\$ 2,558.13	\$ 2,619.52	\$ 2,682.39	\$ 2,746.77
35	Security Camaras	\$ 708.66	\$ 725.67	\$ 743.08	\$ 760.92	\$ 779.18
36	Dues & Subscriptions	\$ 522.00	\$ 534.53	\$ 547.36	\$ 560.49	\$ 573.95

FIVE YEAR BUDGET PROJECTION

37	Licenses & Permits	\$	274.00	\$	280.58	\$	287.31	\$	294.21	\$	301.27
38	Total Water Distribution System Expenses:	\$	186,703.06	\$	191,183.93	\$	195,772.35	\$	200,470.88	\$	205,282.19
39	Total Water System O&M Expenses:	\$	455,587.40	\$	466,521.50	\$	477,718.01	\$	489,183.25	\$	500,923.64

Average Revenue Generated From Invested Money =	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
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		2026	2027	2028	2029	2030
Number of Customers:		540	540	540	540	540
Monthly Revenue Needed per Customer for O&M:		\$ 64.13	\$ 65.82	\$ 67.55	\$ 69.32	\$ 71.13
Total Monthly Revenue Needed per Customer:		\$ 64.13	\$ 65.82	\$ 67.55	\$ 69.32	\$ 71.13

FIVE YEAR BUDGET PROJECTION

System Name: City of Montague - Water Distribution System & Treatment Plant System ID Number: % Inflation: 2.40 Date: 21-Nov-25

LINE	EXPENSES AND SOURCE OF FUNDS	2026	2027	2028	2029	2030
	WATER PRODUCTION & TREATMENT (WP&T) EXPENSES					
	Water Treatment Plant (Account 405):					
1	Utilities	\$ 35,000.00	\$ 35,840.00	\$ 36,700.16	\$ 37,580.96	\$ 38,482.91
2	Chemicals-Treatment	\$ 28,640.33	\$ 29,327.70	\$ 30,031.56	\$ 30,752.32	\$ 31,490.38
3	Repairs & Maintain BLDGS	\$ -	\$ -	\$ -	\$ -	\$ -
4	Ach Polymer	\$ 25,387.05	\$ 25,996.34	\$ 26,620.25	\$ 27,259.14	\$ 27,913.36
5	Lab Sample	\$ 5,757.48	\$ 5,895.66	\$ 6,037.16	\$ 6,182.05	\$ 6,330.42
6	Repairs & Maintain Equipment	\$ 2,863.99	\$ 2,932.73	\$ 3,003.11	\$ 3,075.19	\$ 3,148.99
	Total Water Treatment Plant Expenses:	\$ 97,648.85	\$ 99,992.42	\$ 102,392.24	\$ 104,849.65	\$ 107,366.05
	Water Distribution System (Account 410):					
7	Utilities	\$ 1,893.92	\$ 1,939.37	\$ 1,985.92	\$ 2,033.58	\$ 2,082.39
8	Backflow Inspection	\$ -	\$ -	\$ -	\$ -	\$ -
9	Repairs & Maint. Bldgs	\$ -	\$ -	\$ -	\$ -	\$ -
10	Shop Supplies	\$ 135.76	\$ 139.02	\$ 142.35	\$ 145.77	\$ 149.27
11	Repairs & Maintain Equipment	\$ 5,001.62	\$ 5,121.66	\$ 5,244.58	\$ 5,370.45	\$ 5,499.34
	Total Water Distribution System Expenses:	\$ 7,031.30	\$ 7,200.05	\$ 7,372.85	\$ 7,549.80	\$ 7,731.00
13	Total Water System (WP&T) Expenses:	\$ 104,680.15	\$ 107,192.47	\$ 109,765.09	\$ 112,399.46	\$ 115,097.04

PROJECTED 2026 EXPENSE AND REVENUE REPORT	
Total Water System Expenses [(O&M) + (WT&P)]:	\$ 560,267.55
Total MWCD Annual Fee:	\$ 26,952.37
Total Water System Revenue (Base Rate, Water Sold, MWCD Fee):	\$ 566,563.00
Net Gain or (Loss):	-\$20,656.92

PROPOSED RATES

System:					System ID Number:	Date: 21-Nov-25
City of Montague-Water Distribution System And Treatment Plant						
Capital Recovery Value 2025						\$309,154.48 Annually
Water Production & Treatment Costs						\$104,680.15 Annually
					Estimated Annual Cost to Distribute Water to Customers:	\$413,834.63
2024 Water Production						47,284,190 Gallons
Calculated Flat Rate per connection in 2026						\$64.13 / conn.
Calculated Rate per 1000 Gallons for 2026						\$8.75 / 1000 gal.
					O & M Rate (10%/year)	Rate/1000 Gallons (8.5%/year)
2025					Current Flat Rate \$ 45.13	\$5.75 /1000 gal.
2026 1					Proposed Flat Rate w/ % Increase \$49.64	\$6.24 /1000 gal.
2027 2					Proposed Flat Rate w/ % Increase \$54.61	\$6.77 /1000 gal.
2028 3					Proposed Flat Rate w/ % Increase \$60.07	\$7.34 /1000 gal.
2029 4					Proposed Flat Rate w/ % Increase \$66.07	\$7.97 /1000 gal.
2030 5					Proposed Flat Rate w/ % Increase \$71.03	\$8.65 /1000 gal.

Flat Rate

Proposed Rate Increase - 10% per year for 5 years to account for inflation.

Rate/1000 Gallons

Proposed Rate Increase -The price per 1000 gallons will increase by 8.5% per year for 5 years.

Capital Improvements Plan

City of Montague - Sanitary Sewer Collection System & Treatment Plant

Date: 21-Nov-25

System ID Number:

Number Equivalent Family Dwelling Units (EDU): 540

Quantity	Units	Component	Unit Cost	Installed Cost	Ave. Life	Annual Reserve	Monthly Reserve	Monthly Reserve / Conn.
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Existing Facilities

30870	L.F.	6" AC Sewer Pipe (1953)	\$85.00	\$2,583,018.18	27	\$95,667.34	\$7,972.28	\$14.76
4200	L.F.	8" AC Sewer Pipe (1953)	\$95.00	\$358,068.18	27	\$13,261.78	\$1,105.15	\$2.05
2020	L.F.	10" AC Sewer Pipe (1953)	\$105.00	\$171,168.18	27	\$6,339.56	\$528.30	\$0.98
1716	L.F.	6" AC Sewer Pipe (1973)	\$85.00	\$111,750.15	47	\$2,377.66	\$198.14	\$0.37
200	L.F.	6" AC Sewer Pipe (1976)	\$85.00	-\$17,109.85	50	-\$342.20	-\$28.52	-\$0.05
2916	L.F.	6" PVC Sewer Pipe (1980)	\$85.00	\$216,024.14	54	\$4,000.45	\$333.37	\$0.62
846	L.F.	6" PVC Sewer Pipe (2000)	\$85.00	\$66,225.03	74	\$894.93	\$74.58	\$0.14
825	L.F.	6" PVC Sewer Pipe (2005)	\$85.00	\$64,781.12	79	\$820.01	\$68.33	\$0.13
412	L.F.	6" PVC Sewer Pipe (2008)	\$85.00	\$31,609.02	82	\$385.48	\$32.12	\$0.06
2440	L.F.	8" PVC Sewer Pipe (2013)	\$95.00	\$229,526.01	87	\$2,638.23	\$219.85	\$0.41
2890	L.F.	8" PVC Sewer Pipe (2016)	\$95.00	\$272,276.01	90	\$3,025.29	\$252.11	\$0.47
74	Each	1953 Manholes	\$5,720.00	\$382,348.18	27	\$14,161.04	\$1,180.09	\$2.19
9	Each	1980 Manholes	\$5,720.00	\$21,918.13	54	\$405.89	\$33.82	\$0.06
5	Each	2005 Manholes	\$5,720.00	\$24,052.02	79	\$304.46	\$25.37	\$0.05
19	Each	2016 Manholes	\$5,720.00	\$106,406.01	90	\$1,182.29	\$98.52	\$0.18
14	Each	1953 Clean Outs	\$1,872.00	-\$14,723.82	7	-\$2,103.40	-\$175.28	-\$0.32
5	Each	2005 Clean Outs	\$1,872.00	\$4,357.22	59	\$73.85	\$6.15	\$0.01
1	Each	Waste Water Treatment Plant (1978)	\$2,402,400.00	\$2,368,290.15	34	\$69,655.59	\$5,804.63	\$10.75
1	Each	Storage Reservoir (1978)	\$1,092,000.00	\$1,086,428.72	134	\$8,107.68	\$675.64	\$1.25
3	Each	Pumping Stations (1978)	\$841,360.00	\$2,485,422.17	24	\$103,559.26	\$8,629.94	\$15.98
2	Each	Buildings @ Treatment Plant (1978)	\$151,840.00	\$269,570.15	34	\$7,928.53	\$660.71	\$1.22
Subtotal CIP Costs:				\$10,821,405.13		\$332,343.73	\$27,695.31	\$51.29

Existing Deficiency for Future Replacement of System Facilities: **\$10,821,405.13**

Note: A percentage of the total funds within the City's Sewer Capital Reserve Account has been Subtracted from the total installed cost of each sewer facility based on the remaining useful life of the sewer facility. Those facilities with a short useful life were applied a larger percentage of the funds compared to the facilities with a longer useful life remaining.

A negative installed cost means that currently there are sufficient funds within the Sewer Capital Reserve Account to replace that facility if need to.

Sewer Capital Reserve Balance: \$477,537.87

FIVE YEAR BUDGET PROJECTION

System Name: City of Montague - Sanitary Sewer Collection System & Treatment Plant System ID Number: 2.40 % Inflation: 2.40 Date: 21-Nov-25

LINE	EXPENSES AND SOURCE OF FUNDS	2026	2027	2028	2029	2030
	OPERATIONS & MAINTENANCE (O&M) EXPENSES					
	Sanitary Sewer System (Account 310):					
1	Salaries	\$ 74,738.08	\$ 76,531.79	\$ 78,368.56	\$ 80,249.40	\$ 82,175.39
2	Clothing Allowance	\$ 22.00	\$ 22.53	\$ 23.07	\$ 23.62	\$ 24.19
3	Pers-Retirement	\$ 12,167.92	\$ 12,459.95	\$ 12,758.99	\$ 13,065.20	\$ 13,378.77
4	Insurance WC	\$ 6,886.46	\$ 7,051.74	\$ 7,220.98	\$ 7,394.28	\$ 7,571.74
5	Health Insurance	\$ 19,213.13	\$ 19,674.25	\$ 20,146.43	\$ 20,629.94	\$ 21,125.06
6	Fuel	\$ 2,519.29	\$ 2,579.75	\$ 2,641.67	\$ 2,705.07	\$ 2,769.99
8	Repairs & Maintain Equipment	\$ 1,179.44	\$ 1,207.75	\$ 1,236.73	\$ 1,266.41	\$ 1,296.81
9	Maintain Vehicles	\$ 749.49	\$ 767.48	\$ 785.90	\$ 804.76	\$ 824.07
10	Security Cameras	\$ 708.66	\$ 725.67	\$ 743.08	\$ 760.92	\$ 779.18
11	Utilities	\$ 1,893.94	\$ 1,939.39	\$ 1,985.94	\$ 2,033.60	\$ 2,082.41
12	Heating Fuel	\$ 2,304.32	\$ 2,359.62	\$ 2,416.25	\$ 2,474.24	\$ 2,533.63
13	Telephone/Internet/Wireless	\$ 2,498.23	\$ 2,558.19	\$ 2,619.58	\$ 2,682.45	\$ 2,746.83
15	Shop Supplies	\$ 508.30	\$ 520.50	\$ 532.99	\$ 545.78	\$ 558.88
16	Dues & Subscriptions	\$ 150.00	\$ 153.60	\$ 157.29	\$ 161.06	\$ 164.93
21	Computer/Software/Support	\$ 1,821.63	\$ 1,865.35	\$ 1,910.12	\$ 1,955.96	\$ 2,002.90
22	Total Sanitary Sewer System Expenses:	\$ 127,360.89	\$ 130,417.55	\$ 133,547.57	\$ 136,752.71	\$ 140,034.78
	Wastewater Treatment Plant (Account 305):					
24	Salaries	\$ 32,580.58	\$ 33,362.51	\$ 34,163.21	\$ 34,983.13	\$ 35,822.73
25	Insurance WC	\$ 4,315.52	\$ 4,419.09	\$ 4,525.15	\$ 4,633.75	\$ 4,744.96
26	Health Insurance	\$ 7,139.57	\$ 7,310.92	\$ 7,486.38	\$ 7,666.05	\$ 7,850.04
27	Clothing allowance	\$ 796.34	\$ 815.45	\$ 835.02	\$ 855.06	\$ 875.59
30	Chemicals Treatment	\$ 3,643.99	\$ 3,731.45	\$ 3,821.00	\$ 3,912.70	\$ 4,006.61
31	Repairs & Maintain Equipment	\$ 7,587.77	\$ 7,769.88	\$ 7,956.35	\$ 8,147.31	\$ 8,342.84
32	Maintenance Vehicles	\$ 21,818.53	\$ 22,342.17	\$ 22,878.39	\$ 23,427.47	\$ 23,989.73
33	Pers-retirement	\$ 6,871.51	\$ 7,036.43	\$ 7,205.30	\$ 7,378.23	\$ 7,555.31
34	Utilities	\$ 28,398.17	\$ 29,079.73	\$ 29,777.64	\$ 30,492.30	\$ 31,224.12
35	Telephone/Internet/Wireless	\$ 1,005.10	\$ 1,029.22	\$ 1,053.92	\$ 1,079.22	\$ 1,105.12
36	Lab Samples	\$ 1,769.76	\$ 1,812.23	\$ 1,855.73	\$ 1,900.27	\$ 1,945.87

FIVE YEAR BUDGET PROJECTION

37	Dues & Subscriptions	\$	85.00	\$	87.04	\$	89.13	\$	91.27	\$	93.46
39	Insurance Liability	\$	3,275.00	\$	3,353.60	\$	3,434.09	\$	3,516.50	\$	3,600.90
40	Property Insurance	\$	6,245.47	\$	6,395.36	\$	6,548.85	\$	6,706.02	\$	6,866.97
43	Postage	\$	2,332.28	\$	2,388.25	\$	2,445.57	\$	2,504.27	\$	2,564.37
45	Total Sanitary Sewer Treatment Plant Expenses:	\$	127,864.59	\$	130,933.34	\$	134,075.74	\$	137,293.56	\$	140,588.60
	Total Sanitary Sewer System Expenses:	\$	255,225.48	\$	261,350.89	\$	267,623.31	\$	274,046.27	\$	280,623.38
	REVENUES RECEIVED										
	Sewer System Revenue:	\$	349,680.00								
	NET GAIN OR (LOSS)	\$	94,454.52								

		2026	2027	2028	2029	2030
Number of Customers:		540	540	540	540	540
Average Monthly Revenue Needed per Customer:	\$	39.39	\$ 40.33	\$ 41.30	\$ 42.29	\$ 43.31

System:												Date:	21-Nov-2
City of Montague	Sanitary Sewer Collection System & Treatment Plant												
Capital Recovery Value	(Based on estimated system replacement costs for 2025)										\$332,343.73	Annually	
Calculated O & M Rate per Connection in FY 2026	(Flat Rate is calculated using O & M for fiscal year 24/25, 540 connections, and an inflation rate of 2.4 %/yr)										\$39.39	/ conn.	
Calculated CIP Rate per Connection in FY 2026	(Flat Rate is calculated using estimated system replacement costs for 2025 & 544 connections)										\$51.29	/ conn.	
Total Calculated Sewer Flat Rate per Connection in FY 2026												\$90.67	/ conn.
										Monthly Sewer Rate (12%/year)			
2025										Current Rate	\$51.21 / conn.		
2026	1									Proposed Flat Rate w/ % increase	\$57.36 / conn.		
2027	2									Proposed Flat Rate w/ % increase	\$64.24 / conn.		
2028	3									Proposed Flat Rate w/ % increase	\$71.95 / conn.		
2029	4									Proposed Flat Rate w/ % increase	\$80.58 / conn.		
2030	5									Proposed Flat Rate w/ % increase	\$90.25 / conn.		

Flat Rate

February 2026

Animal Control

Dogs at Large	
Calls	10
Seen	0
Caught	11
Return To Owner	11
Impounded	0
Tickets	01
Lost Dog	01
Kenneled	0
Rescue	0
Notices Given	
New Residents	03
Licensing	01
Dog at large	11
Abandonment	01
Not Licensed	03
Verbal Need to license	10
Welfare Check- Goats	0
Dogs	02
Cats	01
Rehomed cats	0
Euthanasia	0
Quarantine	02
Deer/ Wild Animals	
Dead pick up	01
Dispatched	01
Office	0
Home	01
Street	03
Tickets	03
Complaints	02
Siskiyou Humane Society 2025	0
2025-2026 licensing	346

Firefighting

Fire	0
Medical	05
Tickets	0
Burn Permits / Inspection reports	40/ 02

Code Enforcement

Contacts	
Home	02
Office	03
Street	04
Complaints	03
Inspection	02
Notices Given	01
Nuisance/fence	01
Fire Hazard	01
Water Violations	0
Business License	02
Red Tags	03
Vehicles	0
Parking	02
Vehicles Towed	0
Trailers	01
Lawn Reminders	0
Illegal Camping	01
Homeless	01
Water citations	0
Trash	03
Camping Permits	02
Business License issued	02
Renewal forms sent out	01
Salvage Slips Written	03
Abatements Ongoing	04
Public Hearing	0
Planning Applications	03
Fence	02
Building(s)	0
Roof/ Reroof	02
Solar Panels	02
Notice	0
Citation	02
Tickets	02
Warnings/ Verbal notice	03

February City Clerk Report

COMPLETED

- Payroll
- New Accounts
- Updated Website to include new tabs for drinking and wastewater reports to be posted monthly going forward.
- CR's/UB's/AP's/EFT's
- Minutes
- Various reports

WORKING ON

- The software conversion. We are currently working with Tyler Technologies IT on configuring the General Ledger portion of our conversion. We are still set to go live with new software platform on June 8, 2026.
- Training courses associated with the new software ERP Pro 10.
- Going through resumes for the Pool Coordinator and Account Clerk I positions. The deadline for receiving applications was February 28th. Once all applicants are reviewed, we will set up a date to interview the candidates. Which will most likely be the first week of March.

THINGS TO REMEMBER IN MARCH

- Sunday, March 8th is daylight savings.
- Tuesday, March 17th is St. Patrick's Day.
- Tuesday, March 31st is Cesar Chavez Day – City Hall will be closed.

REVENUE/EXPENDITURE REPORT

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Revenues							
Dept: 100 GENERAL							
360.010 PROPERTY TAX	178,705.00	178,705.00	134,809.90	0.00	0.00	43,895.10	75.4
360.011 PROPERTY TAXES PRIOR	6,695.00	6,695.00	2,752.66	0.00	0.00	3,942.34	41.1
360.012 INT, PENALTIES, DELQ TAX	6,695.00	6,695.00	826.51	0.00	0.00	5,868.49	12.3
360.013 VLF Net	0.00	0.00	2,139.23	0.00	0.00	-2,139.23	0.0
360.100 HOMEOWNERS	2,266.00	2,266.00	992.96	992.96	0.00	1,273.04	43.8
360.150 DOC TRANSFER TAX	5,665.00	5,665.00	13,413.55	129.25	0.00	-7,748.55	236.8
360.200 VEHICLE CODE FEES & FINES	309.00	309.00	183.33	27.07	0.00	125.67	59.3
360.300 BOOKING FEES	206.00	206.00	60.15	17.31	0.00	145.85	29.2
364.010 SALES AND USE TAX-BOE	105,575.00	105,575.00	28,356.34	0.00	0.00	77,218.66	26.9
394.000 FRANCHISE PPL	12,875.00	12,875.00	15,140.85	0.00	0.00	-2,265.85	117.6
395.000 FRANCHISE YREKA TRANSFER	4,841.00	4,841.00	5,616.50	62.29	0.00	-775.50	116.0
396.000 FRANCHISE CABLE	2,575.00	2,575.00	882.92	286.66	0.00	1,692.08	34.3
416.000 PERMITS	3,605.00	3,605.00	2,335.00	86.00	0.00	1,270.00	64.8
417.000 BUSINESS LICENSE	2,884.00	2,884.00	4,809.00	86.00	0.00	-1,925.00	166.7
417.001 BUSINESS LICENSE FEES	319.00	319.00	240.00	4.00	0.00	79.00	75.2
432.000 RENT & LEASES	319.00	319.00	0.00	0.00	0.00	319.00	0.0
436.000 INTEREST INVESTMENT EARNINGS	319.00	319.00	0.00	0.00	0.00	319.00	0.0
441.000 CONGESTION RELIEF	3,193.00	3,193.00	0.00	0.00	0.00	3,193.00	0.0
502.000 PARKS & REC INCOME	31,554.00	31,554.00	1,945.19	0.00	0.00	29,608.81	6.2
635.000 EVENT INSURANCE	3,760.00	3,760.00	1,294.00	162.00	0.00	2,466.00	34.4
640.400 COMMUNITY HALL - RENT	3,760.00	3,760.00	6,395.00	835.00	0.00	-2,635.00	170.1
643.000 RECYCLE - Yreka Transfer	1,339.00	1,339.00	-225.14	0.00	0.00	1,564.14	-16.8
643.100 CAL RECYCLE GRANT - Restricted	5,150.00	5,150.00	-400.69	0.00	0.00	5,550.69	-7.8
GENERAL	382,609.00	382,609.00	221,567.26	2,688.54	0.00	161,041.74	57.9
Dept: 780 LIBRARY							
545.000 DONATIONS	0.00	0.00	1.74	0.00	0.00	-1.74	0.0
LIBRARY	0.00	0.00	1.74	0.00	0.00	-1.74	0.0
Revenues	382,609.00	382,609.00	221,569.00	2,688.54	0.00	161,040.00	57.9
Expenditures							
Dept: 201 GRANT MONIES							
746.002 CONTRACT LABOR PLANNER	0.00	3,840.00	-35,670.83	0.00	0.00	39,510.83	-928.9
GRANT MONIES	0.00	3,840.00	-35,670.83	0.00	0.00	39,510.83	-928.9
Dept: 700 CITY COUNCIL/TREASURER							
702.000 SALARIES	12,875.00	12,875.00	5,714.43	565.75	0.00	7,160.57	44.4
722.000 TRAVEL	309.00	309.00	200.00	0.00	0.00	109.00	64.7
800.000 ADVERTISING & PRINTING	206.00	206.00	0.00	0.00	0.00	206.00	0.0
CITY COUNCIL/TREASURER	13,390.00	13,390.00	5,914.43	565.75	0.00	7,475.57	44.2
Dept: 701 CITY CLERK/ADMINISTRATOR							
702.000 SALARIES	77,250.00	77,250.00	16,303.66	1,533.75	0.00	60,946.34	21.1
714.000 PERS-Retirement	1,545.00	1,545.00	1,072.66	125.06	0.00	472.34	69.4
716.000 HEALTH INSURANCE	4,120.00	7,000.00	2,406.04	299.96	0.00	4,593.96	34.4
718.000 INSURANCE WC	2,678.00	2,678.00	625.23	0.00	0.00	2,052.77	23.3
722.000 TRAVEL	258.00	258.00	0.00	0.00	0.00	258.00	0.0
728.000 EDUCATION & TRAINING	1,030.00	1,030.00	0.00	0.00	0.00	1,030.00	0.0
754.000 PROFESSIONAL	4,635.00	4,635.00	3,500.00	0.00	0.00	1,135.00	75.5
772.000 REPAIR & MAINT. EQUIPMENT	258.00	258.00	0.00	-200.00	0.00	258.00	0.0
800.000 ADVERTISING & PRINTING	206.00	206.00	0.00	0.00	0.00	206.00	0.0
806.000 EQUIPMENT- OFFICE	7,426.00	7,426.00	2,604.63	0.00	0.00	4,821.37	35.1
814.000 POSTAGE	5,000.00	5,000.00	209.96	0.00	0.00	4,790.04	4.2
820.000 UTILITIES	0.00	0.00	7,263.53	0.00	0.00	-7,263.53	0.0
820.100 HEATING FUEL	6,695.00	2,000.00	922.69	0.00	0.00	1,077.31	46.1
826.000 TELEPHONE / INTERNET / WIRELES	7,004.00	7,004.00	3,953.56	0.00	0.00	3,050.44	56.4
848.000 COMPUTER / SOFTWARE / SUPPORT	15,450.00	15,450.00	11,614.37	179.12	0.00	3,835.63	75.2
852.000 OFFICE SUPPLIES	8,500.00	8,500.00	414.30	0.00	0.00	8,085.70	4.9
863.000 DUES & SUBSCRIPTIONS	2,575.00	2,575.00	3,471.14	0.00	0.00	-896.14	134.8

REVENUE/EXPENDITURE REPORT

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 701 CITY CLERK/ADMINISTRATOR							
867.000 BANK CHARGES	300.00	300.00	0.00	0.00	0.00	300.00	0.0
CITY CLERK/ADMINISTRATOR	144,930.00	143,115.00	54,361.77	1,937.89	0.00	88,753.23	38.0
Dept: 702 AUDIT DEPT							
746.003 CONTRACT LABOR / AUDITOR	41,200.00	41,200.00	10,435.00	218.75	0.00	30,765.00	25.3
AUDIT DEPT	41,200.00	41,200.00	10,435.00	218.75	0.00	30,765.00	25.3
Dept: 703 CITY ATTORNEY							
746.001 CONTRACT LABOR ATTORNEY	54,000.00	54,000.00	37,116.19	0.00	0.00	16,883.81	68.7
CITY ATTORNEY	54,000.00	54,000.00	37,116.19	0.00	0.00	16,883.81	68.7
Dept: 705 INSURANCE							
733.000 INSURANCE CRIME	1,288.00	1,288.00	1,277.00	0.00	0.00	11.00	99.1
734.000 INSURANCE LIABILITY	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.0
743.000 PROPERTY INSURANCE	39,140.00	39,140.00	0.00	0.00	0.00	39,140.00	0.0
INSURANCE	90,428.00	90,428.00	1,277.00	0.00	0.00	89,151.00	1.4
Dept: 709 CDBG/EDBG CITY PORTION							
702.000 SALARIES	0.00	6,000.00	6,000.00	0.00	0.00	0.00	100.0
716.000 HEALTH INSURANCE	0.00	2,000.00	2,000.00	0.00	0.00	0.00	100.0
CDBG/EDBG CITY PORTION	0.00	8,000.00	8,000.00	0.00	0.00	0.00	100.0
Dept: 710 BUILDINGS & GROUNDS							
702.000 SALARIES	41,200.00	41,200.00	28,289.96	3,696.72	0.00	12,910.04	68.7
714.000 PERS-Retirement	6,695.00	6,695.00	4,978.88	270.24	0.00	1,716.12	74.4
716.000 HEALTH INSURANCE	11,000.00	12,000.00	16,714.55	1,139.51	0.00	-4,714.55	139.3
718.000 INSURANCE WC	4,635.00	4,635.00	1,042.04	0.00	0.00	3,592.96	22.5
755.000 FUEL	2,060.00	2,060.00	946.33	0.00	0.00	1,113.67	45.9
770.000 REPAIR AND MAINT BLDGS	1,030.00	1,030.00	256.89	-391.25	0.00	773.11	24.9
772.000 REPAIR & MAINT. EQUIPMENT	2,060.00	2,060.00	1,114.61	0.00	0.00	945.39	54.1
774.000 MAINT GROUNDS	5,150.00	5,150.00	4,190.34	0.00	0.00	959.66	81.4
780.000 MAINT VEHICLES	3,000.00	3,000.00	1,812.65	0.00	0.00	1,187.35	60.4
820.000 UTILITIES	5,305.00	5,305.00	1,997.39	0.00	0.00	3,307.61	37.7
847.000 SECURITY CAMERAS	1,236.00	1,236.00	0.00	0.00	0.00	1,236.00	0.0
855.000 FIRE EXTINGUISHERS	0.00	0.00	693.25	0.00	0.00	-693.25	0.0
857.000 JANITORIAL	2,060.00	2,060.00	986.68	0.00	0.00	1,073.32	47.9
858.000 SHOP SUPPLIES	309.00	309.00	165.89	0.00	0.00	143.11	53.7
BUILDINGS & GROUNDS	85,740.00	86,740.00	63,189.46	4,715.22	0.00	23,550.54	72.8
Dept: 711 PARKS & RECREATION							
803.000 FOOD PURCHASES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
807.000 CITY SPONSORED EVENTS	1,288.00	1,288.00	430.00	0.00	0.00	858.00	33.4
820.000 UTILITIES	7,725.00	7,725.00	3,318.78	0.00	0.00	4,406.22	43.0
822.000 RENTALS & LEASES	1,030.00	1,030.00	328.71	0.00	0.00	701.29	31.9
PARKS & RECREATION	11,043.00	11,043.00	4,077.49	0.00	0.00	6,965.51	36.9
Dept: 720 PLANNING COMMISSION							
746.002 CONTRACT LABOR PLANNER	2,575.00	2,575.00	1,448.75	0.00	0.00	1,126.25	56.3
746.004 CONTRACT LABOR / ENGINEER	6,695.00	6,695.00	3,000.00	-774.00	0.00	3,695.00	44.8
PLANNING COMMISSION	9,270.00	9,270.00	4,448.75	-774.00	0.00	4,821.25	48.0
Dept: 775 COMMUNITY HALL							
745.000 EVENT INSURANCE - ALLIANT	1,545.00	1,545.00	231.00	0.00	0.00	1,314.00	15.0
770.000 REPAIR AND MAINT BLDGS	1,545.00	1,545.00	30.21	0.00	0.00	1,514.79	2.0
820.000 UTILITIES	7,725.00	7,725.00	2,999.38	0.00	0.00	4,725.62	38.8
847.000 SECURITY CAMERAS	1,030.00	1,030.00	529.74	0.00	0.00	500.26	51.4
COMMUNITY HALL	11,845.00	11,845.00	3,790.33	0.00	0.00	8,054.67	32.0
Dept: 780 LIBRARY							
702.000 SALARIES	8,240.00	8,240.00	12,246.15	792.05	0.00	-4,006.15	148.6

REVENUE/EXPENDITURE REPORT

City of Montague

For the Period: 7/1/2025 to 2/28/2026	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 780 LIBRARY							
820.100 HEATING FUEL	1,648.00	1,648.00	521.28	0.00	0.00	1,126.72	31.6
832.400 FINGERPRINTING	515.00	515.00	0.00	0.00	0.00	515.00	0.0
LIBRARY	10,403.00	10,403.00	12,767.43	792.05	0.00	-2,364.43	122.7
Expenditures	472,249.00	483,274.00	169,707.02	7,455.66	0.00	313,566.98	35.1

REVENUE/EXPENDITURE REPORT

City of Montague

For the Period: 7/1/2025 to 2/28/2026	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 102 - COMMUNITY HALL							
Expenditures							
Dept: 775 COMMUNITY HALL							
820.000 UTILITIES	0.00	0.00	2,049.13	0.00	0.00	-2,049.13	0.0
857.000 JANITORIAL	0.00	0.00	121.92	0.00	0.00	-121.92	0.0
COMMUNITY HALL	0.00	0.00	2,171.05	0.00	0.00	-2,171.05	0.0
Expenditures	0.00	0.00	2,171.05	0.00	0.00	-2,171.05	0.0

REVENUE/EXPENDITURE REPORT

City of Montague

For the Period: 7/1/2025 to 2/28/2026	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 103 - ANIMAL CONTROL							
Expenditures							
Dept: 745 ANIMAL CONTROL							
746.100 KENNEL SUPPLIES	0.00	0.00	16.30	0.00	0.00	-16.30	0.0
ANIMAL CONTROL	0.00	0.00	16.30	0.00	0.00	-16.30	0.0
Expenditures	0.00	0.00	16.30	0.00	0.00	-16.30	0.0

REVENUE/EXPENDITURE REPORT

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 105 - CE/AC OFFICER							
Revenues							
Dept: 020 SPAY & NEUTER DINNER							
411.000 SPAY & NEUTER FEES RESTRICTED	0.00	0.00	50.00	0.00	0.00	-50.00	0.0
SPAY & NEUTER DINNER	0.00	0.00	50.00	0.00	0.00	-50.00	0.0
Dept: 100 GENERAL							
408.000 IMPOUND & PICK UP FEES ANIMAL	309.00	309.00	290.00	0.00	0.00	19.00	93.9
409.000 CITATIONS/PENALTIES	103.00	103.00	300.00	0.00	0.00	-197.00	291.3
410.000 ANIMAL LICENSES	5,150.00	5,150.00	2,232.50	0.00	0.00	2,917.50	43.3
412.000 KENNEL BOARDING FEES	108.00	108.00	0.00	0.00	0.00	108.00	0.0
GENERAL	5,670.00	5,670.00	2,822.50	0.00	0.00	2,847.50	49.8
Revenues	5,670.00	5,670.00	2,872.50	0.00	0.00	2,797.50	50.7
Expenditures							
Dept: 105 CE/AC OFFICER							
702.000 SALARIES	38,000.00	39,500.00	28,876.23	3,200.38	0.00	10,623.77	73.1
714.000 PERS-Retirement	3,090.00	3,090.00	0.00	0.00	0.00	3,090.00	0.0
716.000 HEALTH INSURANCE	12,360.00	12,360.00	-49.44	5.65	0.00	12,409.44	-0.4
718.000 INSURANCE WC	6,180.00	6,180.00	1,563.06	0.00	0.00	4,616.94	25.3
722.000 TRAVEL	247.00	247.00	0.00	0.00	0.00	247.00	0.0
724.000 CLOTHING ALLOWANCE	103.00	103.00	57.95	0.00	0.00	45.05	56.3
728.000 EDUCATION & TRAINING	773.00	773.00	0.00	0.00	0.00	773.00	0.0
746.000 CONTRACT LABOR	103.00	103.00	160.00	0.00	0.00	-57.00	155.3
746.100 KENNEL SUPPLIES	515.00	515.00	0.00	0.00	0.00	515.00	0.0
755.000 FUEL	900.00	1,721.00	632.18	0.00	0.00	1,088.82	36.7
765.000 ABATEMENT	2,060.00	2,060.00	0.00	0.00	0.00	2,060.00	0.0
766.000 ABATEMENT WEEDS	515.00	515.00	0.00	0.00	0.00	515.00	0.0
780.000 MAINT VEHICLES	1,545.00	1,545.00	243.23	0.00	0.00	1,301.77	15.7
800.000 ADVERTISING & PRINTING	258.00	258.00	0.00	0.00	0.00	258.00	0.0
814.000 POSTAGE	258.00	258.00	0.00	0.00	0.00	258.00	0.0
826.000 TELEPHONE / INTERNET / WIRELES	1,700.00	1,700.00	638.03	0.00	0.00	1,061.97	37.5
848.000 COMPUTER / SOFTWARE / SUPPORT	3,090.00	3,090.00	877.50	0.00	0.00	2,212.50	28.4
851.000 SPECIAL DEPT SUPPLIES	515.00	515.00	163.87	0.00	0.00	351.13	31.8
852.000 OFFICE SUPPLIES	0.00	0.00	76.00	0.00	0.00	-76.00	0.0
863.000 DUES & SUBSCRIPTIONS	309.00	309.00	0.00	0.00	0.00	309.00	0.0
CE/AC OFFICER	72,521.00	74,842.00	33,238.61	3,206.03	0.00	41,603.39	44.4
Expenditures	72,521.00	74,842.00	33,238.61	3,206.03	0.00	41,603.39	44.4

REVENUE/EXPENDITURE REPORT

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 109 - SHERIFF CONTRACT							
Revenues							
Dept: 100 GENERAL							
360.350 PUBLIC SAFETY - MOE PROP 172	7,828.00	7,828.00	605.55	0.00	0.00	7,222.45	7.7
360.400 COPS	200,438.00	201,537.00	186,158.96	0.00	0.00	15,378.04	92.4
650.000 TRANSFER IN	44,908.00	44,908.00	0.00	0.00	0.00	44,908.00	0.0
GENERAL	253,174.00	254,273.00	186,764.51	0.00	0.00	67,508.49	73.5
Revenues	253,174.00	254,273.00	186,764.51	0.00	0.00	67,508.49	73.5
Expenditures							
Dept: 740 LAW ENFORCEMENT							
747.000 POLICE PROTECTION	222,480.00	222,480.00	266,442.40	0.00	0.00	-43,962.40	119.8
LAW ENFORCEMENT	222,480.00	222,480.00	266,442.40	0.00	0.00	-43,962.40	119.8
Expenditures	222,480.00	222,480.00	266,442.40	0.00	0.00	-43,962.40	119.8

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 201 - SPEC. GAS TAX ST. IMPROVEMENT							
Revenues							
Dept: 100 GENERAL							
443.000 2103 OPERATIONS GAS TAX	11,246.00	11,246.00	16,836.97	806.40	0.00	-5,590.97	149.7
446.000 2106 CONSTRUCTION GAS TAX	11,670.00	11,670.00	7,254.76	893.25	0.00	4,415.24	62.2
448.000 2107.5 ENG GAS TAX	1,591.00	1,591.00	1,000.00	0.00	0.00	591.00	62.9
460.000 2105 GAS TAX FUNDS	8,487.00	8,487.00	5,016.25	583.97	0.00	3,470.75	59.1
462.000 2107 MAINTENANCE GAS TAX	10,609.00	10,609.00	6,772.60	791.13	0.00	3,836.40	63.8
463.000 SB1 LOCAL ST & RD IMPROV PROJ	29,705.00	29,705.00	10,957.00	0.00	0.00	18,748.00	36.9
GENERAL	73,308.00	73,308.00	47,837.58	3,074.75	0.00	25,470.42	65.3
Revenues	73,308.00	73,308.00	47,837.58	3,074.75	0.00	25,470.42	65.3
Expenditures							
Dept: 205 GENERAL GT2105							
702.000 SALARIES	6,365.00	6,365.00	4,354.64	570.86	0.00	2,010.36	68.4
714.000 PERS-Retirement	2,652.00	2,652.00	1,954.93	40.50	0.00	697.07	73.7
716.000 HEALTH INSURANCE	2,652.00	2,652.00	1,324.34	202.93	0.00	1,327.66	49.9
718.000 INSURANCE WC	2,652.00	2,652.00	521.02	0.00	0.00	2,130.98	19.6
GENERAL GT2105	14,321.00	14,321.00	8,154.93	814.29	0.00	6,166.07	56.9
Dept: 206 GENERAL GAS TAX 2106							
702.000 SALARIES	6,365.00	6,365.00	4,354.64	570.86	0.00	2,010.36	68.4
714.000 PERS-Retirement	2,652.00	2,652.00	1,954.93	40.50	0.00	697.07	73.7
716.000 HEALTH INSURANCE	2,652.00	2,652.00	1,324.34	202.93	0.00	1,327.66	49.9
718.000 INSURANCE WC	2,652.00	2,652.00	479.34	0.00	0.00	2,172.66	18.1
GENERAL GAS TAX 2106	14,321.00	14,321.00	8,113.25	814.29	0.00	6,207.75	56.7
Dept: 207 GENERAL GAS TAX 2107							
755.000 FUEL	2,122.00	2,122.00	946.33	0.00	0.00	1,175.67	44.6
772.000 REPAIR & MAINT. EQUIPMENT	8,522.00	8,522.00	0.00	0.00	0.00	8,522.00	0.0
776.000 MAINTENANCE SIGNS	9,053.00	9,053.00	379.14	0.00	0.00	8,673.86	4.2
786.000 CONSTRUCTION C&E	12,235.00	12,235.00	-387,018.71	-38.13	0.00	399,253.71	-3163.2
820.000 UTILITIES	12,731.00	12,731.00	10,450.15	0.00	0.00	2,280.85	82.1
GENERAL GAS TAX 2107	44,663.00	44,663.00	-375,243.09	-38.13	0.00	419,906.09	-840.2
Expenditures	73,305.00	73,305.00	-358,974.91	1,590.45	0.00	432,279.91	-489.7

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For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 250 - POOL							
Revenues							
Dept: 030 FREEDOM FESTIVAL							
545.000 DONATIONS	0.00	0.00	14,310.00	0.00	0.00	-14,310.00	0.0
FREEDOM FESTIVAL	0.00	0.00	14,310.00	0.00	0.00	-14,310.00	0.0
Dept: 100 GENERAL							
545.000 DONATIONS	3,090.00	3,090.00	1,900.00	0.00	0.00	1,190.00	61.5
552.000 POOL LESSONS	4,120.00	4,120.00	230.00	0.00	0.00	3,890.00	5.6
553.000 POOL DINNER	13,390.00	13,390.00	466.00	0.00	0.00	12,924.00	3.5
556.000 FOOD SALES	6,180.00	6,180.00	0.00	0.00	0.00	6,180.00	0.0
558.000 POOL PARTIES	1,545.00	1,545.00	250.00	0.00	0.00	1,295.00	16.2
560.000 POOL ADMISSIONS	6,695.00	6,695.00	6,213.95	0.00	0.00	481.05	92.8
560.100 FITNESS PROGRAM	2,060.00	2,060.00	314.00	0.00	0.00	1,746.00	15.2
644.000 MISCELLANEOUS REVENUE	7,725.00	7,725.00	0.00	0.00	0.00	7,725.00	0.0
GENERAL	44,805.00	44,805.00	9,373.95	0.00	0.00	35,431.05	20.9
Revenues	44,805.00	44,805.00	23,683.95	0.00	0.00	21,121.05	52.9
Expenditures							
Dept: 025 PARKS & RECREATION							
560.200 FITNESS EQUIPMENT	412.00	412.00	0.00	0.00	0.00	412.00	0.0
702.000 SALARIES	37,080.00	39,000.00	23,505.22	0.00	0.00	15,494.78	60.3
718.000 INSURANCE WC	2,266.00	2,266.00	521.02	0.00	0.00	1,744.98	23.0
728.000 EDUCATION & TRAINING	258.00	258.00	0.00	0.00	0.00	258.00	0.0
754.000 PROFESSIONAL	103.00	103.00	0.00	0.00	0.00	103.00	0.0
770.000 REPAIR AND MAINT BLDGS	258.00	258.00	0.00	0.00	0.00	258.00	0.0
771.000 CHEMICALS - TREATMENT	6,180.00	6,180.00	4,114.43	0.00	0.00	2,065.57	66.6
772.000 REPAIR & MAINT. EQUIPMENT	258.00	258.00	2,193.26	0.00	0.00	-1,935.26	850.1
800.000 ADVERTISING & PRINTING	103.00	103.00	0.00	0.00	0.00	103.00	0.0
802.000 POOL DINNER	927.00	927.00	-177.75	0.00	0.00	1,104.75	-19.2
803.000 FOOD PURCHASES	2,266.00	2,266.00	1,070.05	0.00	0.00	1,195.95	47.2
812.000 EQUIP SAFETY	103.00	103.00	0.00	0.00	0.00	103.00	0.0
814.000 POSTAGE	103.00	103.00	0.00	0.00	0.00	103.00	0.0
820.000 UTILITIES	6,180.00	6,180.00	5,687.19	0.00	0.00	492.81	92.0
826.000 TELEPHONE / INTERNET / WIRELES	258.00	258.00	0.00	0.00	0.00	258.00	0.0
847.000 SECURITY CAMERAS	1,030.00	1,030.00	0.00	0.00	0.00	1,030.00	0.0
851.000 SPECIAL DEPT SUPPLIES	103.00	103.00	0.00	0.00	0.00	103.00	0.0
864.000 LICENSE & PERMITS	618.00	618.00	600.00	0.00	0.00	18.00	97.1
PARKS & RECREATION	58,506.00	60,426.00	37,513.42	0.00	0.00	22,912.58	62.1
Dept: 030 FREEDOM FESTIVAL							
851.000 SPECIAL DEPT SUPPLIES	0.00	0.00	33,497.90	0.00	0.00	-33,497.90	0.0
FREEDOM FESTIVAL	0.00	0.00	33,497.90	0.00	0.00	-33,497.90	0.0
Expenditures	58,506.00	60,426.00	71,011.32	0.00	0.00	-10,585.32	117.5

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For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 260 - CDBG							
Revenues							
Dept: 000							
025.111 CASSON, MELESSA CDBG	0.00	0.00	-29,105.03	130.00	0.00	29,105.03	0.0
Dept: 000	0.00	0.00	-29,105.03	130.00	0.00	29,105.03	0.0
Dept: 100 GENERAL							
437.000 INTEREST INCOME - CDBG	3,090.00	3,090.00	0.00	0.00	0.00	3,090.00	0.0
GENERAL	3,090.00	3,090.00	0.00	0.00	0.00	3,090.00	0.0
Revenues	3,090.00	3,090.00	-29,105.03	130.00	0.00	32,195.03	-941.9
Expenditures							
Dept: 060 GENERAL CDBG							
860.000 ACTIVITY	3,090.00	3,090.00	16,675.32	0.00	0.00	-13,585.32	539.7
GENERAL CDBG	3,090.00	3,090.00	16,675.32	0.00	0.00	-13,585.32	539.7
Expenditures	3,090.00	3,090.00	16,675.32	0.00	0.00	-13,585.32	539.7

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 270 - LTC							
Revenues							
Dept: 100 GENERAL							
436.000 INTEREST INVESTMENT EARNINGS	1,804.00	1,804.00	0.00	0.00	0.00	1,804.00	0.0
478.000 LOCAL TRANSPORTATION REV	15,914.00	15,914.00	3,712.23	0.00	0.00	12,201.77	23.3
GENERAL	17,718.00	17,718.00	3,712.23	0.00	0.00	14,005.77	21.0
Revenues	17,718.00	17,718.00	3,712.23	0.00	0.00	14,005.77	21.0
Expenditures							
Dept: 075 LOCAL TRANSPORTATION DEPT							
892.400 STREET REPAIRS	17,717.00	17,717.00	0.00	0.00	0.00	17,717.00	0.0
LOCAL TRANSPORTATION DEPT	17,717.00	17,717.00	0.00	0.00	0.00	17,717.00	0.0
Expenditures	17,717.00	17,717.00	0.00	0.00	0.00	17,717.00	0.0

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 280 - FIRE DEPARTMENT							
Revenues							
Dept: 100 GENERAL							
360.350 PUBLIC SAFETY - MOE PROP 172	1,751.00	1,751.00	139.28	0.00	0.00	1,611.72	8.0
439.000 FIRE DISTRICT REVENUE	36,071.00	36,071.00	0.00	0.00	0.00	36,071.00	0.0
506.000 BURN PERMITS	309.00	309.00	168.00	16.00	0.00	141.00	54.4
514.001 PAID STATE FIRES	360,500.00	360,500.00	68,683.90	0.00	0.00	291,816.10	19.1
534.000 FIRE SUPPRESSION FEE	56,650.00	56,650.00	23,602.00	0.00	0.00	33,048.00	41.7
545.000 DONATIONS	2,678.00	2,678.00	0.00	0.00	0.00	2,678.00	0.0
644.000 MISCELLANEOUS REVENUE	30,204.00	30,204.00	0.00	0.00	0.00	30,204.00	0.0
GENERAL	488,163.00	488,163.00	92,593.18	16.00	0.00	395,569.82	19.0
Revenues	488,163.00	488,163.00	92,593.18	16.00	0.00	395,569.82	19.0
Expenditures							
Dept: 085 FIRE DEPT							
702.000 SALARIES	9,888.00	9,888.00	0.00	0.00	0.00	9,888.00	0.0
702.003 PAID STATE FIRE SALARIES	229,206.00	229,206.00	29,074.89	905.20	0.00	200,131.11	12.7
718.000 INSURANCE WC	34,373.00	34,373.00	7,861.04	0.00	0.00	26,511.96	22.9
728.100 TRAINING	1,061.00	1,061.00	1,948.00	0.00	0.00	-887.00	183.6
734.000 INSURANCE LIABILITY	6,365.00	6,365.00	0.00	0.00	0.00	6,365.00	0.0
743.000 PROPERTY INSURANCE	44,000.00	44,000.00	0.00	0.00	0.00	44,000.00	0.0
755.000 FUEL	12,731.00	12,731.00	2,984.70	0.00	0.00	9,746.30	23.4
770.000 REPAIR AND MAINT BLDGS	4,120.00	4,120.00	211.30	-496.75	0.00	3,908.70	5.1
772.000 REPAIR & MAINT. EQUIPMENT	37,595.00	37,595.00	2,192.37	0.00	0.00	35,402.63	5.8
772.100 MEDICAL SUPPLIES	3,605.00	3,605.00	120.00	0.00	0.00	3,485.00	3.3
812.000 EQUIP SAFETY	73,130.00	73,130.00	16,317.31	0.00	0.00	56,812.69	22.3
820.000 UTILITIES	6,695.00	6,695.00	3,262.87	0.00	0.00	3,432.13	48.7
820.100 HEATING FUEL	5,305.00	5,305.00	1,964.43	0.00	0.00	3,340.57	37.0
826.000 TELEPHONE / INTERNET / WIRELES	3,090.00	3,090.00	1,691.13	0.00	0.00	1,398.87	54.7
827.000 MEDICAL - SAFETY EXAMS	1,061.00	1,061.00	0.00	0.00	0.00	1,061.00	0.0
847.000 SECURITY CAMERAS	1,030.00	1,030.00	407.58	0.00	0.00	622.42	39.6
848.000 COMPUTER / SOFTWARE / SUPPORT	5,665.00	5,665.00	0.00	0.00	0.00	5,665.00	0.0
863.000 DUES & SUBSCRIPTIONS	302.00	302.00	297.70	0.00	0.00	4.30	98.6
880.000 LOAN PAYMENT	31,000.00	31,000.00	30,181.21	0.00	0.00	818.79	97.4
900.000 MISCELLANEOUS EXPENSE	1,273.00	1,273.00	0.00	0.00	0.00	1,273.00	0.0
FIRE DEPT	511,495.00	511,495.00	98,514.53	408.45	0.00	412,980.47	19.3
Dept: 202 FIRE DISTRICT							
881.100 MFPD LOAN PAYMENT	31,086.00	31,086.00	0.00	0.00	0.00	31,086.00	0.0
FIRE DISTRICT	31,086.00	31,086.00	0.00	0.00	0.00	31,086.00	0.0
Expenditures	542,581.00	542,581.00	98,514.53	408.45	0.00	444,066.47	18.2

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For the Period: 7/1/2025 to 2/28/2026 -

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 303 - SEWER							
Revenues							
Dept: 100 GENERAL							
550.000 SEWER BONDS	0.00	0.00	-285.49	-285.48	0.00	285.49	0.0
646.000 SEWER REVENUE OMA	0.00	169,744.00	163,170.39	20,177.26	0.00	6,573.61	96.1
647.000 SEWER PENALTIES	4,774.00	4,774.00	6,976.94	785.16	0.00	-2,202.94	146.1
649.000 SEWER REVENUE CAP RECOVERY	0.00	95,481.00	87,899.41	10,869.44	0.00	7,581.59	92.1
GENERAL	4,774.00	269,999.00	257,761.25	31,546.38	0.00	12,237.75	95.5
Revenues	4,774.00	269,999.00	257,761.25	31,546.38	0.00	12,237.75	95.5
Expenditures							
Dept: 305 SEWER PLANT							
702.000 SALARIES	30,900.00	33,900.00	51,015.22	2,284.52	0.00	-17,115.22	150.5
714.000 PERS-Retirement	5,100.00	5,100.00	3,792.57	192.08	0.00	1,307.43	74.4
716.000 HEALTH INSURANCE	8,487.00	8,487.00	4,460.51	557.67	0.00	4,026.49	52.6
718.000 INSURANCE WC	5,305.00	5,305.00	979.52	0.00	0.00	4,325.48	18.5
722.000 TRAVEL	212.00	212.00	0.00	0.00	0.00	212.00	0.0
724.000 CLOTHING ALLOWANCE	212.00	212.00	0.00	0.00	0.00	212.00	0.0
728.000 EDUCATION & TRAINING	212.00	212.00	0.00	0.00	0.00	212.00	0.0
734.000 INSURANCE LIABILITY	0.00	4,177.00	0.00	0.00	0.00	4,177.00	0.0
743.000 PROPERTY INSURANCE	0.00	5,812.00	0.00	0.00	0.00	5,812.00	0.0
755.000 FUEL	530.00	530.00	0.00	0.00	0.00	530.00	0.0
770.000 REPAIR AND MAINT BLDGS	318.00	318.00	0.00	0.00	0.00	318.00	0.0
771.000 CHEMICALS - TREATMENT	8,487.00	8,487.00	0.00	0.00	0.00	8,487.00	0.0
772.000 REPAIR & MAINT. EQUIPMENT	15,701.00	15,701.00	1,753.67	-36.85	0.00	13,947.33	11.2
780.000 MAINT VEHICLES	2,000.00	2,000.00	339.31	0.00	0.00	1,660.69	17.0
814.000 POSTAGE	2,122.00	2,122.00	0.00	0.00	0.00	2,122.00	0.0
820.000 UTILITIES	24,401.00	24,401.00	15,430.19	0.00	0.00	8,970.81	63.2
826.000 TELEPHONE / INTERNET / WIRELES	637.00	637.00	436.06	0.00	0.00	200.94	68.5
849.000 LAB SAMPLES	2,060.00	2,060.00	1,317.00	0.00	0.00	743.00	63.9
863.000 DUES & SUBSCRIPTIONS	106.00	106.00	0.00	0.00	0.00	106.00	0.0
864.000 LICENSE & PERMITS	23,340.00	23,340.00	0.00	0.00	0.00	23,340.00	0.0
892.000 CAPITAL OUTLAY- Restricted	0.00	0.00	8,060.81	0.00	0.00	-8,060.81	0.0
SEWER PLANT	130,130.00	143,119.00	87,584.86	2,997.42	0.00	55,534.14	61.2
Dept: 310 SEWER MAINTENANCE							
702.000 SALARIES	74,160.00	77,800.00	111,562.18	5,887.51	0.00	-33,762.18	143.4
714.000 PERS-Retirement	10,609.00	10,609.00	5,670.75	454.42	0.00	4,938.25	53.5
716.000 HEALTH INSURANCE	25,750.00	25,750.00	10,693.62	1,541.07	0.00	15,056.38	41.5
718.000 INSURANCE WC	7,426.00	7,426.00	1,563.06	0.00	0.00	5,862.94	21.0
724.000 CLOTHING ALLOWANCE	309.00	309.00	0.00	0.00	0.00	309.00	0.0
728.000 EDUCATION & TRAINING	515.00	515.00	0.00	0.00	0.00	515.00	0.0
755.000 FUEL	2,122.00	2,122.00	946.29	0.00	0.00	1,175.71	44.6
770.000 REPAIR AND MAINT BLDGS	515.00	515.00	0.00	0.00	0.00	515.00	0.0
772.000 REPAIR & MAINT. EQUIPMENT	2,334.00	2,334.00	2,796.36	0.00	0.00	-462.36	119.8
780.000 MAINT VEHICLES	2,000.00	2,000.00	293.18	0.00	0.00	1,706.82	14.7
800.000 ADVERTISING & PRINTING	106.00	106.00	0.00	0.00	0.00	106.00	0.0
812.000 EQUIP SAFETY	318.00	318.00	0.00	0.00	0.00	318.00	0.0
820.000 UTILITIES	3,090.00	3,090.00	653.09	0.00	0.00	2,436.91	21.1
820.100 HEATING FUEL	3,090.00	3,090.00	693.34	0.00	0.00	2,396.66	22.4
826.000 TELEPHONE / INTERNET / WIRELES	2,652.00	2,652.00	1,103.65	0.00	0.00	1,548.35	41.6
827.000 MEDICAL - SAFETY EXAMS	309.00	309.00	0.00	0.00	0.00	309.00	0.0
847.000 SECURITY CAMERAS	1,571.00	1,571.00	354.32	0.00	0.00	1,216.68	22.6
848.000 COMPUTER / SOFTWARE / SUPPORT	3,090.00	3,090.00	877.50	0.00	0.00	2,212.50	28.4
858.000 SHOP SUPPLIES	1,591.00	1,591.00	1,245.25	0.00	0.00	345.75	78.3
863.000 DUES & SUBSCRIPTIONS	206.00	206.00	150.00	0.00	0.00	56.00	72.8
864.000 LICENSE & PERMITS	309.00	309.00	0.00	0.00	0.00	309.00	0.0
SEWER MAINTENANCE	142,072.00	145,712.00	138,602.59	7,883.00	0.00	7,109.41	95.1
Expenditures	272,202.00	288,831.00	226,187.45	10,880.42	0.00	62,643.55	78.3

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 404 - WATER							
Revenues							
Dept: 100 GENERAL							
436.000 INTEREST INVESTMENT EARNINGS	278,100.00	60,000.00	0.00	0.00	0.00	60,000.00	0.0
526.000 MCWD FEES	18,566.00	18,566.00	12,072.19	1,458.13	0.00	6,493.81	65.0
527.000 MCWD - PENALTIES	212.00	212.00	288.01	33.62	0.00	-76.01	135.9
528.000 RETURN CHECK CHARGES	0.00	0.00	562.42	31.51	0.00	-562.42	0.0
542.000 WATER CONNECTION FEES	849.00	849.00	4,338.79	666.99	0.00	-3,489.79	511.0
544.000 WATER PENALTIES	5,835.00	5,835.00	8,340.37	781.74	0.00	-2,505.37	142.9
564.000 WATER MAINTENANCE	29,870.00	29,870.00	20,986.34	2,583.12	0.00	8,883.66	70.3
617.000 BACKFLOW INSPECTION	0.00	0.00	1,109.68	307.58	0.00	-1,109.68	0.0
618.000 WATER REVENUE OMA	196,267.00	196,267.00	175,614.54	15,705.18	0.00	20,652.46	89.5
619.000 WATER REVENUE CAPITAL RECOVERY	183,536.00	183,536.00	177,972.93	15,948.06	0.00	5,563.07	97.0
648.001 WATER MAINTENANCE PENALTIES	424.00	424.00	3,771.32	215.41	0.00	-3,347.32	889.5
GENERAL	713,659.00	495,559.00	405,056.59	37,731.34	0.00	90,502.41	81.7
Revenues	713,659.00	495,559.00	405,056.59	37,731.34	0.00	90,502.41	81.7
Expenditures							
Dept: 405 WATER PLANT							
702.000 SALARIES	68,341.00	73,000.00	56,391.73	5,096.00	0.00	16,608.27	77.2
714.000 PERS-Retirement	11,618.00	11,618.00	6,288.18	394.84	0.00	5,329.82	54.1
716.000 HEALTH INSURANCE	15,000.00	15,000.00	10,138.85	1,278.96	0.00	4,861.15	67.6
718.000 INSURANCE WC	0.00	0.00	1,042.04	0.00	0.00	-1,042.04	0.0
722.000 TRAVEL	1,591.00	1,591.00	0.00	0.00	0.00	1,591.00	0.0
724.000 CLOTHING ALLOWANCE	212.00	212.00	0.00	0.00	0.00	212.00	0.0
728.000 EDUCATION & TRAINING	318.00	318.00	0.00	0.00	0.00	318.00	0.0
770.000 REPAIR AND MAINT BLDGS	1,061.00	1,061.00	0.00	0.00	0.00	1,061.00	0.0
771.000 CHEMICALS - TREATMENT	21,748.00	21,748.00	8,945.83	0.00	0.00	12,802.17	41.1
772.000 REPAIR & MAINT. EQUIPMENT	11,882.00	11,882.00	914.21	-36.86	0.00	10,967.79	7.7
780.000 MAINT VEHICLES	2,000.00	2,000.00	339.33	0.00	0.00	1,660.67	17.0
812.000 EQUIP SAFETY	318.00	318.00	0.00	0.00	0.00	318.00	0.0
814.000 POSTAGE	2,122.00	2,122.00	0.00	0.00	0.00	2,122.00	0.0
820.000 UTILITIES	37,132.00	37,132.00	22,662.45	0.00	0.00	14,469.55	61.0
824.000 WATER MWCD	28,644.00	28,644.00	13,391.75	0.00	0.00	15,252.25	46.8
826.000 TELEPHONE / INTERNET / WIRELES	2,652.00	2,652.00	1,130.65	0.00	0.00	1,521.35	42.6
827.000 MEDICAL - SAFETY EXAMS	318.00	318.00	60.00	0.00	0.00	258.00	18.9
848.000 COMPUTER / SOFTWARE / SUPPORT	3,713.00	3,713.00	0.00	0.00	0.00	3,713.00	0.0
849.000 LAB SAMPLES	6,896.00	6,896.00	3,893.60	0.00	0.00	3,002.40	56.5
852.000 OFFICE SUPPLIES	0.00	0.00	10.70	0.00	0.00	-10.70	0.0
863.000 DUES & SUBSCRIPTIONS	2,122.00	2,122.00	1,280.68	0.00	0.00	841.32	60.4
864.000 LICENSE & PERMITS	3,713.00	3,713.00	3,226.23	0.00	0.00	486.77	86.9
880.000 LOAN PAYMENT	30,766.00	30,766.00	-134,340.13	0.00	0.00	165,106.13	-436.7
892.023 WATER/SEWER RATE STUDY	5,000.00	5,000.00	5,313.50	0.00	0.00	-313.50	106.3
892.024 ACH POLYMER	27,810.00	27,810.00	0.00	0.00	0.00	27,810.00	0.0
892.025 CAPITAL-OUTLAY PAUL	44,000.00	44,000.00	0.00	0.00	0.00	44,000.00	0.0
WATER PLANT	328,977.00	333,636.00	689.60	6,732.94	0.00	332,946.40	0.2
Dept: 410 WATER MAINTENANCE							
617.001 BACKFLOW INSPECTION	1,061.00	1,061.00	0.00	0.00	0.00	1,061.00	0.0
702.000 SALARIES	150,000.00	150,000.00	85,748.86	10,092.33	0.00	64,251.14	57.2
714.000 PERS-Retirement	33,221.00	33,221.00	9,225.34	738.42	0.00	23,995.66	27.8
716.000 HEALTH INSURANCE	45,320.00	45,320.00	20,317.25	2,612.22	0.00	25,002.75	44.8
718.000 INSURANCE WC	13,084.00	13,084.00	2,084.09	0.00	0.00	10,999.91	15.9
724.000 CLOTHING ALLOWANCE	212.00	212.00	0.00	0.00	0.00	212.00	0.0
728.000 EDUCATION & TRAINING	530.00	530.00	0.00	0.00	0.00	530.00	0.0
755.000 FUEL	2,122.00	2,122.00	946.29	0.00	0.00	1,175.71	44.6
770.000 REPAIR AND MAINT BLDGS	1,061.00	1,061.00	53.00	0.00	0.00	1,008.00	5.0
772.000 REPAIR & MAINT. EQUIPMENT	1,061.00	1,061.00	23.47	0.00	0.00	1,037.53	2.2
780.000 MAINT VEHICLES	3,000.00	3,000.00	284.53	0.00	0.00	2,715.47	9.5
812.000 EQUIP SAFETY	319.00	319.00	0.00	0.00	0.00	319.00	0.0
820.000 UTILITIES	4,244.00	4,244.00	653.09	0.00	0.00	3,590.91	15.4
820.100 HEATING FUEL	2,122.00	2,122.00	693.34	0.00	0.00	1,428.66	32.7

REVENUE/EXPENDITURE REPORT

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 404 - WATER							
Expenditures							
Dept: 410 WATER MAINTENANCE							
826.000 TELEPHONE / INTERNET / WIRELES	1,687.00	1,687.00	1,103.65	0.00	0.00	583.35	65.4
827.000 MEDICAL - SAFETY EXAMS	318.00	318.00	0.00	0.00	0.00	318.00	0.0
847.000 SECURITY CAMERAS	1,061.00	1,061.00	354.34	0.00	0.00	706.66	33.4
848.000 COMPUTER / SOFTWARE / SUPPORT	3,090.00	3,090.00	877.50	0.00	0.00	2,212.50	28.4
858.000 SHOP SUPPLIES	1,061.00	1,061.00	283.12	0.00	0.00	777.88	26.7
863.000 DUES & SUBSCRIPTIONS	530.00	530.00	541.00	0.00	0.00	-11.00	102.1
864.000 LICENSE & PERMITS	318.00	318.00	274.00	0.00	0.00	44.00	86.2
WATER MAINTENANCE	265,422.00	265,422.00	123,462.87	13,442.97	0.00	141,959.13	46.5
Expenditures	594,399.00	599,058.00	124,152.47	20,175.91	0.00	474,905.53	20.7

REVENUE/EXPENDITURE REPORT

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City of Montague

For the Period: 7/1/2025 to 2/28/2026

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 505 - AIRPORT							
Revenues							
Dept: 200 CITY PORTION							
432.000 RENT & LEASES	5,305.00	5,305.00	3,149.90	275.96	0.00	2,155.10	59.4
434.000 TIE DOWN FEES & HANGAR	3,183.00	3,183.00	1,750.00	250.00	0.00	1,433.00	55.0
522.000 FUEL FLOWAGE FEE	0.00	0.00	192.47	16.21	0.00	-192.47	0.0
CITY PORTION	8,488.00	8,488.00	5,092.37	542.17	0.00	3,395.63	60.0
Dept: 505 AIRPORT PROJ							
436.000 INTEREST INVESTMENT EARNINGS	1,030.00	1,030.00	0.00	0.00	0.00	1,030.00	0.0
450.000 STATE ASST	10,300.00	10,000.00	0.00	0.00	0.00	10,000.00	0.0
638.000 YREKA ASSISTANCE	5,150.00	5,150.00	0.00	0.00	0.00	5,150.00	0.0
AIRPORT PROJ	16,480.00	16,180.00	0.00	0.00	0.00	16,180.00	0.0
Revenues	24,968.00	24,668.00	5,092.37	542.17	0.00	19,575.63	20.6
Expenditures							
Dept: 200 CITY PORTION							
702.000 SALARIES	7,323.00	7,323.00	4,440.58	692.91	0.00	2,882.42	60.6
714.000 PERS-Retirement	318.00	318.00	302.88	48.90	0.00	15.12	95.2
716.000 HEALTH INSURANCE	5,305.00	5,305.00	1,513.60	263.28	0.00	3,791.40	28.5
766.000 ABATEMENT WEEDS	1,591.00	1,591.00	0.00	0.00	0.00	1,591.00	0.0
770.000 REPAIR AND MAINT BLDGS	424.00	424.00	21.74	0.00	0.00	402.26	5.1
772.000 REPAIR & MAINT. EQUIPMENT	2,122.00	2,122.00	525.03	0.00	0.00	1,596.97	24.7
774.000 MAINT GROUNDS	318.00	318.00	0.00	0.00	0.00	318.00	0.0
CITY PORTION	17,401.00	17,401.00	6,803.83	1,005.09	0.00	10,597.17	39.1
Dept: 505 AIRPORT PROJ							
734.000 INSURANCE LIABILITY	2,472.00	2,472.00	0.00	0.00	0.00	2,472.00	0.0
771.001 CHEMICALS - ABATEMENT	319.00	319.00	0.00	0.00	0.00	319.00	0.0
772.000 REPAIR & MAINT. EQUIPMENT	530.00	530.00	509.17	0.00	0.00	20.83	96.1
820.000 UTILITIES	4,244.00	4,244.00	0.00	0.00	0.00	4,244.00	0.0
AIRPORT PROJ	7,565.00	7,565.00	509.17	0.00	0.00	7,055.83	6.7
Expenditures	24,966.00	24,966.00	7,313.00	1,005.09	0.00	17,653.00	29.3
Grand Total Net Effect:	-342,078.00	-330,708.00	561,383.57	31,007.17	0.00	-892,091.57	

Library Manager Report

- There will be a Family Game Night on April 24th.
 - We have a large variety of games and puzzles
 - Of course, there are the LEGOs
- Next week is our JEDI presentation
 - April is Caregiver Support
 - May is the rescheduled CASA presentation
- The Active Parenting with Teens class is still meeting on Tuesdays
 - The last class is March 17th
 - I'm going to speak to them about the Relatives Raising Children class
- Candy sales are ongoing in the clerk's office
- 'Reading to a Rescue Pup' on Mondays is very successful
- I'll be going to each school to introduce the Summer Reading Program
- I am still looking for someone to start a Lego group in the afternoons or evenings

Submitted by,

Suzie Clark
Library Manager