Tuesday, October 13, 2026, 5:00 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

Mayor Connor Traut
Vice Mayor Lamiya Hoque, Ph.D.
Council Member Joyce Ahn
Council Member Carlos Franco
Council Member Susan Sonne

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

5:00 p.m.
Public Hearings: 6:00 p.m.

Zoom Webinar: zoom.us/join
MEETING ID: 896 6756 6574 PASSCODE: 991142
CONFERENCE CALL: +1 (669) 900-6833

City Council meetings are available on the City's website at www.buenapark.com and the City's Cable Channel BPTV.

MEETING PARTICIPATION AND PUBLIC COMMENT OPTIONS: Each speaker has 3 minutes.

IN-PERSON
Sign in using the digital kiosk located at the entrance to the Council Chamber.

Translation services, disability-related accommodations, and assisted listening devices are available to participate in this meeting. Please contact the City Clerk's Office at (714) 562-3750 at least 48 hours in advance of the meeting so the City can make the necessary arrangements.

ZOOM WEBINAR: Closed captioning and translation services are available.

Zoom Virtual Participation **zoom.us/join Meeting ID Number: 896 6756 6574 Passcode: 991142**
To request to speak, click the "Raise Hand" button when the Mayor opens public comment. Wait for City staff to call on you before speaking. You may choose to share your name and city of residence.

Zoom Conference Call **+1 (669) 900-6833**
To request to speak, dial *9 on your phone after the Mayor opens public comment. When prompted press *6 to unmute your line and begin speaking. You may choose to share your name and city of residence.

EMAIL: comments@buenapark.com
Public comments may be submitted by email. Please submit comments by 3:00 p.m. on the day of the meeting. Comments received by the deadline will be provided to the City Council, made available to the public, and included in the official meeting record.

1. GENERAL

1.A. CALL TO ORDER

1.B. ROLL CALL

1.C. INVOCATION

— Gerardo Arenado, OCFA Chaplain

1.D. PLEDGE OF ALLEGIANCE

— Nathan Nguyen, Buena Park Middle School

1.E. CITY MANAGER REPORT

— Aaron France, City Manager

2. PRESENTATIONS

2.A. PROCLAMATION RECOGNIZING OCTOBER 16-18, 2026 AS SILVERADO DAYS

— Presented to Buena Park Noon Lions

2.B. PROCLAMATION RECOGNIZING SEPTEMBER 15 - OCTOBER 15, 2026 AS HISPANIC HERITAGE MONTH

— Presented to Liliana Gallo, Buena Park EL Family Liaison, Fullerton Joint Union High School District; Sergio Contreras, Director, Midway City Sanitary District; and, Alexandro Gradilla, Associate Professor of Chicana and Chicano Studies

2.C. PROCLAMATION RECOGNIZING OCTOBER 2026 AS DOMESTIC VIOLENCE AWARENESS MONTH

— Presented to Stephanie Te'o, Community Services Manager, Radiant Futures

2.D. PROCLAMATION RECOGNIZING OCTOBER 4-10, 2026, AS FIRE PREVENTION WEEK

— Presented to Bryan Bear, Battalion Chief, OCFA

2.E. EMPLOYEE 10-YEAR SERVICE AWARD

— Presented to John Wear, Public Works

3. ORAL COMMUNICATIONS

3.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Regular Meeting Agenda and within the jurisdiction of the City Council. Public comments are limited to 3 minutes. Those wishing to speak in-person are asked to add their information at the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak via Zoom are asked to press the "Raise Hand" button or dial *9.

4. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

4.A. APPROVAL OF MINUTES

— Recommended Action: Approve the Minutes of the Regular City Council Meeting of September 22, 2026.

4.B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS

— Recommended Action: Adopt Resolutions approving Claims and Demands.

4.C. TREASURER'S REPORT FOR THE MONTH OF AUGUST 2026

— Recommended Action: Receive and file the reports.

4.D. PROCLAMATION DESIGNATING SEPTEMBER 15-OCTOBER 15, 2026 AS HISPANIC HERITAGE MONTH

— Recommended Action: Approve Proclamation.

4.E. PROCLAMATION RECOGNIZING OCTOBER 2026 AS DOMESTIC VIOLENCE AWARENESS MONTH

— Recommended Action: Approve Proclamation.

4.F. PROCLAMATION RECOGNIZING OCTOBER 4-10, 2026, AS FIRE PREVENTION WEEK

— Recommended Action: Approve Proclamation.

4.G. PROCLAMATION RECOGNIZING OCTOBER 16-18, 2026 AS SILVERADO DAYS

— Recommended Action: Approve Proclamation.

4.H. PROCLAMATION RECOGNIZING NOVEMBER 1, 2026 AS EXTRA MILE DAY

— Recommended Action: Approve Proclamation.

4.I. FINAL PAYMENT TO HARDY & HARPER, INC. FOR THE 2025-2026 ANNUAL PAVEMENT REHABILITATION PROJECT

— Recommended Action: 1) Approve Change Order Nos. 4 and 5 for the Project; 2) Accept the Project as complete and approve a final payment to Hardy & Harper, Inc. in the amount of $315,842.79; and 2) Direct the Public Works Department to file a Notice of Completion.

4.J. FINAL PAYMENT TO KORMEX CONSTRUCTION, INC. FOR THE CRESCENT AVENUE FRONTAGE MEDIAN IMPROVEMENTS PROJECT (BETWEEN KNOTT AVE. & WESTERN AVE.)

— Recommended Action: 1) Accept the project as complete and approve a final payment to Kormex Construction, Inc. in the amount of $176,075; and, 2) Direct the Public Works Department to file a Notice of Completion.

4.K. COOPERATIVE AGREEMENT WITH FRIENDS OF THE BUENA PARK YOUTH THEATER FOR THE BUENA PARK YOUTH THEATER PROGRAM

— Recommended Action: 1) Approve a cooperative agreement with Friends of the Buena Park Youth Theater for the operation of the Buena Park Youth Theater Program for a three-year term; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

4.L. AGREEMENT WITH HINDELITER, DE LLAMAS & ASSOCIATES (HDL) FOR SALES AND USE TAX AUDIT AND INFORMATION SERVICES

— Recommended Action: 1) Approve an agreement with Hindeliter, de Llamas & Associates (HDL) for sales and use tax audit and information services; 2) Authorize the City Manager and City Attorney to make any necessary non-monetary changes to the agreement; and 3) Authorize the City Manager and City Clerk to execute the agreement.

4.M. ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2025-2026 PURSUANT TO CA GOVERNMENT CODE SECTIONS 66000 ET SEQ.

— Recommended Action: Receive and file the Annual Report on Development Impact Fees for the fiscal year ending June 30, 2026, prepared pursuant to CA Government Code Sections 66006 and 66013.

4.N. TERMINATION OF COVENANT AND QUITCLAIM DEED FOR 6291 WESTERN AVENUE

— Recommended Action: 1) Find that this action is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" and falls within the common-sense exemption under CEQA Guidelines Section 15061(b)(3); 2) Approve the Termination of Covenant and Quitclaim Deed, in the form attached, releasing the City's restrictive use covenant in the Grant Deed recorded November 19, 2018 (Instrument No. 2018000435331) against the property at 6291 Western Avenue; and, 3) Authorize the City Manager and City Clerk to execute the Termination of Covenant and Quitclaim Deed and record the document.

4.O. APPROVE PLANNING COMMISSIONERS STIPEND PAYMENT FOR THE SPECIAL MEETING OF THE PLANNING COMMISSION

— Recommended Action: Approve the payment of a $50 stipend to each Planning Commissioner for participation in a Special Planning Commission Meeting scheduled for November 4, 2026.

5. NEW BUSINESS

5.A. ADOPT AN ORDINANCE TO AMEND CHAPTER 10.28 OF THE BUENA PARK MUNICIPAL CODE AND ADOPT A RESOLUTION TO APPLY SECTION 10.28.150 TO A PORTION OF COMMONWEALTH AVENUE

Presented by Norm Wray, Senior Engineering Technician

— Recommended Action: 1) Adopt an ordinance to amend Chapter 10.28 of the Buena Park Municipal Code; and 2) Adopt a resolution applying Section 10.28.150 to both sides of Commonwealth Avenue from Auto Center Drive to Dale Street.

5.B. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO ALL AMERICAN ASPHALT FOR THE VALLEY VIEW STREET PAVEMENT REHABILITATION PROJECT FROM LINCOLN AVENUE TO ARTESIA BOULEVARD

Presented by Jason Tran, Associate Engineer

— Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Valley View Pavement Rehabilitation Project; 2) Award a contract to All American Asphalt in the amount of $3,420,065; 3) Authorize contingency funds in the amount of $342,085 in the same purchase order; 4) Authorize construction engineering in the amount of $170,000; 5) Authorize a purchase order for the Solis Group in the amount of $9,250 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of $3,700 for CWA administration; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 8) Authorize the City Manager and City Clerk to execute the contract.

5.C. REORGANIZATION PLAN FOR THE PUBLIC WORKS DEPARTMENT FLEET DIVISION AND RESOLUTION AMENDING THE BUENA PARK CITY EMPLOYEES' ASSOCIATION COMPENSATION PLAN AND APPROVAL OF A BUDGET AMENDMENT FOR THE LEAD FLEET MECHANIC POSITION

Presented by Eddie Fenton, Assistant City Manager/Director of Human Resources

— Recommended Action: 1) Approve the revised job classification specifications of Lead Fleet Mechanic position; 2) Adopt a Resolution amending the Buena Park City Employees' Association Compensation Plan; and, 3) Appropriate funds in the amount of $5,700 from the undesignated general fund reserve to allocate funding for the reclassified Lead Fleet Mechanic position.

5.D. AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ALVAREZ-GLASMAN & COLVIN (AGC) FOR CITY ATTORNEY SERVICES

Presented by Eddie Fenton, Assistant City Manager/Director of Human Resources

— Recommended Action: 1) Approve Amendment No. 2 to the Professional Services Agreement with Alvarez-Glasman & Colvin (AGC) for City Attorney services; 2) Authorize the City Manager to make any necessary, non-monetary changes to the agreement; and 3) Authorize the Mayor and City Clerk to execute the agreement.

6. PUBLIC HEARING

No Public Hearing Items

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7.A. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

8. RECESS

8.A. RECESS

9. STUDY SESSION

9.A. DISCUSS AND PROVIDE DIRECTION REGARDING APPLYING MORE GREEN FOLIAGE TO GRAFFITI PRONE WALLS

Presented by Joe Hunt, Public Works Manager

9.B. DISCUSS AND PROVIDE DIRECTION REGARDING A NEW DESIGN FOR ARTERIAL STREET SIGNS CITYWIDE INCLUDING RESIDENT DESIGN SURVEY FEEDBACK

Presented by Bridget Englebrecht, Marketing Specialist

10. CITY MANAGER REPORT

10.A. CITY MANAGER REPORT

— Aaron France, City Manager

11. COMMISSION & COMMITTEE UPDATES

11.A. COMMISSION & COMMITTEE UPDATES

— Adria M. Vicuna, Director of Government and Community Relations/City Clerk

12. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review at City Hall or at www.buenapark.com. Supplemental materials distributed to the City Council less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the City Clerk's Office. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

I, Adria M. Vicuña, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website: www.buenapark.com.

Adria M. Vicuña, MMC
Director of Government and Community Relations
City Clerk

Date Posted: October 8, 2026

City of Buena Park

City Council Regular Meeting Agenda Report

A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Regular Meeting Agenda and within the jurisdiction of the City Council. Public comments are limited to 3 minutes. Those wishing to speak in-person are asked to add their information at the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak via Zoom are asked to press the "Raise Hand" button or dial *9.

Meeting	Agenda Group
Tuesday, October 13, 2026, 5:00 PM	ORAL COMMUNICATIONS Item: 3A.

October 13, 2026
CONSENT CALENDAR
Item No. 4A.

City Council Agenda Report

APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Anna Almquist, Assistant City Clerk	Anna Almquist, Assistant City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve the Minutes of the Regular City Council Meeting of September 22, 2026.

Attachments

2026-09-22_CC_M_5PM.pdf

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD SEPTEMBER 22, 2026

1. GENERAL

The City Council met in a regular session on Tuesday, September 22, 2026, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Hoque, Traut
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Jonathan Lee, BPPD Police Chaplain.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Emma Weathersbee, Dysinger Elementary School.

1E. CITY MANAGER REPORT

City Manager France reported on the following:

- Director of Government and Community Relations/City Clerk Vicuña provided an election update including Districts 2 and 5 elections, voter registration information, and important election dates. The League of Women Voters is hosting a Candidates Forum on October 8, 2026, 7:00 p.m. – 8:00 p.m., in the Buena Park City Council Chamber. From September 29 through October 7, the public may anonymously submit questions online by email to cityclerk@buenapark.com or via the City's social media. Additionally, the Orange County Registrar of Voters Open House is schedule on October 6, 2026, 4:00 p.m. – 7:00 p.m., at 1300 S. Grand Avenue, Building C, Santa Ana, CA.
- Neighborhood Action Day, September 26, 2026, 8:00 a.m. – 12:00 p.m., in the area of Stanton Avenue to Dale Street and Commonwealth Avenue to Whitaker Street. Activities include planting trees and greenery, painting fire hydrants and red curbs, picking up litter and debris, refreshing curbside house numbers, and bulky item drop off. To learn more and sign up to volunteer, please visit www.buenapark.com/action.
- Fourth District Supervisor Chaffee's Anonymous Gun Buy Back, September 27, 2026, 9:00 a.m. – 12:00 p.m., at the Buena Park Community Center. Participants who turn in their firearm/s will receive a gift card.
- Memorial Grove Tree Planting Ceremony honoring the memory of Alcene Cain, October 3, 2026, 10:00 a.m., at Boisseranc Park.
- OCFA Fire Station 61 Open House, October 10, 2026, 9:00 a.m. – 12:00 p.m.

2. PRESENTATIONS

2A. CERTIFICATE OF RECOGNITION TO SARAH BARRON FOR COMPLETION OF HER YOUTH MICROGRANT PROJECT

Vice Mayor Hoque presented a Certificate of Recognition to Sarah Barron for the completion of her Youth Microgrant Project – *Take A Book Leave a Book Library* installed in front of San Marino Elementary School; and, a certificate on behalf of State Senator Strickland.

2B. PROCLAMATION RECOGNIZING SEPTEMBER 2026 AS HUNGER ACTION MONTH
Presented to Lorenzo Rubalcava, Second Harvest Food Bank

Council Member Ahn presented a Proclamation to Lorenzo Rubalcava, Second Harvest Food Bank, in recognition of September 2026 as Hunger Action Month; and, a certificate on behalf of State Senator Strickland.

2C. PRESENTATION BY THE FRIENDLY CENTER

Outgoing Friendly Center President/CEO Dr. Kenia Hernandez Cueto thanked the Buena Park City Council for their support and continued partnership with the organization during her tenure. Dr. Cueto also announced the appointment of new Friendly Center President/CEO Jessica Ruelas.

Friendly Center Programs Manager Lizbeth Bugarin and Programs Assistant for Buena Park Jesus Esparza presented the Friendly Center's July 2025 – June 2026 activities including assisting 2,317 individuals for services, 102 households participated in the Case Management program, 200 households currently receive food every other week, 82 individuals enrolled in counseling, and, 1,352 phone calls received. They also discussed additional programs offered by the Friendly Center, forms of outreach in Buena Park, and upcoming programs such as Murphy's Little Readers.

3A. ORAL COMMUNICATIONS

Mayor Traut announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council.

Chris Candelaria, Buena Park resident, spoke regarding a recent incident at Ehlers Senior Center and concerns on the Jamboree development.

Bill Noe, Buena Park resident, invited the community to the upcoming Buena Park Community Prayer Breakfast which will be held on November 19, 2026, 7:00 a.m., at the Knott's Hotel.

Tathagat Dwivedi, Buena Park resident, requested City Council oversight on a Code Enforcement case involving his neighbor's wall.

Ana Prieto, Buena Park resident, spoke via Zoom regarding an inquiry on rental and utilities assistance.

There being no additional requests to speak, Mayor Traut closed oral communications.

4. CONSENT CALENDAR (4A – 4E)

Mayor Traut announced that Consent Calendar Item Nos. 4A through 4E would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no additional requests for separate consideration, the following action was taken on Item Nos. 4A – 4E:

MOTION: Traut
SECOND: Franco
AYES: Traut, Franco, Ahn, Hoque, Sonne
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4E be approved.

Minutes

4A. APPROVAL OF MINUTES
Recommended Action: Approve the Minutes of the Regular City Council Meeting of September 8, 2026.

APPROVED the recommended action.

Finance 75

4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS
Recommended Action: 1) Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 15165
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $3,161,547.29 DEMAND NOS. 437741 THROUGH 437950 CANCELLED NOS. 436900 AND 437178

RESOLUTION NO. 15166
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $17,013.84 COVERING RETIREE PAYROLL ENDING AUGUST 31, 2026

RESOLUTION NO. 15167
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,239,245.31 COVERING REGULAR PAYROLL ENDING AUGUST 28, 2026

Proclamations 119

4C. PROCLAMATION RECOGNIZING SEPTEMBER 2026 AS HUNGER ACTION MONTH
Recommended Action: Approve Proclamation.

APPROVED the recommended action.

Contracts 70 C-3703

4D. AGREEMENT WITH THE BUENA PARK NOON LIONS CLUB FOR THE USE OF CITY FACILITIES AT WILLIAM PEAK PARK FOR THE 2026 SILVERADO DAYS CELEBRATION
Recommended Action: 1) Approve an agreement with the Buena Park Noon Lions Club for the use of William Peak Park for the 2026 Silverado Days Celebration; 2) Authorize the City Manager and the City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the Mayor and City Clerk to execute the agreement.

APPROVED the recommended action

Commendations 65

4E. RESOLUTION HONORING AND COMMENDING ALCENE CAIN AT THE 2026 MEMORIAL GROVE CEREMONY
Recommended Action: Adopt a resolution honoring and commending Alcene Cain at the 2026 Memorial Grove Ceremony.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15168
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, HONORING AND COMMENDING ALCENE CAIN AT THE 2026 MEMORIAL GROVE CEREMONY

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5B)

Contracts 70 C-3704 Public Works Project. 125 PW-1010 Budgets 47

5A. PROFESSIONAL SERVICES AGREEMENT WITH KREUZER CONSULTING GROUP FOR DESIGN SERVICES OF THE COMMONWEALTH AVENUE (AUTO CENTER DRIVE TO DALE STREET) COMPLETE STREETS AND PAVEMENT REHABILITATION PROJECT
Presented by Carina Coles, Assistant Engineer

Recommended Action: 1) Approve a Professional Services Agreement with Kreuzer Consulting Group in the amount of $199,710 for design services for the Commonwealth Avenue (Auto Center Drive to Dale Street) Complete Streets and Pavement Rehabilitation Project; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager and City Clerk to execute the agreement; and, 4) Authorize a budget transfer in the amount of $84,600 from the Commonwealth Avenue K-Rail Account to this project account.

Assistant Engineer Coles reported on the proposed approval of a Professional Services Agreement for the Commonwealth Avenue (Auto Center Drive to Dale Street) Complete Streets and Pavement Rehabilitation Project. The project will combine pavement rehabilitation with multi-modal transportation, accessibility, bicycle, pedestrian, and roadway improvements along Commonwealth Avenue between Auto Center Drive and Dale Street. The proposed Class II bicycle lanes along Commonwealth Avenue will serve as a connection to the planned bicycle facilities along Dale Street as part of the Dale Complete Streets Project. These improvements will create a continuous and connected bicycle route extending from Beach Boulevard through Commonwealth Avenue and Dale Street to Malvern Avenue.

City staff applied for and was awarded the Surface Transportation Block Grant (STBG) for the Commonwealth Avenue Complete Streets and Pavement Rehabilitation Project which covers solely the construction phase of the project on Commonwealth Avenue from Beach Boulevard to Dale Street. Moreover, staff decided to incorporate the former Commonwealth Avenue Re-Striping and K-Rail Installation Project into the Commonwealth Avenue Complete Streets and Pavement Rehabilitation Project to improve the entire City-owned segment of Commonwealth Avenue. It was noted that the Commonwealth Avenue Re-Striping and K-Rail Installation Project was budgeted in FY 2025-26. Assistant Engineer Coles explained that the resulting project extends from Auto Center Drive to Dale Street and is divided into two segments with different funding sources. Staff issued a Request for Proposals (RFP) to retain a consultant to provide professional design services for the project, and seven (7) proposals were received and evaluated. Staff determined that Kreuzer Consulting Group is the most qualified firm to suit the City’s needs based on their understanding of the scope of work, project schedule, cost-effectiveness, and relevant experience.

It was recommended that the City Council approve a Professional Services Agreement with Kreuzer Consulting Group in the amount of $199,710 for design services for the Commonwealth Avenue (Auto Center Drive to Dale Street) Complete Streets and Pavement Rehabilitation Project. The design phase is schedule to begin in September 2026 and completed by February 2027.

Dominic Bendinelli, Buena Park resident, spoke via Zoom regarding a consideration of a low-cost drop-in cement curbs in the buffer zone during the design phase of the project.

Vice Mayor Hoque requested staff consider low-cost drop-in cement curbs in the buffer zone and confirmed the bike lanes as part of the project.

Assistant Engineer Coles noted that bike lanes are incorporated in Segment 2 of the project.

MOTION: Franco
SECOND: Sonne
AYES: Franco, Sonne, Ahn, Hoque, Traut
NOES: None

MOTION CARRIED to approve the recommended action.

Contracts 70 C-3705 C-3639 C-3597 C-3586 C-3548 C-3639 Public Works Proj. 125 PW-1011 PW-979 PW-960

5B. RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND AWARDING A CONTRACT TO ZECO, INC. FOR THE FRIENDSHIP PARK IMPROVEMENTS PROJECT
Presented by Hysun Lee, Associate Engineer

Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Friendship Park Improvements Project; 2) Award a contract to Zeco, Inc. in the amount of $6,238,582.79; 3) Authorize construction contingency funds in the amount of $634,057.21 in the same purchase order; 4) Authorize construction engineering in the amount of $100,000; 5) Authorize a purchase order for the Solis Group in the amount of $24,860 for the administration of Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of $2,500 for CWA administration; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 8) Authorize the City Manager and City Clerk to execute the contract.

Associate Engineer Lee reported on the plans and specifications, contract for the Friendship Park Improvements Project. The project will include expansion of the parking lot, replacement of concrete paving and concrete curbs; removal and addition of trees; upgrades to the playground, including rubberized surface and shade sails; replacement of storm drain and catch basin; construction of dog parks; installation of additional pedestrian lighting and benches; construction of a multicultural pavilion, half basketball court, and pickleball courts; upgrades to the restroom and existing picnic shelter; and installation of fitness equipment. It was advertised for competitive bids on August 6, 2026, and eleven (11) bids were received and publicly opened on September 3, 2026. The lowest responsive bid was submitted by Zeco, Inc. of Yorba Linda, California, in the amount of $6,238,582.79, including all alternative bids amount. The project is a multi-trade construction valued at more than $500,000; therefore, the City's Community Workforce Agreement (CWA) will apply. Associate Engineer Lee indicated that construction is anticipated to begin in November 2026 and be completed by August 2027. The park will be closed to the general public for the entirety of the construction.

MOTION: Ahn
SECOND: Sonne
AYES: Ahn, Sonne, Franco, Hoque, Traut
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15169
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE FRIENDSHIP PARK IMPROVEMENTS PROJECT IN SAID CITY

6. PUBLIC HEARING (6A – 6B)

Item taken out of order.

Block Grants 1913

6A. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2025-2026
Presented by Sarabeth Suarez, Housing and CDBG Analyst

Recommended Action: 1) Hold a public hearing to review the draft Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2025-2026; and 2) Approve the submission of the CAPER for Fiscal Year 2025-2026 to the Department of Housing and Urban Development (HUD).

Mayor Traut stated that this was the time and place for a public hearing to consider the draft Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2025-2026 and approval of its submission to the Department of Housing and Urban Development (HUD).

Housing and CDBG Analyst Suarez presented the draft Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2025-2026. As required by the Department of Housing and Urban Development (HUD), the City entered into an agreement to accept and utilize Community Development Block Grant (CDBG) funds for administrative activities, housing programs, and public service activities, as outlined in the City's 2025-2029 Consolidated Plan and FY 2025-2026 Action Plan. HUD requires the City to submit the Consolidated Annual Performance and Evaluation Report (CAPER) by September 28, 2026 to evaluate the City's performance for FY 2025-2026. Housing and CDBG Analyst Suarez discussed the summary of the City's accomplishments for FY 2025-26, pertaining to decent housing and suitable living environments.

The scheduled public hearing was an opportunity for citizens to review, provide input, and evaluate the CAPER. Upon Council's approval, staff will finalize the CAPER and submit it to HUD for review. It was recommended that the City approve the submission of the CBBG CAPER for Fiscal Year 2025-26 to the Department of Housing and Urban Development (HUD).

Mayor Traut opened the public hearing and inquired if anyone present desired to speak. There being no requests to speak, Mayor Traut closed the public hearing.

MOTION: Franco
SECOND: Hoque
AYES: Franco, Hoque, Ahn, Sonne, Traut
NOES: None

MOTION CARRIED to approve the recommended action.

Community Facilities Assessment District 39 Taxation 144

6B. CONSIDERATION OF ADOPTING A RESOLUTION AUTHORIZING THE CITY OF BUENA PARK TO JOIN THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA) AND PARTICIPATE IN THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM
Presentation by Matt Foulkes, Director of Community and Economic Development

Recommended Action: 1) Consider adopting a Resolution authorizing the City of Buena Park to join the Statewide Community Infrastructure Program; authorizing the California Statewide Community Development Authority to accept applications from property owners, conduct special assessment proceedings and levy assessments within the territory of the City of Buena Park; approving form of acquisition agreement for use when applicable; and, authorizing related actions as provided for in the resolution.

Mayor Traut stated that this was the time and place for a public hearing to consider adopting a Resolution authorizing the City of Buena Park to join the Statewide Community Infrastructure Program; authorizing the California Statewide Community Development Authority to accept applications from property owners, conduct special assessment proceedings and levy assessments within the territory of the City of Buena Park; approving form of acquisition agreement for use when applicable; and, authorizing related actions as provided for in the resolution.

Director of Community and Economic Development Foulkes presented a proposed Resolution authorizing the City to join the California Statewide Community Development Authority (CSCDA) and consideration to participate in the Statewide Community Infrastructure Program (SCIP). This item was continued from the August 11, 2026 Regular City Council meeting with a direction for staff to provide responses to the City Council's inquiries and additional information regarding the proposed participation. It was discussed that Shopoff Realty Investments, developer of the property located at 5600 Beach Boulevard, requested the City to consider joining the CSCDA in order to avail the Developer to the SCIP. Joining the SCIP would allow the developer to finance the Development Impact Fees, which the developer will be required to pay the City for parks, water, sewer and traffic, through the formation of a special assessment district. The Development Impact Fees will be funded through bond proceeds issued by the CSCDA under the SCIP program, with future owners of the residential units responsible for annual property assessments used to repay the bonds.

Director Foulkes explained the process and requirements to participate in SCIP. In conjunction with the requirements, adoption of the proposed resolution is also required to move forward. The proposed SCIP resolution includes a form of acquisition agreement to be used when such improvements are funded with SCIP bond proceeds; authorizes CSCDA to accept applications from future developers within Buena Park to apply for tax-exempt financing of public capital improvements and development related fees; allows CSCDA to form community facilities districts within the City's boundaries to levy special taxes to fund public services necessitated by new development projects; outlines the terms of a joint community facilities agreement to be entered into between CSCDA and the City for each community facilities district; and, permits miscellaneous related actions and makes certain findings and determinations required by law. If the City elects to participate in the CSCDA and later chooses to withdraw its membership, the City Council would need to adopt a separate resolution formally terminating the City's participation in the CSCDA. Any assessment districts or facilities districts formed while the City is a member would be permitted to continue through the bond issuance process; however, no new applications would be accepted following the City's withdrawal.

Mayor Traut opened the public hearing and inquired if anyone present desired to speak. There being no requests to speak, Mayor Traut closed the public hearing.

The City Council discussed the concerns regarding deferring the developer's financial obligation to pay the development impact fees to the future homeowners in a form of a tax-lien; potential impact of participation in the California Statewide Communities Development Authority (CSCDA) on future home costs; possibility of selling homes at lower rates; timing of the request presented to the City Council after entitlements have been approved; being in favor of building lower-pricing, affordable homes in Buena Park; and, efforts required of staff to administer the program.

Director Foulkes indicated that the developer expressed interest in pursuing an assessment district early in the application process; and, that the timing of the proposed participation in the SCIP is consistent with CSCDA guidelines, which recommends joining after entitlements have been approved and prior to the issuance of building permits. The City Council's decision on the item will not impact the already approved entitlements. There are elements of the project approval within the developer's control. However, any substantive changes would need to be brought to the City Council for approval. Moreover, Director Foulkes reached out to neighboring cities participating in SCIP and was informed that it would require minimal effort from City staff. SCIP has a dedicated administrative team responsible for fully managing and administering the program.

Scott Di Cesare, Shopoff Realty Investments, presented a CFD Sensitivity Table on for-sale pricing and absorption.

Stephen Logan, Shopoff Realty Investments, explained that the bond issued through SCIP is not a developer subsidy and that, regardless of the financing structure, developers ultimately pass the cost of the development impact fee on to homebuyers upfront or over a period of time. Without SCIP participation, developers would still be able to build homes but be unable to offer the homes at lower rates.

Peter Piller, DPFG, discussed SCIP's impact on home prices and a monthly expense comparison with and without SCIP.

Council Members continued to express their concerns with joining the CSCDA and passing property taxes to future residents. It was noted that, at this time, joining the CSCDA may not be the best fit for Buena Park.

MOTION: Traut
SECOND: Sonne
AYES: Traut, Sonne
NOES: Ahn, Franco, Hoque

MOTION FAILED to approve the recommended action.

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7A. REPORT

Council Member Ahn reported the following:
- September 15 Seoul Facilities Korean Delegation Meeting
- September 22 BP Community Garden Ribbon Cutting

Council Member Sonne reported the following:
- September 14 OCPA Board of Directors Meeting
- September 15 Seoul Facilities Korean Delegation Meeting
- September 19 BP Culture Fest and Parade

Council Member Sonne reported items discussed during the September 14, 2026 OCPA Board meeting which includes OCPA's Clean Energy Access Tariff and Rates, $60 million Revolving Credit Facility with JP Morgan Chase Bank, 2025 Power Source Disclosure/Power Content Label, Program Performance, and Small Business Energy Incentive Program. Also, Council Member Sonne agendized a review of the Automated License Plate Reader (ALPR) cameras in the City.

Council Member Franco reported the following:
- September 10 Visionworks Grand Opening
- September 15 Seoul Facilities Korean Delegation Meeting
- September 19 BP Culture Fest and Parade
- September 22 BP Community Garden Ribbon Cutting

Vice Mayor Hoque reported the following:
- September 19 BP Culturefest and Parade
- September 16-25 Blk Dot Coffee Buena Park Soft Opening

Mayor Traut reported the following:
- September 9 Fourth District Supervisor Chaffee's Gun Buy Back Planning Meeting
- September 10 Visionworks Grand Opening
- September 11 OCFA 9/11 Remembrance Event
- September 12 Assemblywoman Sharon Quirk-Silva's Farewell Celebration
- September 15 Seoul Facilities Korean Delegation Meeting
- September 19 BP Culture Fest and Parade
- September 22 BP Community Garden Ribbon Cutting

8. RECESS/RECONVENE

Mayor Traut recessed the meeting at 7:00 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 7:24 p.m.

9. STUDY SESSION (9A – 9B)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING NO OVERNIGHT PARKING ON COMMONWEALTH AVENUE
Presented by Norm Wray, Senior Engineer Technician

Senior Engineering Technician Wray discussed the history regarding a request for overnight parking restrictions on Commonwealth Avenue due to recurring overnight parking, vehicle camping, and other related impacts in the area. Although approved by the Traffic and Transportation Commission, the City Council previously denied the request for restricting parking on the south side of Commonwealth Avenue between Beach Boulevard and Auto Center Drive from 9:00 p.m. to 6:00 a.m. In response to recent concerns, the Police Department increased enforcement efforts in the area, including addressing vehicles parked in violation of existing regulations. City staff also advised that establishing a formal overnight parking restriction would still require further evaluation and consideration through the City Council processes. Based on the continued concerns regarding overnight parking and vehicle camping, staff initiated an evaluation of Commonwealth Avenue between Auto Center Drive and Dale Street.

City staff's analysis showed street-parking conditions, speed limits, and overall observations for the Beach Boulevard to Auto Center Drive and Beach Boulevard to Dale Street segments. Staff conducted multiple field observations during morning and evening hours along the subject segments of Commonwealth Avenue, particularly with regards to overnight parking. It was found that overnight parking demand was consistently low on all segments of Commonwealth Avenue, and only limited number of vehicles were parked overnight. Several vehicles were even observed to remain in the same location for extended periods and even for multiple days. It was determined that there is no significant demand for overnight on-street parking along most segments, but recurring night-time parking on areas on the south side of Commonwealth west of Beach Boulevard and south side of Commonwealth Avenue between Stanton and Indiana were noted.

Staff sought City Council direction whether to instate parking restrictions from 10:00 p.m. to 7:00 a.m. on both sides of Commonwealth Avenue between Auto Center Drive and Dale Street. To implement these restrictions, the City Council will need to adopt an ordinance establishing "overnight" parking restrictions at a future City Council meeting.

Director of Government and Community Relations/City Clerk Vicuña acknowledged that the City received email correspondences from Lee Shane, Charles An, CKC Accounting, and Eric Romanoff in support of the no overnight parking on Commonwealth Avenue.

The City Council discussed an ideal time period for the parking restrictions to take effect; and, directed staff to instate parking restrictions from 12:00 a.m. to 5:00 a.m. on both sides of Commonwealth Avenue between Auto Center Drive and Dale Street.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING IMPROVING ELECTRIC BICYCLE SAFETY AND THE POTENTIAL OF A MUNICIPAL CODE AMENDMENT ESTABLISHING A 10 MPH SPEED LIMIT FOR ELECTRIC MOBILITY DEVICES ON CITY STREETS OR PUBLIC SIDEWALKS
Presented by Roger Plumlee, Police Lieutenant

Police Lieutenant Plumlee discussed improving electric bicycle safety and a proposed Municipal Code amendment establishing a 10 mph speed limit for electric mobility devices on streets or public sidewalks within the City. Chapter 10.56 of the Buena Park Municipal Code regulates electric mobility devices. Although the current ordinance does not establish a specific speed limit for electric mobility devices operating on residential streets, Section 10.56.030(B) prohibits operation in an unsafe manner, including operating at a speed greater than what is reasonable or prudent under existing conditions.

At its meeting on June 23, 2026, the City Council held a study session discussion regarding e-bike safety and potential regulations related to electric mobility devices. The item was tabled pending additional follow-up with neighboring cities. This effort is intended to evaluate existing and proposed regulations in surrounding jurisdictions and promote consistency among neighboring cities regarding the operation and regulation of e-bikes and other electric mobility devices.

An overview of findings from neighboring cities, including Fullerton, Anaheim, Cypress, and La Palma was provided, and e-bike education and outreach efforts were recommended. As for next steps, staff sought City Council direction whether to amend the Buena Park Municipal Code to provide greater consistency with neighboring jurisdictions, specifically the cities of Fullerton and Anaheim, regarding the operation of e-bikes and electric mobility devices; include specific language could include requiring persons operating e-bikes or electric mobility devices on City sidewalks to "Yield the Right-of-Way to Pedestrians;" and, establish a clear expectation that pedestrians maintain priority when sharing sidewalk space with these devices.

The City Council emphasized safety on use of electric mobility vehicles; discussed the need to establish a speed limit for electric mobility devices on streets or public sidewalks; recommended requiring education or training on electric mobility vehicle, including an assessment of its feasibility, as an alternative to paying a citation; spoke in support of the 10 mph speed limit for electric mobility devices on streets or public sidewalks within the City; and, spoke in favor of mirroring the City of Anaheim's e-bike Municipal Code language, with an amendment to establish a 10 mph speed limit.

Police Lieutenant Plumlee explained that the Police Department, in collaboration with local school districts, is working to implement electric bicycle safety training. It was noted that there are no legal requirements or mandates in California on such training but this is something the City could offer the community, with a focus on educating minors.

Following the discussion, the City Council directed staff to establish a maximum speed limit of 10 mph for e-bikes and electric mobility devices operated on City sidewalks; and draft a Municipal Code language consistent with the City of Anaheim's.

10. CITY MANAGER REPORT

City Manager France reported on the following:

- Health Benefits Fair, October 1, 2026, 11:30 a.m. – 1:30 p.m., at the Community Center Ballroom.
- Open enrollment – September 14 through October 8
- Raymond Temple School Annual Walk-Bike-Roll to School Day, October 6, 2026, 7:30 a.m.
- Youth in Government Day, October 8, 2026, 9:00 a.m. – 1:00 p.m., Buena Park Civic Center.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Vicuña reported that there are currently two vacancies – 1) Cultural Engagement Commission for District 1, and 2) Climate Action Commission for District 2. Interested residents may contact their respective Council Member or the City Clerk's Office for additional information.

12. ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 8:01 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

October 13, 2026
CONSENT CALENDAR
Item No. 4B.

City Council Agenda Report

RESOLUTIONS APPROVING CLAIMS AND DEMANDS

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Adopt Resolutions approving the Claims and Demands.

PREVIOUS CITY COUNCIL ACTION

None.

Attachments

Claims 437951-438179 reso.pdf
Claims 437951-438179 att1of2 resolist.pdf
Claims 437951-438179 att2of2 voids.pdf
Claims PR091826 reso.pdf
Claims PR091826 att1of1 resolist.pdf

RESOLUTION NO _____,

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $5,547,783.65 DEMAND NOS., 437951 THROUGH 438179 NO CANCELLED NOS VOIDS SEE ATTACHED LIST

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Finance or his designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: That claims and demands Nos. 437951 through 438179 the sum of $5,547,783.65 set forth on the 19-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed as set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026

_____
City Clerk

CITY OF BUENA PARK
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.trans_date between '20260910 00:00:00.000' and '20260923 00:00:00.000'
ACCOUNTING PERIOD: 3/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437951	09/23/26	10003451	A T & T	650302	25082912039566 SEP26	0.00	86.53
1011	437952	09/23/26	10003451	A T & T	650302	25082750691016 SEP-26	0.00	86.53
1011	437955	09/23/26	10003794	A T & T	650302	9391026085 AUG-26	0.00	30.18
1011	437955	09/23/26	10003794	A T & T	170670	9391026051 AUG-26	0.00	399.02
1011	437955	09/23/26	10003794	A T & T	170670	9391026051 AUG-26	0.00	389.39
1011	437955	09/23/26	10003794	A T & T	650302	9391026065 AUG-26	0.00	30.18
1011	437955	09/23/26	10003794	A T & T	650302	9391026075 AUG-26	0.00	30.34
1011	437955	09/23/26	10003794	A T & T	650302	9391026110 AUG-26	0.00	34.24
1011	437955	09/23/26	10003794	A T & T	650302	9391026099 AUG-26	0.00	59.12
1011	437955	09/23/26	10003794	A T & T	650302	9391026095 AUG-26	0.00	59.12
1011	437955	09/23/26	10003794	A T & T	650302	9391026054 AUG-26	0.00	59.38
1011	437955	09/23/26	10003794	A T & T	650302	9391026080 AUG-26	0.00	62.32
1011	437955	09/23/26	10003794	A T & T	650302	9391026090 AUG-26	0.00	171.72
1011	437955	09/23/26	10003794	A T & T	650302	9391026064 AUG-26	0.00	239.90
1011	437955	09/23/26	10003794	A T & T	650302	9391050226 AUG-26	0.00	255.80
1011	437955	09/23/26	10003794	A T & T	650302	9391026059 AUG-26	0.00	299.10
1011	437955	09/23/26	10003794	A T & T	650302	9391026074 AUG-26	0.00	369.10
1011	437955	09/23/26	10003794	A T & T	650302	9391026092 AUG-26	0.00	417.73
1011	437955	09/23/26	10003794	A T & T	650302	9391026066 AUG-16	0.00	30.18
1011	437955	09/23/26	10003794	A T & T	650302	9391031460 AUG-26	0.00	169.64
1011	437955	09/23/26	10003794	A T & T	170670	9391031461 AUG-26	0.00	26.98
1011	437955	09/23/26	10003794	A T & T	660241	9391026081 AUG-26	0.00	30.18
1011	437955	09/23/26	10003794	A T & T	170670	9391026079 AUG-26	0.00	58.80
1011	437955	09/23/26	10003794	A T & T	170670	9391026082 AUG-26	0.00	115.82
1011	437955	09/23/26	10003794	A T & T	170670	9391026050 AUG-26	0.00	118.11
1011	437955	09/23/26	10003794	A T & T	170670	9391026089 AUG-26	0.00	144.65
1011	437955	09/23/26	10003794	A T & T	732099	9391026101 AUG-26	0.00	232.41
1011	437955	09/23/26	10003794	A T & T	170670	9391036451 AUG-26	0.00	259.11
1011	437955	09/23/26	10003794	A T & T	170670	9391026093 AUG-26	0.00	26.98
1011	437955	09/23/26	10003794	A T & T	170670	9391026102 AUG-26	0.00	27.04
1011	437955	09/23/26	10003794	A T & T	170670	9391026052 AUG-26	0.00	27.24
1011	437955	09/23/26	10003794	A T & T	170670	9391026078 AUG-26	0.00	28.61
1011	437955	09/23/26	10003794	A T & T	170670	9391026060 AUG-26	0.00	30.18
1011	437955	09/23/26	10003794	A T & T	170670	9391026097 AUG-26	0.00	30.18
1011	437955	09/23/26	10003794	A T & T	170670	9391026086 AUG-26	0.00	32.34
1011	437955	09/23/26	10003794	A T & T	170670	9391026096 AUG-26	0.00	52.40
1011	437955	09/23/26	10003794	A T & T	170670	9391026062 AUG-26	0.00	58.80
1011	437955	09/23/26	10003794	A T & T	170670	9391054287 AUG-26	0.00	68.71
1011	437955	09/23/26	10003794	A T & T	170670	9391026087 AUG-26	0.00	78.42
1011	437955	09/23/26	10003794	A T & T	170670	9391026091 AUG-26	0.00	81.36
1011	437955	09/23/26	10003794	A T & T	860810	9391026103 AUG-26	0.00	86.92
1011	437955	09/23/26	10003794	A T & T	170670	9391026061 AUG-26	0.00	87.42
1011	437955	09/23/26	10003794	A T & T	170670	9391026111 AUG-26	0.00	87.42
1011	437955	09/23/26	10003794	A T & T	170670	9391026098 AUG-26	0.00	154.06
1011	437955	09/23/26	10003794	A T & T	170670	9391031459 AUG-26	0.00	156.45
1011	437955	09/23/26	10003794	A T & T	170670	9391026083 AUG-26	0.00	195.74
1011	437955	09/23/26	10003794	A T & T	170670	9391055764 AUG-26	0.00	451.88
1011	437955	09/23/26	10003794	A T & T	170670	9391026107 AUG-26	0.00	30.18
TOTAL CHECK							0.00	5,884.85

SELECTION CRITERIA: transact.trans_date between '20260910 00:00:00.000' and '20260923 00:00:00.000'
ACCOUNTING PERIOD: 3/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437956	09/23/26	10004247	A T & T MOBILITY	275105	287306643033 SEP-26	0.00	41.74
1011	437957	09/23/26	00000002	PROFESSIONAL POLICE SUPP	650407	AMP U174 STEREO DOWNLE	0.00	419.90
1011	437957	09/23/26	00000002	PROFESSIONAL POLICE SUPP	650407	DUAL CHANNEL PTT #1001	0.00	2,590.00
1011	437957	09/23/26	00000002	PROFESSIONAL POLICE SUPP	650407	RADIO CABLE AMP, RAC,	0.00	1,836.00
1011	437957	09/23/26	00000002	PROFESSIONAL POLICE SUPP	650407	TAX	0.00	375.56
TOTAL CHECK							0.00	5,221.46
1011	437958	09/23/26	00010359	ADMINSURE INC	107410	WKS COMP CLAIMS/OCT26	0.00	12,387.00
1011	437959	09/23/26	00005342	AGA ENGINEERS, INC.	590025	VLVW/ARTES SIG/JULY26	0.00	5,245.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/SEP26	0.00	395.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/SEP26	0.00	395.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/SEP26	0.00	90.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/SEP26	0.00	805.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/AUG26	0.00	35.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/AUG26	0.00	90.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/AUG26	0.00	90.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/AUG26	0.00	255.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/AUG26	0.00	255.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PER EMP PHY/VAC/AUG26	0.00	280.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/AUG26	0.00	280.00
1011	437960	09/23/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/AUG26	0.00	340.00
TOTAL CHECK							0.00	3,310.00
1011	437961	09/23/26	10014356	AIR CONDITIONING SOLUTIO	106131	REPLACE COMPRESSOR	0.00	15,278.00
1011	437962	09/23/26	10013705	ALL PRO BEVERAGE, INC.	170670	COFFEE MACH/AUG-26	0.00	212.06
1011	437963	09/23/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	BALUBHAI PATEL V.BP#2	0.00	73.50
1011	437963	09/23/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	BUTTERFLY#2 EXC/JUL26	0.00	288.00
1011	437963	09/23/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	BALUBHAI PATEL V.BP	0.00	318.50
1011	437963	09/23/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	SPEC.LEGAL SVCS/JUL26	0.00	392.00
1011	437963	09/23/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN LAW COSTS/JULY-26	0.00	1,273.86
1011	437963	09/23/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN MO RETAINER/JUL26	0.00	22,500.00
TOTAL CHECK							0.00	24,845.86
1011	437964	09/23/26	00009407	AMERICAN TRUCK & TOOL RE	860810	SUPPLIES	0.00	326.90
1011	437965	09/23/26	00009015	TAJEN GRAPHICS, INC	275305	4 TRADES PARKS SIGNS	0.00	913.50
1011	437965	09/23/26	00009015	TAJEN GRAPHICS, INC	275305	TOTE BAGS SENIOR SAT	0.00	1,585.58
TOTAL CHECK							0.00	2,499.08
1011	437966	09/23/26	10014708	AQUA BACKFLOW, INC	352363	CROSS CONNECTION	0.00	123.50
1011	437967	09/23/26	10003008	ARC DOCUMENT SOLUTIONS,	731150	SCAN BLDG PLAN/JULY26	0.00	2,959.33
1011	437968	09/23/26	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-2480W, WHITE MARABO	0.00	15.91
1011	437968	09/23/26	00009788	ARROWHEAD SCIENTIFIC INC	650604	TAX	0.00	1.23
TOTAL CHECK							0.00	17.14

SELECTION CRITERIA: transact.trans_date between '20260910 00:00:00.000' and '20260923 00:00:00.000'
ACCOUNTING PERIOD: 3/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437969	09/23/26	10015321	JAY ARROYO	275220	DIR. 1OF2/ADDAMS FAM	0.00	900.00
1011	437970	09/23/26	10014930	ARTS ORANGE COUNTY	190072	ARTS MSTR PL/AUG-26	0.00	8,333.33
1011	437971	09/23/26	10006711	LAURIE AUBUCHON	160109	HOTEL/MLG CRRA/SEP26	0.00	828.70
1011	437971	09/23/26	10006711	LAURIE AUBUCHON	160105	PER DIEM MEAL/AUG-26	0.00	18.75
TOTAL CHECK							0.00	847.45
1011	437972	09/23/26	00006700	B L WALLACE DISTRIBUTOR	352363	METER LIDS	0.00	103.50
1011	437973	09/23/26	10014709	BADGER METER, INC	452410	#70928-001 - EW-SC1R R	0.00	8,048.00
1011	437973	09/23/26	10014709	BADGER METER, INC	452410	#68886-959 - ASM-SC1R	0.00	7,088.00
TOTAL CHECK							0.00	15,136.00
1011	437974	09/23/26	00003499	BARR & CLARK INC.	732031	LBP/HIP262713 MOHRMAN	0.00	450.00
1011	437975	09/23/26	10015322	CARRIE BARRON	105105	2026 BP YT MICROGRANT	0.00	835.00
1011	437976	09/23/26	10011110	BAY AREA DRIVING SCHOOL,	275120	ONLIN DRIV ED/SUMMR26	0.00	99.73
1011	437977	09/23/26	10000360	BEACH & LA MIRADA CAR WA	171710	CAR WASHES	0.00	1,129.70
1011	437978	09/23/26	10013308	BEHAVIOR ANALYSIS TRAINI	650208	INTEROGATE 11/9-13/26	0.00	575.00
1011	437979	09/23/26	10010196	BKF ENGINEERS	490025	KNOT STRM DRAIN/AUG26	0.00	12,699.00
1011	437980	09/23/26	10014977	PHALANN BLACKWOOD	650405	REIMB/K9 FOOD/AUG-26	0.00	595.61
1011	437981	09/23/26	10014715	BUREAU VERITAS TECH. ASS	190068	BLDG ASSESSMENT/JUL26	0.00	17,897.53
1011	437982	09/23/26	00001812	CALIF NARCOTIC OFFICERS	651607	ANN.TRG 11/22-24/26	0.00	800.00
1011	437983	09/23/26	10015328	CAMACHO, ELVIRA	52	UB REFUND	0.00	168.67
1011	437984	09/23/26	10007775	CENTRAL JUSTICE CENTER	11	BAIL RECEIPT BP00966	0.00	100.00
1011	437985	09/23/26	10009178	CENTRAL SQUARE TECHNOLOG	190062	COGOS TRAINING/AUG26	0.00	135.00
1011	437986	09/23/26	10014613	CENVEO WORLDWIDE LIMITED	126120	#10 WINDOW 28# WHITE W	251.69	3,128.09
1011	437987	09/23/26	10015301	CERTIFIED ROOFING SPECIA	11	REF/RF-26-154 WASTE	0.00	390.00
1011	437988	09/23/26	10012931	CHARTER COMMUNICATIONS	650302	187624701 SEP-26	0.00	466.77
1011	437989	09/23/26	10012931	CHARTER COMMUNICATIONS	170670	188670701 AUG-26	0.00	832.97
1011	437990	09/23/26	10012931	CHARTER COMMUNICATIONS	650302	188676101 SEP-26	0.00	1,134.00
1011	437991	09/23/26	10012931	CHARTER COMMUNICATIONS	650302	188676401 SEP-26	0.00	13.47
1011	437992	09/23/26	10012931	CHARTER COMMUNICATIONS	170670	188676501 AUG-26	0.00	832.97

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437993	09/23/26	10012931	CHARTER COMMUNICATIONS	275305	222866301 SEP-26	0.00	1,099.00
1011	437994	09/23/26	10012931	CHARTER COMMUNICATIONS	106132	238207201 SEPT-26	0.00	540.00
1011	437995	09/23/26	10007941	CHARTER COMMUNICATIONS H	650404	8448-40024-0089222	0.00	12.41
1011	437996	09/23/26	10009628	CHICAGO TITLE COMPANY	732031	HIP262713 REP/MOHRMAN	0.00	100.00
1011	437997	09/23/26	10014578	STEVEN HOLLINS	275105	CATERING YT GOV DAY	0.00	5,881.74
1011	437998	09/23/26	10015319	SUNG HEE CHO	11	REF DEPOSIT#R13176	0.00	500.00
1011	437998	09/23/26	10015319	SUNG HEE CHO	875805	REF DEPOSIT#R13176	0.00	-105.00
TOTAL CHECK							0.00	395.00
1011	437999	09/23/26	10015302	LINDSAY CHRISTOPHER	11	REF/B-25-1163 WASTE	0.00	4,500.00
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	116.07
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	361.35
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	361.35
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	521.69
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	547.99
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	558.10
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	589.23
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	116.07
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	116.07
1011	438000	09/23/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIFORM RENT/AUG-26	0.00	116.07
TOTAL CHECK							0.00	3,403.99
1011	438001	09/23/26	10015298	CLEAR ENERGY SOLUTIONS	11	REF/RF-26-208 WASTE	0.00	306.00
1011	438001	09/23/26	10015298	CLEAR ENERGY SOLUTIONS	11	REF/RF-26-167 WASTE	0.00	273.00
TOTAL CHECK							0.00	579.00
1011	438002	09/23/26	00000206	CLINICAL LAB OF SAN BERN	352363	WATER SAMPLES 08/26	0.00	3,812.50
1011	438003	09/23/26	00001357	CM WASH EQUIPMENT INC.	171710	PRESSURE WASHER SVC	0.00	611.71
1011	438004	09/23/26	00005774	THE CODE GROUP, INC.	731150	INSP.STAFF SVC/AUG-26	0.00	700.00
1011	438004	09/23/26	00005774	THE CODE GROUP, INC.	731150	INSP STAFF SVCS/AUG26	0.00	20,520.00
TOTAL CHECK							0.00	21,220.00
1011	438005	09/23/26	10006011	COMMERCIAL CONTROLS CORP	650303	PD ACCESS/SEPT-26	0.00	2,400.00
1011	438006	09/23/26	10004317	CONCENTRA HEALTH SERVICE	121110	ADM.FEE/DOT ANN FEE	0.00	250.00
1011	438007	09/23/26	10015100	CONCERN EMPLOYEE ASSISTA	121110	HOMELESS PROG/AUG-26	0.00	1,260.00
1011	438008	09/23/26	00003187	CONTINENTAL INTERPRETING	115115	TRANSLATE/ELECT.NOTIC	0.00	350.00
1011	438009	09/23/26	00010548	CORELOGIC INFORMATION SO	631140	REALQUEST/AUG-26	0.00	304.40
1011	438010	09/23/26	10015316	GUADALUPE CORTEZ	275140	RF/PICNIC SHEL#R13950	0.00	160.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438011	09/23/26	10012192	COSTAR REALTY INFORMATIO	995100	COSTAR SUITE/ FY26-27	0.00	-484.18
1011	438011	09/23/26	10012192	COSTAR REALTY INFORMATIO	106117	COSTAR SUITE/ FY26-27	0.00	-484.17
1011	438011	09/23/26	10012192	COSTAR REALTY INFORMATIO	995100	COSTAR SUITE/ FY26-27	0.00	3,026.10
1011	438011	09/23/26	10012192	COSTAR REALTY INFORMATIO	106117	COSTAR SUITE/ FY26-27	0.00	3,026.10
TOTAL CHECK							0.00	5,083.85
1011	438012	09/23/26	00002379	NANCY K. BOHL INC.	650105	COUNSELING FFS AUG26	0.00	147.00
1011	438013	09/23/26	10002389	COUNTY OF ORANGE TREASUR	650302	ROUTER REPL/AUG-26	0.00	1,129.32
1011	438014	09/23/26	10002389	COUNTY OF ORANGE TREASUR	650404	MO.TECH CHG JULY-26	0.00	380.67
1011	438015	09/23/26	10011407	COYOTE,WILDLIFE & PEST S	160108	1 MO SVC/AUG-26	0.00	4,600.00
1011	438016	09/23/26	00001226	CPRS	275205	MBR.SAUCEDA FY26-27	0.00	145.00
1011	438017	09/23/26	10015297	ONBOARD DOT AI LLC	731120	AI ASSIST REV/AUG-26	0.00	3,000.00
1011	438018	09/23/26	00005287	CALIFORNIA WATER ENVIRON	452410	FRANK MOORE 31905	0.00	133.00
1011	438018	09/23/26	00005287	CALIFORNIA WATER ENVIRON	452410	KEVIN ESPINO 485150	0.00	259.00
TOTAL CHECK							0.00	392.00
1011	438019	09/23/26	10011360	DENNIS KARL BATCHELOR	275150	ASSIGN FEE JUL-AUG26	0.00	400.00
1011	438020	09/23/26	10014476	D&R OFFICE WORKS, INC.	650602	OFFICE FURNITURE INCLU	0.00	3,265.59
1011	438021	09/23/26	00003865	DAVID TAUSSIG & ASSOCIAT	11	CFD SVCS/JUN-AUG-26	0.00	1,283.16
1011	438022	09/23/26	10013870	DECKARD TECHNOLOGIES, IN	631140	PERMITTING & MONITORIN	0.00	14,883.75
1011	438023	09/23/26	10015312	RASHMI DELVADIA	11	REF/DEPOSIT#R13152	0.00	600.00
1011	438024	09/23/26	00000492	DEPARTMENT OF JUSTICE	121110	FINGERPRINT/AUG-26	0.00	490.00
1011	438024	09/23/26	00000492	DEPARTMENT OF JUSTICE	650302	FINGERPRINT/AUG-26	0.00	64.00
1011	438024	09/23/26	00000492	DEPARTMENT OF JUSTICE	11	FINGERPRINT/AUG-26	0.00	1,697.00
1011	438024	09/23/26	00000492	DEPARTMENT OF JUSTICE	650302	FINGERPRINT/JULY-26	0.00	113.00
1011	438024	09/23/26	00000492	DEPARTMENT OF JUSTICE	11	FINGERPRINT/JULY-26	0.00	2,355.00
1011	438024	09/23/26	00000492	DEPARTMENT OF JUSTICE	121110	FINGERPRINT/JULY-26	0.00	343.00
TOTAL CHECK							0.00	5,062.00
1011	438025	09/23/26	10008875	THOMAS F. DONINI	275315	DJ SR DNC 9/5/26	0.00	425.00
1011	438026	09/23/26	10013343	DUDEK	731105	CLIMATE ACTION/AUG-26	0.00	175.00
1011	438027	09/23/26	10014485	DUTHIE ELECTRIC SERVICE	170670	GENERATOR/SEPT-26	0.00	713.23
1011	438027	09/23/26	10014485	DUTHIE ELECTRIC SERVICE	170670	GENERATOR/SEPT-26	0.00	686.23
TOTAL CHECK							0.00	1,399.46
1011	438028	09/23/26	10014561	EDGESOFT, INC	190062	SOFTWARE SUBS/SEP-26	0.00	2,000.00
1011	438029	09/23/26	10002872	EHS INTERNATIONAL, INC.	352363	EDUCATION TRAINING COU	0.00	2,900.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438030	09/23/26	10002187	ENGINEERING RESOURCES OF	590185	KNOTT AVE REHAB/AUG26	0.00	3,699.20
1011	438031	09/23/26	10013595	JOSEPH ENNIS	452410	REIM/TRVL LV CF/AUG26	0.00	472.24
1011	438032	09/23/26	00006560	ENTERPRISE FM TRUST, INC	650603	LEASE 4 VEH/SEPT-26	0.00	379.11
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	LEON V BP/AUG-26	0.00	1,484.00
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	NAM V.BP/AUG-26	0.00	1,961.50
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	RHIE V BP/AUG-26	0.00	1,625.20
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	GUILLEN V.BP/JUNE-26	0.00	56.00
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	RICO V RICE/JUNE-26	0.00	6,280.04
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	RICO V.RICE/APRIL-26	0.00	6,500.50
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	RHIE V BP/JUNE-26	0.00	10,532.67
1011	438033	09/23/26	10008311	EVERETT DOREY, LLP	107420	RHIE V BP/JUNE-26	0.00	17,658.00
TOTAL CHECK							0.00	46,097.91
1011	438034	09/23/26	10013499	EWING IRRIGATION PRODUCT	560640	#79003551 - AC1000Q 10	28.86	358.76
1011	438034	09/23/26	10013499	EWING IRRIGATION PRODUCT	560640	#99790000 - AG1000Q 10	35.73	444.16
TOTAL CHECK							64.59	802.92
1011	438035	09/23/26	10004626	EXPEDIA, INC.	995100	ADS/AUG-26	0.00	20,470.33
1011	438036	09/23/26	00008579	EXPERIAN INFORMATION SOL	650105	MO CSI ONLINE/AUG-26	0.00	77.48
1011	438037	09/23/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	STOCK ORDER	0.00	116.78
1011	438037	09/23/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	RADIATOR/O-RING	0.00	856.92
1011	438037	09/23/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	111.08
1011	438037	09/23/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	TRANS KIT	0.00	255.92
1011	438037	09/23/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AXLE/BELT	0.00	213.23
1011	438037	09/23/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	ALTERNATOR	0.00	339.08
TOTAL CHECK							0.00	1,893.01
1011	438038	09/23/26	10005104	FERGUSON ENTERPRISES, IN	170670	PLUMBING HARDWARE	0.00	229.11
1011	438038	09/23/26	10005104	FERGUSON ENTERPRISES, IN	352363	METER REGISTERS	0.00	2,579.12
TOTAL CHECK							0.00	2,808.23
1011	438039	09/23/26	10015311	FERNANDEZ, FLOR EURIZ	52	UB REFUND	0.00	225.09
1011	438040	09/23/26	10006064	FEWER FIRES, LLC	170670	EXTINGUISHER SVC	0.00	2,125.50
1011	438041	09/23/26	10015326	ANTHONY FISK	550502	CIT233132329 DISMISS	0.00	72.00
1011	438042	09/23/26	10015310	CHRISTOPHER FLORES	731150	REIM/ICC PMT.TEC EXAM	0.00	324.00
1011	438043	09/23/26	10003190	FOOD 4 LESS	275605	WINGS AFTERSCHOOL	0.00	145.12
1011	438043	09/23/26	10003190	FOOD 4 LESS	275605	WINGS AFTERSCHOOL	0.00	132.88
1011	438043	09/23/26	10003190	FOOD 4 LESS	275130	FATHER/DAUGHTER DANCE	0.00	19.98
1011	438043	09/23/26	10003190	FOOD 4 LESS	275606	ELOP SUPPLIES	0.00	163.56
TOTAL CHECK							0.00	461.54
1011	438044	09/23/26	00001095	FRANCHISE TAX BOARD	73	DED:0071 MISC	0.00	162.90

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1011	438045	09/23/26	10015288	FREIFELD ROSE	52	UB REFUND	0.00	11.24
1011	438046	09/23/26	00000046	FULLER ENGINEERING INC	352363	CL2 FREEWAY	0.00	358.99
1011	438046	09/23/26	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	343.50
1011	438046	09/23/26	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	563.92
1011	438046	09/23/26	00000046	FULLER ENGINEERING INC	352363	CL2 LINDEN	0.00	1,261.28
1011	438046	09/23/26	00000046	FULLER ENGINEERING INC	352363	CL2 BOISSERANC	0.00	2,361.56
TOTAL CHECK							0.00	4,889.25
1011	438047	09/23/26	00006581	FURLONG & FURLONG ASSOC	275160	#P-035 - DAILY DEPOSIT	0.00	222.85
1011	438047	09/23/26	00006581	FURLONG & FURLONG ASSOC	275160	FREIGHT	0.00	18.80
1011	438047	09/23/26	00006581	FURLONG & FURLONG ASSOC	860815	SALES TAX	0.00	19.50
TOTAL CHECK							0.00	261.15
1011	438048	09/23/26	10001849	SAN FERNANDO VALLEY ALAR	170670	ALARM MONITORING	0.00	168.00
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	170670	PLUMBING	0.00	20.65
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	352363	TRUCK STOCK	0.00	84.03
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	110.44
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	560640	SUPPLIES	0.00	47.65
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	352363	TRUCK STOCK	0.00	104.35
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	352363	LOCATOR BATTERY	0.00	41.29
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	560231	SIGN SHOP SUPPLIES	0.00	60.23
1011	438049	09/23/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	26.05
TOTAL CHECK							0.00	494.69
1011	438050	09/23/26	00006843	KEVIN GANO	650208	SLI581 S2 10/15-17/26	0.00	468.00
1011	438051	09/23/26	10012721	LAURA FRANKS	650105	CR.CK BKGR INV SEP-26	0.00	2,000.00
1011	438052	09/23/26	10008749	GOOGLE INC.	995100	ADS/AUG-26	0.00	17,727.03
1011	438053	09/23/26	00000055	GRAINGER INC	171710	TAPE/EPOXY	0.00	146.13
1011	438053	09/23/26	00000055	GRAINGER INC	352363	AIR COMPRESSOR OIL	0.00	88.59
1011	438053	09/23/26	00000055	GRAINGER INC	352363	WELL PACKING SEAL	0.00	399.91
1011	438053	09/23/26	00000055	GRAINGER INC	352363	WELL PACKING SEAL	0.00	570.44
TOTAL CHECK							0.00	1,205.07
1011	438054	09/23/26	00005680	CINDY GRISWOLD	275405	CPR/1 AID/SUM/FALL26	0.00	53.20
1011	438055	09/23/26	00001106	HARRINGTON INDUSTRIAL PL	352363	LINDEN CL2	0.00	449.74
1011	438056	09/23/26	10015303	FRANK & PURISIMA HARTWEL	11	REF/RF-26-205 WASTE	0.00	525.00
1011	438057	09/23/26	10012288	HASA INC.	860820	CHEMICALS	0.00	1,774.13
1011	438057	09/23/26	10012288	HASA INC.	860820	CHEMICALS	0.00	175.51
1011	438057	09/23/26	10012288	HASA INC.	860820	CHEMICALS	0.00	455.82
1011	438057	09/23/26	10012288	HASA INC.	860820	POOL SVC	0.00	950.00
1011	438057	09/23/26	10012288	HASA INC.	860820	POOL SVC	0.00	1,650.00
TOTAL CHECK							0.00	5,005.46
1011	438058	09/23/26	10015327	HECHANOVA, GRACE	52	UB REFUND	0.00	178.63

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1011	438059	09/23/26	10015323	HERCULES ROOFING	11	REF/RF-26-202 WASTE	0.00	240.00
1011	438060	09/23/26	10015286	HICKS, KOURTNEY D	52	UB REFUND	0.00	5.76
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	170670	CREDIT MEMO	0.00	-96.32
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	117.84
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	37.34
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	62.55
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	24.60
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	352363	FREEWAY WELL	0.00	37.07
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	560641	TIES	0.00	24.44
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	170670	MAINT HARDWARE	0.00	61.35
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	129.21
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	185.23
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	170670	PLUMBING HARDWARE	0.00	86.14
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	275405	BUG ZAPPERS	0.00	141.67
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	246.08
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	170670	MAINT MATERIALS	0.00	248.63
1011	438061	09/23/26	00000057	HOME DEPOT / GECF	170670	LIGHT BULB	0.00	172.24
TOTAL CHECK							0.00	1,478.07
1011	438062	09/23/26	10015320	JONATHAN HSU	11	REF/DEPOSIT#R13816	0.00	500.00
1011	438063	09/23/26	10008985	INDEPENDENT	732071	00166561 LEGAL NOTICE	0.00	270.00
1011	438064	09/23/26	10012742	INFOSEND, INC	352267	POSTAGE/AUG-26	0.00	7,783.96
1011	438064	09/23/26	10012742	INFOSEND, INC	352267	SVC & MATERIAL/AUG-26	0.00	2,019.82
TOTAL CHECK							0.00	9,803.78
1011	438065	09/23/26	00010018	JOSEPH M JACKSON	275120	SOUND BATH/FALL-26	0.00	143.64
1011	438066	09/23/26	00009561	TRADITIONAL AUTO SUPPLY	171710	A/C COMPRESSOR	0.00	657.28
1011	438066	09/23/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BRAKE PADS	0.00	88.76
1011	438066	09/23/26	00009561	TRADITIONAL AUTO SUPPLY	171710	FRONT PADS	0.00	152.42
1011	438066	09/23/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERY	0.00	336.75
TOTAL CHECK							0.00	1,235.21
1011	438067	09/23/26	00004440	JMG SECURITY SYSTEMS INC	170670	ALARM MONITORING	0.00	441.00
1011	438068	09/23/26	00000042	JOHN B EWLES INC	560210	10 WHEEL DUMP	0.00	450.00
1011	438069	09/23/26	00000674	RICHARD D. JONES A PROF.	631140	5832 DARLINGTON/AUG26	0.00	5,260.00
1011	438069	09/23/26	00000674	RICHARD D. JONES A PROF.	631140	6712 HIGHLAND/AUG-26	0.00	350.00
1011	438069	09/23/26	00000674	RICHARD D. JONES A PROF.	631140	6121 HOMEWOOD/AUG26	0.00	450.00
1011	438069	09/23/26	00000674	RICHARD D. JONES A PROF.	631140	CODE ENF/AUG-26	0.00	684.00
1011	438069	09/23/26	00000674	RICHARD D. JONES A PROF.	631140	8732 WESTERN/AUG-26	0.00	75.00
TOTAL CHECK							0.00	6,819.00
1011	438070	09/23/26	10015285	KIM, TAE & LEE, BENJAMIN	52	UB REFUND	0.00	35.21
1011	438071	09/23/26	10014804	KLINEDINST PC	110105	BUTTERFLY ET.AL/AUG26	0.00	3,252.63

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438072	09/23/26	10015314	KRISTI MACIAS	11	DEPOSIT/LUNCH10/21/26	0.00	200.00
1011	438073	09/23/26	10007915	LANAIR GROUP, LLC	126143	365 SVC/AUG-26	0.00	480.00
1011	438073	09/23/26	10007915	LANAIR GROUP, LLC	126143	365 SVC/AUG-26	0.00	1,886.30
TOTAL CHECK							0.00	2,366.30
1011	438074	09/23/26	10015324	KEVIN LEWIS	631140	REF/CIT.BP-20249	0.00	2,000.00
1011	438075	09/23/26	00001657	LIEBERT CASSIDY WHITMORE	121110	CLIENT MATTER	0.00	332.50
1011	438076	09/23/26	10001574	WENDY JEAN LOVELESS	275120	PIYO SUMMER-26	0.00	547.96
1011	438077	09/23/26	00000077	LU'S LIGHTHOUSE INC	171710	BULBS	0.00	288.37
1011	438078	09/23/26	00003268	LYNN PEAVEY CORPORATION	650604	# 05254, EVIDENCE BOX	9.81	121.86
1011	438078	09/23/26	00003268	LYNN PEAVEY CORPORATION	650604	# 05253, EVIDENCE BOX	10.08	125.28
1011	438078	09/23/26	00003268	LYNN PEAVEY CORPORATION	650604	SHIPPING - FREIGHT CHA	0.00	64.70
1011	438078	09/23/26	00003268	LYNN PEAVEY CORPORATION	650604	# 55390, SINGLE SCENE	8.23	102.23
1011	438078	09/23/26	00003268	LYNN PEAVEY CORPORATION	650604	# 30112, SINGLE SCENE	6.91	85.91
TOTAL CHECK							35.03	499.98
1011	438079	09/23/26	10015208	M.KAY DESIGN	995100	BANNER AD CREATION	0.00	1,402.50
1011	438080	09/23/26	10014014	MARCO MARTINEZ	452410	REIM/TRVL LV CF/AUG26	0.00	75.96
1011	438081	09/23/26	10015325	MASTER ROOFING SOLUTIONS	11	REF/RF-26-180 WASTE	0.00	1,125.23
1011	438082	09/23/26	00003714	METRO FLUID CONNECTORS I	171710	HOSE REPAIR	0.00	231.02
1011	438083	09/23/26	10001962	MITSUBISHI ELECTRIC & EL	170670	ELEVATOR MAINT	0.00	458.25
1011	438084	09/23/26	10013264	MOBILE FLEET WASH, CORP	171710	MOBILE CAR WASHES	0.00	980.00
1011	438085	09/23/26	00010549	MOBILE ID SOLUTIONS INC	121110	BRADY LANYARDS	0.00	83.08
1011	438086	09/23/26	10015300	MODERN MUSE CONSTRUCTION	11	REF/B-25-1280 WASTE	0.00	3,900.00
1011	438087	09/23/26	10015299	OSCAR J. MORENO JR.	11	REF/B-25-948 WASTE	0.00	2,100.00
1011	438088	09/23/26	10006977	WAYNE BOYER	550503	#102507-CUST: STRETCH	61.16	760.16
1011	438088	09/23/26	10006977	WAYNE BOYER	550503	#REFLECTIVE04: SILVER	4.29	53.29
1011	438088	09/23/26	10006977	WAYNE BOYER	550503	#SAP POCKET: RIGHT AND	3.33	41.33
1011	438088	09/23/26	10006977	WAYNE BOYER	550503	SHIPPING	0.00	59.00
TOTAL CHECK							68.78	913.78
1011	438089	09/23/26	10015317	RAZEL NAZARENO	275140	RF/PICNIC SHEL#R13449	0.00	160.00
1011	438090	09/23/26	10015308	NGO, LAN-ANH	52	UB REFUND	0.00	138.80
1011	438091	09/23/26	10014322	NORESCO LLC	190308	ENERGY CONSERV/AUG26	0.00	38,000.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438092	09/23/26	10005881	OCCUPATIONAL HEALTH CENT	121110	DOT/PRE-EMP PHY/AUG26	0.00	186.00
1011	438093	09/23/26	10005163	OCEAN BREEZE PACIFIC, LL	275405	BPCC LINEN	0.00	317.73
1011	438094	09/23/26	10007787	HBV ENTERPRISES, INC.	171710	FRONT BRAKES	0.00	68.14
1011	438095	09/23/26	10014422	ONWARD ENGINEERING	290153	SCE CORRIDOR/AUG-26	0.00	685.00
1011	438096	09/23/26	10014419	ORANGE COUNTY CONSERVATI	731106	CLEAN UP SVCS/AUG-26	0.00	7,608.00
1011	438097	09/23/26	10007856	SANDWOOD ENTERPRISES INC	560211	2000 HR. UV TAN SANDBA	116.25	1,616.25
1011	438097	09/23/26	10007856	SANDWOOD ENTERPRISES INC	560211	BULK BAG	27.13	377.13
1011	438097	09/23/26	10007856	SANDWOOD ENTERPRISES INC	860815	DELIVERY	31.00	431.00
TOTAL CHECK							174.38	2,424.38
1011	438098	09/23/26	10015001	ORRAVAN MECHANICAL, INC	170670	CITY YARD CAPACITOR	0.00	493.26
1011	438099	09/23/26	10013206	PAYMENTUS CORPORATION	126152	PH.IVR/CC MERCH/AUG26	0.00	4,368.85
1011	438099	09/23/26	10013206	PAYMENTUS CORPORATION	126152	PH.IVR/CC MERCH/JUL26	0.00	2,697.17
TOTAL CHECK							0.00	7,066.02
1011	438100	09/23/26	10014235	MICHAEL PAYNE	275220	VOC DIR 1OF2/ADDAMS	0.00	900.00
1011	438101	09/23/26	10003026	PETRA GEOTECHNICAL INC.	731150	BLDG PLAN CK/SEP-26	0.00	3,344.00
1011	438102	09/23/26	00005145	PETTY CASH/COMMUNITY SER	275305	SR.MOVIE SUPL/MOMPELL	0.00	29.98
1011	438102	09/23/26	00005145	PETTY CASH/COMMUNITY SER	275130	FA.DA.DNC/CISNEROS	0.00	30.45
1011	438102	09/23/26	00005145	PETTY CASH/COMMUNITY SER	275135	NAME TAGS/SOC/RUSSELL	0.00	30.80
1011	438102	09/23/26	00005145	PETTY CASH/COMMUNITY SER	275160	PIZZA VOLT/E.HOLLOWAY	0.00	39.08
1011	438102	09/23/26	00005145	PETTY CASH/COMMUNITY SER	275315	SR SA DNC/CABUSAO	0.00	40.16
TOTAL CHECK							0.00	170.47
1011	438103	09/23/26	00005174	PETTY CASH/POLICE DEPART	650302	LAPTOP STAND/BARRAZA	0.00	20.22
1011	438103	09/23/26	00005174	PETTY CASH/POLICE DEPART	650302	LAPTOP STAND/SEMAAN	0.00	23.91
TOTAL CHECK							0.00	44.13
1011	438104	09/23/26	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFEE SUPL/GENERA	0.00	62.67
1011	438104	09/23/26	00005788	PETTY CASH/PUBLIC WORKS	160106	CLIMATE POTLUCK/AUG26	0.00	97.03
1011	438104	09/23/26	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFEE SUPL/GENERA	0.00	39.34
1011	438104	09/23/26	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFEE SUPPL/GENERA	0.00	24.87
1011	438104	09/23/26	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFEE SUPL/GENERA	0.00	25.62
TOTAL CHECK							0.00	249.53
1011	438105	09/23/26	10007639	PICK YOUR TIRE, INC.	171710	TIRE PICK-UP	0.00	532.00
1011	438106	09/23/26	00008488	THE PRINTERY, INC.	106129	NEIGHBOR. ACTION DAY	0.00	269.22
1011	438107	09/23/26	10015305	PROPERTY LAB LLC	11	REF/B-26-96 WASTE	0.00	1,500.00
1011	438108	09/23/26	00009559	PUBLIC SAFETY ALLIANCE	650208	NARCOTICS 10/22/26	0.00	450.00
1011	438109	09/23/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	255.56

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FUND - 11 - GENERAL FUND

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1011	438109	09/23/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	1,723.69
TOTAL CHECK							0.00	1,979.25
1011	438110	09/23/26	00001348	MULTI SERVICE TECHNOLOGY	860810	N LIBUNAO SHOES	0.00	50.00
1011	438110	09/23/26	00001348	MULTI SERVICE TECHNOLOGY	170670	N LIBUNAO SHOES	0.00	200.00
1011	438110	09/23/26	00001348	MULTI SERVICE TECHNOLOGY	352363	C VLASTNIK SHOES	0.00	271.98
1011	438110	09/23/26	00001348	MULTI SERVICE TECHNOLOGY	731180	M MEZA SHOES	0.00	338.80
1011	438110	09/23/26	00001348	MULTI SERVICE TECHNOLOGY	452410	M MARTINEZ SHOES	0.00	350.00
TOTAL CHECK							0.00	1,210.78
1011	438111	09/23/26	10004138	RICHARD BRADY & ASSOCIAT	396821	SCADA SYS/JUNE-26	0.00	19,040.39
1011	438112	09/23/26	10015304	ROOFING PRO	11	REF/RF-26-206 WASTE	0.00	420.00
1011	438113	09/23/26	10015306	RUBEN SUNWOOD DESIGN INC	11	REF/B-26-41 WASTE	0.00	2,940.00
1011	438114	09/23/26	10015118	SIMON IFERGAN	106129	WALKING MAN/ACT.DAY#2	0.00	650.00
1011	438115	09/23/26	00004970	SUSAN SAXE-CLIFFORD PHD	650105	LINDSAY SCHNEIER	0.00	450.00
1011	438115	09/23/26	00004970	SUSAN SAXE-CLIFFORD PHD	650105	DIANA PALMA-RUBALCABA	0.00	450.00
TOTAL CHECK							0.00	900.00
1011	438116	09/23/26	00000412	SOUTHERN COUNTIES OIL CO	171710	UNLEADED FUEL - PD	0.00	21,917.81
1011	438117	09/23/26	10009824	SCM FITNESS REPAIR LLC	170670	GYM EQUIP MAINT	0.00	330.00
1011	438117	09/23/26	10009824	SCM FITNESS REPAIR LLC	170670	GYM EQUIP MAINT	0.00	330.00
TOTAL CHECK							0.00	660.00
1011	438118	09/23/26	10009505	SHRED-IT, INC. USA	105105	SHREDDING SERVICE	0.00	87.55
1011	438118	09/23/26	10009505	SHRED-IT, INC. USA	115110	SHREDDING SERVICE	0.00	87.55
1011	438118	09/23/26	10009505	SHRED-IT, INC. USA	160105	SHREDDING SERVICE	0.00	87.55
1011	438118	09/23/26	10009505	SHRED-IT, INC. USA	126120	SHREDDING SERVICE	0.00	87.55
1011	438118	09/23/26	10009505	SHRED-IT, INC. USA	275105	SHREDDING SERVICE	0.00	87.56
TOTAL CHECK							0.00	437.76
1011	438119	09/23/26	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	1,438.49
1011	438119	09/23/26	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	1,198.14
1011	438119	09/23/26	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	1,005.34
1011	438119	09/23/26	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	1,118.03
TOTAL CHECK							0.00	4,760.00
1011	438120	09/23/26	00000607	SOUTH COAST AQMD	352363	FAC ID 187237	0.00	583.73
1011	438120	09/23/26	00000607	SOUTH COAST AQMD	352363	FAC ID 187237	0.00	176.41
TOTAL CHECK							0.00	760.14
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700559764210 AUG-26	0.00	14.97
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700469810046 AUG-26	0.00	16.07
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700328836108 AUG-26	0.00	16.53
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700538655491 AUG-26	0.00	18.11
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700200211478 AUG-26	0.00	49.29
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700184714821 AUG-26	0.00	73.18
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700198918449 AUG-26	0.00	78.09

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1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700375175028 AUG-26	0.00	108.06
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700191556452 AUG-26	0.00	124.04
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700267785621 AUG-26	0.00	127.67
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700635037018 AUG-26	0.00	139.66
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700266721550 AUG-26	0.00	142.84
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700191979616 AUG-26	0.00	152.80
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700197273287 AUG-26	0.00	215.47
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700587535613 AUG-26	0.00	258.72
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	700270066737 AUG-26	0.00	627.80
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	600000500265 AUG-26	0.00	9,609.77
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700020786740 AUG-26	0.00	12,352.13
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700616459292 AUG-26	0.00	18.95
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700200352231 AUG-26	0.00	20.14
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700305176289 AUG-26	0.00	33.16
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700105327290 AUG-26	0.00	158.78
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700538377326 AUG-26	0.00	21,180.44
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700210324134 SEP-26	0.00	14.46
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700020523022 SEP-26	0.00	32.10
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700703534778 SEP-26	0.00	65.26
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700630477513 SEP-26	0.00	71.01
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700203730356 SEP-26	0.00	114.89
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700142572765 SEP-26	0.00	134.78
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700004759007 SEP-26	0.00	281.19
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700122023620 SEP-26	0.00	1,437.34
1011	438122	09/23/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700020523022 SEP-26	0.00	1,917.86
TOTAL CHECK							0.00	49,605.56
1011	438123	09/23/26	00000336	SOUTHERN CALIFORNIA EDIS	106119	OPER.RT 10/15-22/26	0.00	2,000.00
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7600 DALE ST/AUG-26	0.00	15.29
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT/AUG-26	0.00	15.29
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6660 BEACH/AUG-26	0.00	15.75
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8152 KNOTT/AUG-26	0.00	15.75
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6602 BEACH/AUG-26	0.00	21.66
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7171 8TH ST/AUG-26	0.00	32.18
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6955 ARAGON/AUG-26	0.00	39.66
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT #D/AUG-26	0.00	82.84
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6650 BEACH/AUG-2	0.00	372.31
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6640 BEACH/AUG-25	0.00	1,649.34
1011	438124	09/23/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7225 EL DORADO/AUG-26	0.00	2,241.34
TOTAL CHECK							0.00	4,501.41
1011	438125	09/23/26	00005362	DAVE FLANAGAN	170670	WIRE THEFT BEACH/WEST	0.00	1,280.00
1011	438126	09/23/26	10013691	LOTUS THAI	160109	HOTEL2465837645 SEP26	0.00	727.63
1011	438127	09/23/26	10012245	THE SHADE RESERVE	170670	WINDOW SHADES AT POLIC	0.00	20,000.00
1011	438128	09/23/26	10014806	TIKI, LLC	995100	DISPLAY ENVOY ADS	0.00	8,257.58
1011	438129	09/23/26	10009023	TIRE HUB, LLC	171710	STOCK ORDER	0.00	292.27
1011	438129	09/23/26	10009023	TIRE HUB, LLC	171710	STOCK ORDER	0.00	292.27

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438129	09/23/26	10009023	TIRE HUB, LLC	171710	TIRES	0.00	752.42
1011	438129	09/23/26	10009023	TIRE HUB, LLC	171710	STOCK ORDER	0.00	489.64
1011	438129	09/23/26	10009023	TIRE HUB, LLC	171710	STOCK ORDER	0.00	584.54
TOTAL CHECK							0.00	2,411.14
1011	438130	09/23/26	10011938	T-MOBILE	650303	982979864 AUG-26	0.00	1,522.80
1011	438131	09/23/26	10007171	T-MOBILE USA, INC.	650303	GPS LOCATE#33-88976	0.00	50.00
1011	438132	09/23/26	10015287	TRAN, PHILLIP	52	UB REFUND	0.00	7.05
1011	438133	09/23/26	10006340	WEATHERPROOFING TECHNOLO	170670	ROOF REPAIR	0.00	11,930.00
1011	438134	09/23/26	10012511	TSG ENTERPRISES, INC	590188	CITY TRAF SIG/MAY-26	0.00	154.00
1011	438134	09/23/26	10012511	TSG ENTERPRISES, INC	590004	ANN PAVEMENT/AUG-26	0.00	57.50
1011	438134	09/23/26	10012511	TSG ENTERPRISES, INC	590189	DALE REHAB/FINL/AUG26	0.00	442.50
TOTAL CHECK							0.00	654.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	170670	JAIL HRDWARE/LIBUNAO	0.00	58.71
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL CM VEH/FRANCE	0.00	58.87
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	860810	SUPL/FOUNTAIN/LIBUNAO	0.00	59.26
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL CM VEH/FRANCE	0.00	62.60
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPL/MIKHAEL	0.00	64.14
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	ST CITY/SONNE/LOPEZ	0.00	65.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	3-RNG/BINDR/VILLAPAND	0.00	65.22
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	HDMI CABLES/MIKIEWICZ	0.00	65.32
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	TRANS COMMIT MT/COPPI	0.00	66.60
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	732044	HMLES STORAGE/PINEDO	0.00	67.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275130	DAY CAMP SUPL/ALARCON	0.00	67.80
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115120	PASSPORT SUPL/GUERRA	0.00	75.03
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650302	PD OFS SUPL/COLES-GUZ	0.00	75.28
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL CM VEH/FRANCE	0.00	75.70
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	452410	ST WDR MT SNKS/MOORE	0.00	76.05
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	STARLINK CASE/SHADDOW	0.00	76.10
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275130	SUMMER CAMP/ALARCON	0.00	76.84
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106118	SUPPL MEDIA/COPPING	0.00	77.06
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	731120	APA AWARDS/FOULKES	0.00	77.38
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	126143	ADOBE LIC/MIKIEWICZ	0.00	79.44
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	SUP.SR.SAT/MOMPELLER	0.00	79.66
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	USB C DISPL/MIKIEWICZ	0.00	82.56
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPL/MIKHAEL	0.00	82.77
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	RODRIGOS/PDCADET/GC	0.00	82.80
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650208	SWEAR IN SNKS/SHADDOW	0.00	84.72
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	COFFEE/J.HUNT	0.00	89.98
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275105	OFFICE SUPPL/CHAVEZ	0.00	91.18
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275405	TOTTIME SUPL/MARTINEZ	0.00	91.84
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	DNTEXP/PERSTMLNCH/DP	0.00	92.50
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	CHILIS/PDCADET/GC	0.00	98.35
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	560640	INTV PANEL LUN/PORTER	0.00	101.26
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115110	ZOOM ACCT/GUERRA	0.00	104.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275405	TOTTIME/SUPL/MARTINEZ	0.00	105.50
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	AMAZON/FILECBNT/RV	0.00	106.56

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275405	TOTTIME SUPL/MARTINEZ	0.00	113.82
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650302	PD OFS SUPL/COLES-GUZ	0.00	115.35
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	SHKY/MNASTLNCH/DP	0.00	118.62
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	632110	SCHEDUL SFTWAR/DHAUW	0.00	120.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275410	HMLES SUPL/PINEDO	0.00	122.11
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650404	DISPATCH CLS/SHADDOW	0.00	125.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	MBRSHIP RENEW/MIKAHEL	0.00	125.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	KNTS/SRMNWKRLNCH/DP	0.00	129.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275405	TOTTIME SUPL/MARTINEZ	0.00	131.53
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115110	IIMC MBR DUES/LOPEZ	0.00	135.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115110	MBR IIMC DUES/GUERRA	0.00	135.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	ACCESSORIES/MIKIEWICZ	0.00	135.20
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115120	PASSPORT SUPL/GUERRA	0.00	135.68
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275130	ADD TIC AQUAR/HURTADO	0.00	138.90
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	KNOTTSRSTSRBLDINSP/GC	0.00	141.76
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL ITMS/ALMQUIST	0.00	141.78
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	ZOOM SUBSCRIPTION/RV	0.00	149.90
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL EVENT/LOPEZ	0.00	153.96
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	11	WAREHSE STK/KENNEDY	0.00	160.87
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	FOOD/MEDIA/APARICIO	0.00	164.80
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	TABLE CLOTHS/VILLAPAN	0.00	169.95
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	SUP.SR.SAT/MOMPELLER	0.00	171.60
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275130	PIZZA/CAMP WK/BOX	0.00	182.44
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275325	STORAGE BOX/VILLAPAND	0.00	185.42
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPL/MIKHAEL	0.00	192.49
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275205	PIANO DOLLIES/SAUCEDA	0.00	195.52
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	126120	CSMFO TRG/GARCIA/HYUN	0.00	200.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275130	PIZZA/CAMPERS/ALARCON	0.00	205.24
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275105	BOOK/LIT WLK/VILLAPAN	0.00	209.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	QUICK REL MT/SHADDOW	0.00	214.02
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650208	PD TRAIN CLS/SHADDOW	0.00	215.26
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	732044	HMLES FOOD/PINEDO	0.00	221.37
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	4PROMO/JOBFAIRPROD/GC	0.00	225.13
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	BATTERY PACK/SHADDOW	0.00	228.65
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	105105	CMO PICNIC/KENNEDY	0.00	229.59
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	STARLINK MINI/SHADDOW	0.00	238.17
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650201	REPL CHAIR/SHADDOW	0.00	260.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	FOOD MEDIA/APARICIO	0.00	262.76
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275140	MOVIE POPCORN/HURTADO	0.00	264.84
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650306	CLEANING PROD/SHADDOW	0.00	274.38
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	126152	ONLIN WTR GTWY/HYUN	0.00	290.30
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	170670	ENG BENCHMARK/LIBUNAO	0.00	295.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	550502	ALCO-SENSOR/PLUMLEE	0.00	296.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115110	CMCA DUES/GUERRA	0.00	300.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	105105	MBR DUES CAPIO/FRANCE	0.00	300.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	732044	HMLESS RE-LOC/NIELSEN	0.00	305.10
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650302	PD OFS SUPL/COLES-GUZ	0.00	309.92
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL DINNER/LOPEZ	0.00	317.67
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	PRINTER/MIKIEWICZ	0.00	367.66
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	126143	PRINTER/MIKIEWICZ	0.00	367.66
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275130	FOOD/STAFF BOAT/DAVIS	0.00	368.97
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	CAL CIT/FRANCO/LOPEZ	0.00	375.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	CAL CIT/TRAUT/LOPEZ	0.00	375.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	N.HASENKAMP/APARICIO	0.00	397.42
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	HOST/K.PARTLOW/APARIC	0.00	397.42
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	HOST/SEAN/APARICIO	0.00	397.42
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	SUBS OUTMAIL/APARICIO	0.00	400.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	352570	SAFETY GLASSES/MOORE	0.00	431.21
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	107420	PARAMA/2027CONF/RV	0.00	449.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	HOTEL/DEST CF/COPPING	0.00	485.29
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	452410	CONF HOTEL/F.MOORE	0.00	539.01
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	290158	6700 THELMA/MIKHAEL	0.00	545.60
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	CALPERS/2026FORUM/JC	0.00	549.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	PERS/CONF/VG/RV	0.00	549.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115115	REG/NEW LAW CF/VICUNA	0.00	600.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	ACCESS/DISP/MIKIEWICZ	0.00	648.02
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	4PROMO/JOBFAIRPROD/GC	0.00	662.59
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	170670	CNTY PMT FEE/LIBUNAO	0.00	672.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	170670	CNTY PMT FEE/LIBUNAO	0.00	672.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	MT&CONST/EXPO/MIKHAEL	0.00	700.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	DFR COMPU/SHADDOW	0.00	711.86
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275606	ELOP CESD SUPL/SAUCED	0.00	721.38
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	170670	CNTY PMT FEE/LIBUNAO	0.00	1,499.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	BBQ BURGERS/FRANCE	0.00	4,572.14
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	MICROSFT/TEAMSSUB/RV	0.00	9.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHG/SHADDOW	0.00	10.49
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	452410	ST WDR MT/SNKS/MOORE	0.00	10.93
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	STARBUCKS/PDCADET/GC	0.00	11.10
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	BKFST COMMIT MT/COPPI	0.00	11.87
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	SUBS OUTMAIL/APARICIO	0.00	12.67
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/DOOR SPR/MACIAS	0.00	12.71
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL ITMS/ALMQUIST	0.00	12.74
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275205	SPOTIFY ACCT/MARTINEZ	0.00	12.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	TRANS CF TIP/COPPING	0.00	13.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	FOOD COMMITEE/COPPING	0.00	14.28
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	290158	SCE SVC FEE/MIKHAEL	0.00	14.46
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275105	OFFICE SUPPL/CHAVEZ	0.00	14.50
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	ZOOM CHG/NGUYEN	0.00	15.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	ZOOM ACCT/VICUNA	0.00	15.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	ZOOM VIDEO CF/MIKHAEL	0.00	15.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	170670	HRDWAR/PLUMB/LIBUNAO	0.00	17.39
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	732044	HMLES BOOTH/PINEDO	0.00	17.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115110	NOTARY TRG LUN/GUERRA	0.00	18.40
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE COFFEE/MIKHAEL	0.00	19.11
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	OFFICE SUPL/VILLAPAND	0.00	19.62
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650208	CHATGPT/SUBS/SHADDOW	0.00	20.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI SUBS/DIERINGER	0.00	20.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650302	PD OFS SUPL/COLES-GUZ	0.00	21.30
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	22.49
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	SR CT SUPL/MOMPELLER	0.00	22.61
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	732044	HMLES BOOTH/PINEDO	0.00	22.83
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	STRBK/SRMNWKRBKFT/DP	0.00	24.15
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	24.19
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	RE-DO NAME/HOQUE/LOPE	0.00	25.01

SELECTION CRITERIA: transact.trans_date between '20260910 00:00:00.000' and '20260923 00:00:00.000'
ACCOUNTING PERIOD: 3/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	NAME PLATE/HOQUE/LOPE	0.00	25.01
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	TRANS CF EVT/COPPING	0.00	25.25
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHG/NGUYEN	0.00	25.88
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	GOOGLE/WKPL/COPPING	0.00	26.40
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL MOTORCYC/ORTEGA	0.00	26.79
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	631140	CD OFS SUPL/COLES-GUZ	0.00	27.13
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	SR CT SUPL/MOMPELLER	0.00	27.88
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	PRINT JOB/APARICIO	0.00	28.06
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	VBP SUPPLIES/KENNEDY	0.00	28.38
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHG/NGUYEN	0.00	29.10
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	105105	MO.SUBS ADOBE/MEDINA	0.00	29.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI MO FEE/BAILEY	0.00	30.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/COLON	0.00	30.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/COLON	0.00	30.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI SUBS/NGUYEN	0.00	30.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	TRADE FAIR/MOMPELLER	0.00	30.33
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	CHICFA/MNASTBKFT/DP	0.00	30.60
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	30.71
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	30.88
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/COLON	0.00	31.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	PUEL/MOTORCYCLE/VU	0.00	31.05
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	31.82
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	TRADE FAIR/MOMPELLER	0.00	32.74
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCL DESSERT/VICUNA	0.00	32.92
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHG/NGUYEN	0.00	33.29
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	FULE/MOTORCYC/COLON	0.00	34.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	PHOTO SHOOT/COPPING	0.00	34.79
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	171710	CARWASH CM/FRANCE	0.00	35.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	452410	ST WDR MT SNKS/MOORE	0.00	36.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	560640	OFFICE SUPPL/PORTER	0.00	38.87
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275140	MOVIE SUPPL/ALARCON	0.00	39.26
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106118	SUPL MEDIA/COPPING	0.00	39.96
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	732044	HMLES LYFT/NIELSEN	0.00	39.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	USB C HUB A/MIKIEWICZ	0.00	40.26
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	170670	HARDWARE/CNCL/LIBUNAO	0.00	42.13
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	SR.CT SUPL/MOMPELLER	0.00	43.01
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	TRAFF GLOVES/MIKHAEL	0.00	43.27
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	105105	WEBCAM/FEWER	0.00	43.49
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	560211	LAMINATION/PORTER	0.00	43.50
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL/SUPL/LOPEZ	0.00	43.52
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275130	OV/NITE KNOTTS/ALARCO	0.00	44.76
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	732044	TSA-VERFI/HMLS/PINEDO	0.00	45.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	COFFEE CRAFT/J.HUNT	0.00	46.34
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275105	REFRESHMNTS/CHAVEZ	0.00	47.64
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	731120	CD OFS SUPL/COLES-GUZ	0.00	48.06
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115110	OFFICE ITMS/ALMQUIST	0.00	48.22
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	101101	ADD CNCL DINNER/LOPEZ	0.00	49.48
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275145	AQUAT/SCHEDUL/HURTADO	0.00	49.61
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	TRANS/CF-AIRPORT/COPP	0.00	49.95
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106118	SUPL MEDIA/COPPING	0.00	50.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	BAGGAGE FEE/COPPING	0.00	50.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	CRED MT RENEW/MIKHAEL	0.00	50.00

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ACCOUNTING PERIOD: 3/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	LAPTOP KEYBRD/MIKIEWI	0.00	50.01
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650302	STATIONARY/CHIEF/COTA	0.00	51.78
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275210	CULTURE FEST/HURTADO	0.00	52.55
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	650303	MAGNET MT/SHADDOW	0.00	52.91
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	CLOTHING RCK/VILLAPAN	0.00	54.36
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	ADOBE/SUBS/APARICIO	0.00	54.99
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	115115	RF/CHG ON 7/22/VICUNA	0.00	-55.38
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	PROP SOC MEDIA/APARIC	0.00	2.72
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	106117	FEE/HILTON/COPPING	0.00	4.00
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	160105	ICC SCOOP/ J.HUNT	0.00	5.28
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	121110	17FOOD/PATES/DP PERS	0.00	5.34
1011	438144	09/23/26	00010474	U.S.BANK CORPORATE PAYME	275305	TRADE FAIR/MOMPELLER	0.00	8.25
TOTAL CHECK							0.00	33,294.73
1011	438145	09/23/26	10013584	ALYSSA ULTRERAS	275220	CHOREO/1OF2/ADDAMS	0.00	900.00
1011	438146	09/23/26	00000416	UNDERGROUND SVC.ALERT/SC	352363	DIG ALERT BOARD	0.00	103.69
1011	438146	09/23/26	00000416	UNDERGROUND SVC.ALERT/SC	352363	DIG ALERT TICKETS	0.00	502.20
TOTAL CHECK							0.00	605.89
1011	438147	09/23/26	10008867	UNITED STATES POSTAL SER	121135	REPLENISH POSTAGE	0.00	10,000.00
1011	438148	09/23/26	10014599	UPS SUPPLY CHAIN SOLUTIO	650302	SHIPPING CHG 8/15/26	0.00	369.25
1011	438149	09/23/26	10015318	JANNETTE URFANO	875805	REF DEPOSIT#R12872	0.00	-100.00
1011	438149	09/23/26	10015318	JANNETTE URFANO	11	REF DEPOSIT#R12872	0.00	500.00
TOTAL CHECK							0.00	400.00
1011	438150	09/23/26	10002102	MICHELLE VAN SICKLE	275140	REIMB COSTUME PIECES	0.00	163.08
1011	438151	09/23/26	10009230	VERIZON BUSINESS	170670	4123237 X26 AUG-26	0.00	461.78
1011	438152	09/23/26	10014818	VERIZON WIRELESS SERVICE	650303	CAS#26-18161 WARRANT	0.00	90.00
1011	438153	09/23/26	00008608	VISION SERVICE PLAN-(CA)	73	AUG-26 INVOICE	0.00	6,043.22
1011	438153	09/23/26	00008608	VISION SERVICE PLAN-(CA)	73	AUG-26 INVOICE	0.00	18.70
TOTAL CHECK							0.00	6,061.92
1011	438154	09/23/26	00000986	VISTA PAINT CORP	860815	#010220005 - COVERALL	0.00	1,531.50
1011	438154	09/23/26	00000986	VISTA PAINT CORP	860815	#01022D005 - COVERALL	0.00	1,531.50
1011	438154	09/23/26	00000986	VISTA PAINT CORP	860815	#010700005 - ACRIGLO B	0.00	992.00
1011	438154	09/23/26	00000986	VISTA PAINT CORP	860815	#010704A05 - ACRIGLO S	0.00	992.00
1011	438154	09/23/26	00000986	VISTA PAINT CORP	860815	PAINTCARE RECYCLE FEE	0.00	69.00
1011	438154	09/23/26	00000986	VISTA PAINT CORP	860815	SALES TAX	0.00	447.65
TOTAL CHECK							0.00	5,563.65
1011	438155	09/23/26	00005726	WALTERS WHOLESALE ELECTR	860810	SUPPLIES	0.00	280.65
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	731150	COPIER 9/20-10/19/26	0.00	4.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	275305	COPIER 9/20-10/19/26	0.00	12.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	998100	COPIER 9/20-10/19/26	0.00	32.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	731120	COPIER 9/20-10/19/26	0.00	44.00

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ACCOUNTING PERIOD: 3/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	631140	COPIER 9/20-10/19/26	0.00	44.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	732071	COPIER 9/20-10/19/26	0.00	55.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	997100	COPIER 9/20-10/19/26	0.00	65.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	352267	COPIER 9/20-10/19/26	0.00	160.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	126120	COPIER 9/20-10/19/26	0.00	185.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	121110	COPIER 9/20-10/19/26	0.00	190.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	275105	COPIER 9/20-10/19/26	0.00	220.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	115110	COPIER 9/20-10/19/26	0.00	275.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	160105	COPIER 9/20-10/19/26	0.00	300.00
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	121135	COPIER 9/20-10/19/26	0.00	1,121.26
1011	438156	09/23/26	10014012	WELLS FARGO FINANCIAL LE	650302	COPIER 9/20-10/19/26	0.00	1,121.27
TOTAL CHECK							0.00	3,828.53
1011	438157	09/23/26	00000140	WEST COAST SAND & GRAVEL	560211	SAND	0.00	1,073.46
1011	438158	09/23/26	10012502	WILD WATER OPERATING LLC	171710	CAR WASHES	0.00	674.05
1011	438159	09/23/26	10004131	WM CORPORATE SERVICES, I	460220	HAZ WASTE/AUG-26	0.00	1,050.09
1011	438160	09/23/26	10013257	WORKCARE, INC.	121110	CITY/PD WELLNES/AUG26	0.00	17,183.13
1011	438161	09/23/26	10002036	WRIGHTS LABOR SERVICES	126131	HIP-252608 LOPEZ	0.00	27,495.00
1011	438162	09/23/26	10009222	XEROX CORPORATION	275305	COPIER @ SENIOR CTR.	0.00	183.79
1011	438163	09/23/26	10006857	YARDLEY ORGILL CO., INC.	352363	STOCK	0.00	2,433.72
1011	438163	09/23/26	10006857	YARDLEY ORGILL CO., INC.	352363	ORAN VALVE REPLACE	0.00	2,606.61
1011	438163	09/23/26	10006857	YARDLEY ORGILL CO., INC.	396855	VALVE REPLACEMENT	0.00	565.50
TOTAL CHECK							0.00	5,605.83
1011	V438164	09/23/26	00007415	BUENA PARK CITY EMPLOYEE	73	DED:1102 BPCEA DUES	0.00	980.00
1011	V438165	09/23/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:0846 LTD PA/PMA	0.00	2,130.00
1011	V438165	09/23/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:1100 POLICE DUE	0.00	9,821.23
TOTAL CHECK							0.00	11,951.23
1011	V438166	09/23/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1099 SWAT DUES	0.00	30.00
1011	V438166	09/23/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1101 SWAT	0.00	350.00
TOTAL CHECK							0.00	380.00
1011	V438167	09/23/26	10012329	ECO-NOMICS, INC.	190137	EDIBLE FOOD/AUG-26	0.00	8,483.84
1011	V438168	09/23/26	10014571	HOPE CENTER OF ORANGE CO	651617	ST-TREATMNT JUL-DEC26	0.00	32,875.00
1011	V438169	09/23/26	10012988	INTELEPEER HOLDINGS, INC	170670	BUNDLE CLOUD/AUG-26	0.00	1,160.15
1011	V438170	09/23/26	00000054	TED JONES FORD INC.	171710	AXLE SHAFT	0.00	294.09
1011	V438170	09/23/26	00000054	TED JONES FORD INC.	171710	STOCK ORDER	0.00	33.52
1011	V438170	09/23/26	00000054	TED JONES FORD INC.	171710	BRACKET	0.00	86.29
1011	V438170	09/23/26	00000054	TED JONES FORD INC.	171710	SEAT CUSHION	0.00	779.73
1011	V438170	09/23/26	00000054	TED JONES FORD INC.	171710	TRANS MOUNT	0.00	142.73
1011	V438170	09/23/26	00000054	TED JONES FORD INC.	171710	SHOCKS	0.00	420.32

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ACCOUNTING PERIOD: 3/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	1,756.68
1011	V438171	09/23/26	10009226	MERCY HOUSE LIVING CENTE	106131	NAV.SHELTER/AUG-26	0.00	312,115.77
1011	V438172	09/23/26	00009876	MUNICIPAL WATER DIST OF	352510	WATER DELIVERY/AUG26	0.00	405,603.13
1011	V438172	09/23/26	00009876	MUNICIPAL WATER DIST OF	396848	SUMR REBAT PROG/JUL26	0.00	208.00
TOTAL CHECK							0.00	405,811.13
1011	V438173	09/23/26	10014550	ONYX PAVING COMPANY INC.	24	SLURRYSEAL 25-26 RET.	0.00	28,888.28
1011	V438174	09/23/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	Q1 VEH REPL FY26-27	0.00	64,403.50
1011	V438174	09/23/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	Q1 FACILITIES FY26-27	0.00	11,250.00
1011	V438174	09/23/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	Q1 CONT FY26-27	0.00	3,879,075.00
TOTAL CHECK							0.00	3,954,728.50
1011	V438175	09/23/26	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG FUEL	0.00	324.42
1011	V438176	09/23/26	10014025	PROCURE AMERICA LLC	660240	ST LIGHT MAY-JULY-26	0.00	6,037.86
1011	V438177	09/23/26	00001323	SIMPSON AUTOMOTIVE, INC.	171710	GAS TANK	0.00	2,885.22
1011	V438178	09/23/26	10014355	VERTEXONE SOFTWARE, LLC	352363	SMS GATEWAY/AUG-26	0.00	48.29
1011	V438178	09/23/26	10014355	VERTEXONE SOFTWARE, LLC	352363	EV2001 VXSMART FOR WA	0.00	19,000.00
1011	V438178	09/23/26	10014355	VERTEXONE SOFTWARE, LLC	352363	EV1000 VERTEXONE DIGI	0.00	21,375.00
TOTAL CHECK							0.00	40,423.29
1011	V438179	09/23/26	10015162	BRIANNA VETRANO	995100	MO RETAINER/AUG-26	0.00	4,500.00
TOTAL CASH ACCOUNT							594.47	5,547,783.65
TOTAL FUND							594.47	5,547,783.65
TOTAL REPORT							594.47	5,547,783.65

Voided Check Numbers	Date Printed
437953	9/23/2026
437954	
438121	
438135	
438136	
438137	
438138	
438139	
438140	
438141	
438142	
438143	

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,289,534,92 COVERING REGULAR PAYROLL ENDING SEPTEMBER 11, 2026

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37208 of the Government Code, the Director of Finance or his designated representative hereby certifies to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: The claims and demands in the sum of $1,289,534.92 set forth on this 10-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed in the amount set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026.

_____
City Clerk

CITY OF BUENA PARK
CHECK REGISTER(CONCISE)

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

PAYRUN: NPR
DATE: 09/10/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
403709	.00	12,486.80		GARCIA, JONATHAN	514
PAYRUN TOTAL					
CHECK: 1	.00	12,486.80			

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

PAYRUN: NP2
DATE: 09/18/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
V403710	2,307.17	.00		APARICIO, LESLIE	590
V403711	4,767.85	.00		COPPING, SARA	951
V403712	2,704.29	.00		ENGLEBRECHT, BRIDGET	261
V403713	3,361.95	.00		FEWER, JESSICA	580
V403714	7,960.67	.00		FRANCE, AARON	1650
V403715	758.31	.00		LARA, SYDNEY	908
V403716	236.41	.00		MCKINNEY, KENNETH	552
V403717	3,024.90	.00		MEDINA, YARETZA	8
V403718	1,047.08	.00		OWAKA, PASCHAL	615
V403719	715.88	.00		PERSI, MICHAEL	678
V403720	1,188.62	.00		PINCEK, ASHLEY	896
V403721	1,283.54	.00		STRONGMAN, BENJAMIN	681
V403722	236.41	.00		TEHRANI, AIDIN	551
V403723	1,750.04	.00		CASTRO, GWENDOLYNE	503
V403724	3,670.66	.00		CERDA, JUAN	831
V403725	6,853.44	.00		FENTON, EDWARD	1564
V403726	1,223.60	.00		FRANKLIN, AISHA	665
V403727	3,315.83	.00		GONZALEZ, VANESSA	866
V403728	2,123.44	.00		KERN, DONNA	2574
V403729	3,502.93	.00		PREVO, DOREKA	390
V403730	4,229.95	.00		VALDEZ, REBECCA	5490
V403731	2,399.71	.00		BUENROSTRO, PATRICIA	227
V403732	1,834.72	.00		GALLENTINE, KAILEY	486
V403733	4,453.37	.00		GARCIA, ADRIAN	1700
V403734	1,444.33	.00		GLAVIN, BARBARA	1768
V403735	2,206.18	.00		HERNANDEZ, GLORIA	2092
V403736	7,634.36	.00		HYUN, SUNG	2248
V403737	2,479.10	.00		KIM, MIN	2584
V403738	2,432.58	.00		LOVEJOY, REBEKAH	76
V403739	1,149.66	.00		OZAKI, GRACE	3881
V403740	2,290.92	.00		PAK, TIMOTHY	3955
V403741	3,093.40	.00		PEREZ, JESSICA	4111
V403742	2,878.96	.00		TOMASSETTI, JEEVANI	5623
V403743	2,406.08	.00		TRAN, KRYSTLE	242
V403744	3,713.73	.00		AVERELL, MARK	272
V403745	2,606.61	.00		COLES-GUZMAN, MARY	950
V403746	2,690.74	.00		KENNEDY, SEAN	111
V403747	2,429.10	.00		FLORES, CHRISTOPHER	464
V403748	2,999.77	.00		HOPKINS, NICHOLAS	627
V403749	5,242.72	.00		IBARRA GENIZ, JOSE	882
V403750	3,097.18	.00		LESTER, ALEXANDER	2868
V403751	2,105.64	.00		MACIAS, JUDITH	2996
V403752	2,987.03	.00		MEZA, MICHAEL	948
V403753	1,086.11	.00		SANCHEZ, CHRISTOPHER	236
V403754	3,322.65	.00		ALVAREZ, JOSHUA	458
V403755	1,706.43	.00		CASTANEDA, GUADALUPE	280
V403756	3,479.14	.00		CRAVENS, ROBERT	658
V403757	804.20	.00		DINH, MICHELLE	433
V403758	3,289.97	.00		FLORES, ADRIAN	894
V403759	6,457.93	.00		FOULKES, MATTHEW	9

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

V403760	2,346.50	.00	GUTIERREZ, JUAN	1922
V403761	824.01	.00	GUZMAN, FEDERICO	1918
V403762	954.14	.00	JONES, JUSTIN	947
V403763	2,160.50	.00	LI, CELINE	832
V403764	4,474.25	.00	LUNA, HARALD	264
V403765	1,984.72	.00	MARTINEZ, ERIKA	897
V403766	3,361.04	.00	MCALEESE, IAN	159
V403767	3,776.46	.00	NAVARRO, SANDRA	93
V403768	3,842.44	.00	PELAYO, RODRIGO	870
V403769	1,025.70	.00	RUIZ, DANIEL	107
V403770	2,565.19	.00	SANTOS, RUTH	4640
V403771	3,369.68	.00	SOLIS, XIOMARA	895
V403772	1,948.30	.00	TAE, RAY	5196
V403773	4,694.30	.00	THAI, LOTUS	536
V403774	3,799.08	.00	DHAUW, MELISSA	1170
V403775	2,282.59	.00	GRIFFIN, CHEKESHA	865
V403776	1,045.39	.00	MARTINEZ, RICHARD	834
V403777	3,230.63	.00	SUAREZ, SARABETH	5169
V403778	3,420.49	.00	YOON, JIWON	91
V403779	1,907.98	.00	CARDENAS, MARGARET	336
V403780	2,515.99	.00	IBARRA, KRISTI	88
V403781	7,040.27	.00	MIKHAEL, MINA	3359
V403782	3,454.90	.00	ADAME, RUBEN	943
V403783	4,967.43	.00	ALQAM, NADER	71
V403784	4,651.33	.00	ARABOLU, DEEPTHI	178
V403785	3,392.61	.00	CAPISTRANO, FRANCES	74
V403786	2,727.76	.00	COLES, CARINA	77
V403787	3,114.66	.00	GUZMAN, HECTOR	512
V403788	3,554.77	.00	LEE, HYANG SUN	430
V403789	3,984.86	.00	MILLER, JADEN	513
V403790	3,125.81	.00	QUINONES, FABIO	875
V403791	3,526.42	.00	RODRIGUEZ, JEREMY	877
V403792	2,896.32	.00	SHIRAKAWA, SHIN	964
V403793	2,349.35	.00	TELLEZ, ALMA	667
V403794	3,730.87	.00	TRAN, JASON	96
V403795	4,080.76	.00	WRAY, NORMAN	5725
V403796	2,962.17	.00	ZARAGOZA, EDUARDO	5788
V403797	990.76	.00	AHN, JOYCE	263
V403798	991.83	.00	FRANCO-HERNANDEZ, CARLOS	566
V403799	928.14	.00	HOQUE, LAMIYA	412
V403800	821.30	.00	SONNE, SUSAN	5161
V403801	777.24	.00	TRAUT, CONNOR	5399
V403802	3,127.94	.00	ALMQUIST, ANNA PATRICIA	168
V403803	2,158.71	.00	GUERRA, SARAH	1470
V403804	1,125.45	.00	KIRK, RALPH	384
V403805	2,183.93	.00	LOPEZ, ANGELICA	2928
V403806	6,345.31	.00	VICUNA, ADRIA	2297
V403807	797.34	.00	YAM, DARLENE	867
V403808	2,145.17	.00	BARRAZA, TAYLOR	501
V403809	3,024.29	.00	COTA, LORRAINE	954
V403810	7,068.01	.00	DAVENPORT, JOSEPH	1094
V403811	7,234.50	.00	DIERINGER, RYAN	1145
V403812	5,165.94	.00	FRANKLIN, KEVIN	1649
V403813	6,661.58	.00	GEYER, BRADLEY	1692
V403814	4,863.82	.00	LOVETERE, JOSEPH	2962
V403815	5,766.03	.00	NGUYEN, NGHIA	3755

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

V403816	6,493.17	.00	PADILLA, VALERIE	108
V403817	2,677.02	.00	SEMAAN, NADIA	4740
V403818	4,400.79	.00	JIMENEZ, ROBERT	352
V403819	3,527.44	.00	KIM, HYUN	328
V403820	4,042.37	.00	LAM, DAVID	2790
V403821	751.32	.00	LOVCHIK, MICHAEL	6
V403822	4,254.08	.00	MIKIEWICZ, SIMON	3360
V403823	2,585.67	.00	NOVOTNY, MARY	3705
V403824	2,526.46	.00	SAUCEDA, CATHLEEN	4645
V403825	6,349.84	.00	SHADDOW, JON-MICHAEL	4837
V403826	6,097.88	.00	TOMSICK, MARTIN	5360
V403827	3,244.91	.00	ALCALA, BRITTANY	58
V403828	4,265.74	.00	ARIAS, KALEA	592
V403829	534.10	.00	BARAJAS-OROZCO, MARIA	906
V403830	2,672.61	.00	BINYON, ERIC	506
V403831	5,813.63	.00	BRANDSTETTER, JAMES	629
V403832	5,749.87	.00	BUTH, CATHERINE	561
V403833	4,212.97	.00	CARPENTER, SCARLET	1663
V403834	949.61	.00	CASTRO, ISABELLA	883
V403835	818.89	.00	CIFUENTES MEDINA, DANNA	671
V403836	856.43	.00	CORTEZ TORRES, AMANDA	450
V403837	834.17	.00	DIAZ, CLARISSA	976
V403838	786.21	.00	DIERINGER, REGINA	1515
V403839	986.67	.00	GONZALEZ, BAILEY	868
V403840	960.52	.00	GUO, ANFENG	965
V403841	943.14	.00	GUTIERREZ, JULIAN	966
V403842	1,257.10	.00	HERNANDEZ, ISABELLA	112
V403843	3,927.01	.00	KUO, STACEY	1530
V403844	885.53	.00	MADHAE, DEEPINDER	555
V403845	4,508.40	.00	MAERKER, ELIZABETH	3017
V403846	5,909.46	.00	MCGRATH, CODY	3220
V403847	866.25	.00	MENDOZA ESPINOZA, MYA	532
V403848	2,694.20	.00	MUNOZ, JENNICKA	932
V403849	1,079.10	.00	ONTIVEROS, STEVEN	342
V403850	2,973.52	.00	PALMA-RUBALCAVA, DIANA	3970
V403851	2,780.73	.00	PEREZ, DONNA	929
V403852	1,000.50	.00	RODRIGUEZ TZAJ, SANDY	604
V403853	2,251.00	.00	RODRIGUEZ VILLA, YARELI	205
V403854	3,301.75	.00	RYAN, JESSICA	887
V403855	4,487.77	.00	SCHETTINI, MARIA	1536
V403856	5,961.97	.00	SHERIFF, SAMANTHA	2096
V403857	665.68	.00	SILVERIO, SAMANTHA	497
V403858	5,084.13	.00	TANIGUCHI, MELISSA	5230
V403859	764.78	.00	VELLANOWETH, KRISTINE	217
V403860	1,151.16	.00	WOOD, HUNTER	605
V403861	2,429.21	.00	BERMUDEZ, MYRA	884
V403862	1,425.47	.00	CHAN, KARA	795
V403863	2,474.65	.00	FIORE, KATE	1560
V403864	2,556.42	.00	FLOHRA, KARAN	516
V403865	2,785.91	.00	FOX, CHARITY	1641
V403866	790.58	.00	KUHN, MICHELLE	2730
V403867	838.24	.00	KUHN, TARI	2747
V403868	2,567.48	.00	MAERTZ, DANA	3018
V403869	3,657.92	.00	MENDIVEL, CHRISTINA	3299
V403870	2,422.24	.00	NGO, CATHERINE	3752
V403871	2,732.00	.00	PENDLETON, SUN	4080

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

V403872	1,898.55	.00	TENG, LING-FEI	2871
V403873	2,562.07	.00	UMLAH, AMBER	5435
V403874	7,212.70	.00	BAILEY, JOHN	355
V403875	7,655.25	.00	BATES, PATRICK	378
V403876	5,155.54	.00	BELTRAN, CHRISTINA	13
V403877	7,064.53	.00	BLACKWOOD, PHALANN	550
V403878	6,485.85	.00	BOURNE, CLIFFORD	5612
V403879	5,150.40	.00	BOYD, ROBERT	584
V403880	4,883.80	.00	BOYER, CAMERON	585
V403881	5,409.86	.00	BRAVO, ISABEL	420
V403882	3,109.15	.00	CAMPOS, CARLOS	871
V403883	6,250.66	.00	CASTILLERO, JOSEPH	259
V403884	6,803.30	.00	CERDA, SERGIO	240
V403885	3,599.93	.00	CHAVEZ, ALEJANDRO	182
V403886	5,022.75	.00	CHAVEZ, ANTONY	246
V403887	3,364.67	.00	CHO, YOUNGVEEN	758
V403888	5,166.96	.00	CURATOLA, ANTHONY	350
V403889	4,818.73	.00	DAVIS, JONATHAN	1083
V403890	1,921.52	.00	ELLIOTT, TOBY	918
V403891	2,653.70	.00	ESCOBEDO, CARLOS	934
V403892	4,508.08	.00	ESTRELLA, CARL JOSEPH	415
V403893	7,762.61	.00	GALOS, MICHAEL	1680
V403894	5,513.62	.00	GANO, KEVIN	1742
V403895	5,426.79	.00	GENTNER, GEORGE	1765
V403896	5,975.27	.00	GONZALEZ, LUIS	164
V403897	4,313.07	.00	GONZALEZ, OSCAR	1785
V403898	5,456.90	.00	HERST, RYAN	2102
V403899	5,382.32	.00	HOGAN, CHRISTIAN MICHAEL	138
V403900	9,111.37	.00	HONG, ALEX	2130
V403901	7,403.48	.00	JIMENEZ, GUSTAVO	2285
V403902	4,879.52	.00	KALAGIAN, BRYANT	2436
V403903	4,010.68	.00	LAZARO, WILLIAM	872
V403904	7,408.13	.00	LEE, CONNOR	2861
V403905	5,724.82	.00	LEPE, SERGIO	2901
V403906	4,692.54	.00	LOPEZ, GUILLERMO	2958
V403907	3,550.76	.00	LUCACI, KEVIN	874
V403908	4,237.88	.00	LUONG, AARON	577
V403909	6,090.19	.00	MARTINEZ, JESUS	117
V403910	6,471.49	.00	MEDRANO, JULIAN	3223
V403911	4,054.43	.00	MEKDARA, BOBBY	624
V403912	5,857.51	.00	MEONO, ROBIN	351
V403913	4,712.71	.00	MOELLER, SARAH	3590
V403914	5,761.83	.00	MORALES, FRANK	3489
V403915	3,700.31	.00	MORQUECHO, FERNANDO	510
V403916	5,034.40	.00	MURILLO CASTRO, JULIAN	268
V403917	3,636.65	.00	NGUYEN, ANTHONY	258
V403918	7,223.52	.00	NYHUS, CHRISTOPHER	3808
V403919	7,275.77	.00	O'DETTE, DIRK	3823
V403920	3,743.44	.00	OH, WILLIAM	326
V403921	5,252.30	.00	OSORIO, STEVIE	573
V403922	7,155.43	.00	PINO, RICHARD	4171
V403923	10,478.85	.00	PLUMLEE, ROGER	4180
V403924	4,961.74	.00	RANGEL, PRISCILLA	4337
V403925	4,979.59	.00	RODRIGUEZ, CHRISTIAN	4476
V403926	5,104.45	.00	SALAZAR, RYAN	4626
V403927	7,477.05	.00	SOLIS, DANIEL	5000

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

V403928	4,809.32	.00	SOUSA, MATTHEW	596
V403929	4,637.96	.00	TEWELL, MELISSA	5282
V403930	6,004.70	.00	TRAN, TUYET	5424
V403931	3,409.86	.00	TUBBS, AUSTIN	873
V403932	5,875.05	.00	VU, KRISTINE	63
V403933	5,137.47	.00	WILLIAMS-GIROUX, JACOB	499
V403934	7,233.94	.00	COLON, BOBBY	900
V403935	6,302.77	.00	JOHNSON, BRYAN	2300
V403936	2,522.82	.00	MENDOZA HERNANDEZ, STEPHANIE	427
V403937	6,405.81	.00	ORTEGA, MICHAEL	104
V403938	2,523.45	.00	PARRA, ANGEL	498
V403939	2,673.32	.00	RAMIREZ, ARIANNA	86
V403940	2,360.33	.00	SILVA, OSCAR	4886
V403941	2,617.76	.00	VAZQUEZ-CAMACHO, MARLENE	101
V403942	6,427.33	.00	VU, JEFFREY	5519
V403943	1,105.36	.00	BAIR, JOHN	284
V403944	733.29	.00	CASEY, DROUETT	771
V403945	901.26	.00	PATTON, DANA	4060
V403946	6,855.70	.00	BERNAL, DAVID	480
V403947	4,590.49	.00	BOUDREAU, CORY	583
V403948	2,987.61	.00	BOUDREAU, LAURA	2192
V403949	5,498.57	.00	BOYINGTON, DEVIN	594
V403950	6,670.31	.00	CAMPOS, LOLANI	728
V403951	5,000.28	.00	CARNEY, THOMAS	751
V403952	5,387.74	.00	CHRISTIANSEN, ANDREW	97
V403953	3,958.87	.00	EK, CHRISTOPHER	1477
V403954	5,731.39	.00	ESCAMILLA, MARIO	1529
V403955	5,226.01	.00	ESCOBEDO, DOMINICK	1521
V403956	2,303.42	.00	LARA, KARON	103
V403957	4,886.51	.00	LIRA, JOSEPH	133
V403958	3,476.43	.00	LOMELI, LISBETH	4516
V403959	3,685.49	.00	LOPEZ, VANESSA	2929
V403960	4,647.68	.00	LOPEZ, WILLYVALDO	2941
V403961	6,403.92	.00	LOWE, AUSTIN	2956
V403962	5,627.79	.00	MOON, DAVID	3479
V403963	2,172.42	.00	MORALES MALDONADO, IVETT	3490
V403964	6,755.62	.00	MUNOZ, OSCAR	3605
V403965	1,903.82	.00	O'DETTE, NANCY	1920
V403966	4,908.91	.00	PANTOJA, DAVID	3986
V403967	8,158.20	.00	PROCEL, ANDY	4243
V403968	5,830.85	.00	RAMIREZ, ANGEL	4314
V403969	8,267.39	.00	REYES, HUGO	98
V403970	5,382.97	.00	RUBALCAVA, EFRAIN	4590
V403971	2,701.98	.00	SULLIVAN, STACEY	5160
V403972	3,450.62	.00	TREADWAY, SARA	4210
V403973	5,875.39	.00	TURNER, JERAMIAH	291
V403974	3,523.90	.00	AUBUCHON, LAURIE	250
V403975	2,357.47	.00	GENERA, ELIZABETH	1685
V403976	5,430.93	.00	HUNT, JOSEPH	2249
V403977	2,091.79	.00	LUX, ANDREA	2972
V403978	2,766.31	.00	VENEGAS MENDEZ, JAVIER	5491
V403979	2,885.03	.00	BACA, ANDREW	315
V403980	3,198.04	.00	BRITO, MICHAEL	642
V403981	744.80	.00	CASTRO, JOHN	540
V403982	1,408.11	.00	CONTRERAS, DANIEL	941
V403983	3,487.83	.00	ESCATEL-OROSCO, PEDRO	1537

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

V403984	1,514.04	.00	GARCIA, RYAN	851
V403985	2,785.22	.00	GONZALEZ, ALEJANDRO	1783
V403986	1,831.63	.00	LARA, PAULO	849
V403987	3,878.65	.00	LIBUNAO, NINO	2912
V403988	1,635.87	.00	LISCANO, CHRISTOPHER	850
V403989	2,116.46	.00	MARASCO, MATTHEW	289
V403990	1,080.03	.00	MENDOZA, FELIX	942
V403991	2,906.54	.00	MUNOZ, JOHNNY	144
V403992	2,285.74	.00	NAJERA, JESSE	3630
V403993	1,690.96	.00	NGUYEN, DUNG	858
V403994	744.80	.00	PEREZ, EDWARD	939
V403995	2,657.02	.00	RIVERA, JOE	4450
V403996	2,334.16	.00	RODRIGUEZ, OSCAR	131
V403997	1,080.03	.00	SANTANA, JESUS	860
V403998	2,089.19	.00	SERNA, JUAN	4728
V403999	3,053.17	.00	TORREZ, JAVIER	69
V404000	1,345.12	.00	VASQUEZ, HERIBERTO	944
V404001	1,487.37	.00	VILLANUEVA, RICHARD	854
V404002	1,892.72	.00	AYON, ANSELMO	967
V404003	4,064.28	.00	CARRILLO, EDWARD	765
V404004	3,235.46	.00	ELLS, ZACHARY	1500
V404005	2,503.74	.00	ENNIS, JOSEPH	262
V404006	2,241.79	.00	ESPINO, KEVIN	517
V404007	3,195.09	.00	FINCH, BARRETT	1574
V404008	3,630.32	.00	HAGAN, KEVIN	1947
V404009	3,529.91	.00	KVENBO, SCOTT	2750
V404010	2,742.88	.00	MARTINEZ, MARCO	215
V404011	4,991.87	.00	MCGEE, MICHAEL	9306
V404012	3,498.42	.00	MILLER, DAVID	3390
V404013	3,681.58	.00	MOJARRO, ANDREW	3082
V404014	4,013.66	.00	MOORE, FRANK	3486
V404015	2,265.25	.00	MYLLES, JOSHUA	279
V404016	2,390.47	.00	PLECHNER, LOGAN	968
V404017	1,936.54	.00	PRECIADO, CAMDEN	134
V404018	2,723.92	.00	SANCHEZ, JUAN	4617
V404019	2,462.15	.00	SPEAR, ANTHONY	5011
V404020	3,286.73	.00	STEPHENSON, MARK	5122
V404021	2,550.87	.00	TAVARES, JAMEY	5231
V404022	1,951.02	.00	VLASTNIK, CODY	971
V404023	2,256.91	.00	ALVAREZ, CARLOS	136
V404024	1,241.48	.00	BAIRES, MICHAEL	975
V404025	1,241.48	.00	BELTRAN, MIGUEL	962
V404026	2,943.52	.00	DAHL, TERRY	1084
V404027	2,739.11	.00	DOMINGUEZ, KEVIN	565
V404028	2,588.81	.00	GARCIA ORTEGA, JOSE	1636
V404029	2,457.51	.00	GRIMES, DAVID	1881
V404030	2,160.66	.00	GUZMAN, KEVIN	132
V404031	2,499.79	.00	KOSS, MICHAEL	2718
V404032	3,324.26	.00	MARTINEZ, GABRIEL	3139
V404033	2,495.32	.00	MELLADO, KIM	3289
V404034	2,965.98	.00	MERROW, MATTHEW	3316
V404035	1,666.14	.00	MORALES, LEONARDO	819
V404036	2,546.48	.00	OTTEN, DAVID	3869
V404037	1,321.57	.00	PLASENCIA, JUAN	963
V404038	3,866.59	.00	PORTER, JEFFREY	4174
V404039	744.80	.00	RIENZO, ANTHONY	972

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

V404040	3,059.70	.00	RODRIGUEZ, EDWARD	4479
V404041	2,233.01	.00	RUIZ, ALEJANDRO	416
V404042	2,201.53	.00	TORRES, SALVADOR	234
V404043	2,667.47	.00	WELLS, ANTHONY	5610
V404044	2,937.97	.00	CAMPIZTA, ADAM	225
V404045	3,348.44	.00	DE LA CRUZ, RICARDO	558
V404046	576.42	.00	HERRERA, FELIX	856
V404047	3,648.78	.00	MACIAS, RAYMOND	2998
V404048	2,916.97	.00	WEAR, JOHN	5606
V404049	2,507.74	.00	ALARCON, ALEXANDER	485
V404050	7,620.70	.00	BOX, JAMES	576
V404051	2,444.01	.00	CHAVEZ, ARIANA	788
V404052	1,993.74	.00	CISNEROS, MICHELLE	812
V404053	2,195.55	.00	CONTRERAS, SAUL	95
V404054	728.86	.00	GRANADOS VALDEZ, ANDREA	938
V404055	3,326.13	.00	HURTADO, MARIA	353
V404056	404.31	.00	MANCILLA, JESSICA	451
V404057	2,611.22	.00	MARTINEZ, SERENA	3147
V404058	2,676.81	.00	MOMPELLER, JUSTICE	443
V404059	2,604.84	.00	MORENO, ANDREW	161
V404060	6,611.13	.00	SAUCEDA, MARK	4642
V404061	551.28	.00	ALVARADO, ADRIAN	89
V404062	345.89	.00	BAHENA, MAYRA	911
V404063	345.89	.00	BAHENA, PEDRO	148
V404064	562.07	.00	BAKER, JAMISON	465
V404065	485.21	.00	BALENTI, TYLOR	846
V404066	134.51	.00	BARENG, KATHERINE	33
V404067	437.16	.00	CARBAJAL, MARCELO	848
V404068	129.71	.00	CARVENTE, GIANJAVIER	334
V404069	139.32	.00	CONSTANTINE, NATALIE	837
V404070	657.53	.00	DURGIN, JAYLIND	186
V404071	600.51	.00	ESCAMILLA PATRICIO, DANIELLE	534
V404072	244.24	.00	GARCIA, JOSE	892
V404073	574.25	.00	GARCIA, MICHELE	171
V404074	478.31	.00	GONZALEZ, ISAAC	294
V404075	585.74	.00	GUERRA, ATHZIRI	141
V404076	529.21	.00	GUILLEN, JAYDEN	339
V404077	529.20	.00	GUTIERREZ, MICHELLE	1925
V404078	192.16	.00	GUTIERREZ, SABRINA	847
V404079	647.94	.00	HOLLOWAY, ELIZABETH	2185
V404080	240.21	.00	LEOS LOPEZ, EVELYN	836
V404081	243.05	.00	MARQUEZ, ERICK	973
V404082	504.42	.00	MOLINA, LILLY	611
V404083	490.02	.00	NGHIEM, NATALIE	249
V404084	384.32	.00	OCHOA, ALAN	192
V404085	177.75	.00	RODRIGUEZ, JACOB	839
V404086	403.54	.00	RODRIGUEZ, KAREN	538
V404087	618.68	.00	RODRIGUEZ, MIKAYLA	295
V404088	537.01	.00	RUIZ, JESUS	886
V404089	473.22	.00	RUIZ, LUIS	527
V404090	551.28	.00	RUSSELL, JEFFREY	150
V404091	595.70	.00	SANCHEZ, NATHAN	504
V404092	490.02	.00	SANTANA, JOZELYN	838
V404093	326.67	.00	SCOTT, EMANY	842
V404094	528.45	.00	SHRESTHA, SALIS	610
V404095	48.05	.00	SOLIMAN, MARSEL	322

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

v404096	822.47	.00	SOLTERO, JESSE	177
v404097	422.76	.00	SORIA, NOAH	5004
v404098	871.99	.00	STRICKLER, LINDA	5135
v404099	866.31	.00	TAPIA, ANGELICA	306
v404100	951.04	.00	THANKESWARAN, HASHMITHAA	543
v404101	660.37	.00	THOMSEN, MATTHEW	194
v404102	2,938.78	.00	VAN SICKLE, MICHELLE	2076
v404103	643.65	.00	VAZQUEZ, OSCAR	152
v404104	518.84	.00	VELOZ, SABRINA	146
v404105	514.44	.00	AGUILAR, KASSANDRA	685
v404106	654.29	.00	AGUILERA, CIENNA	617
v404107	355.15	.00	AVILA, RUBY	916
v404108	338.81	.00	BARNES, JOSIAH	619
v404109	488.49	.00	BAUTISTA, CELESTE	913
v404110	379.10	.00	BELMARES, NAYELY	919
v404111	344.55	.00	CLOCK, AUDREY	201
v404112	385.42	.00	CROCKETT, ALLISON	199
v404113	505.34	.00	DIXON, DAVONNE	563
v404114	323.26	.00	GALLEGO, LIAM	923
v404115	592.12	.00	GLYNN, FIONA	115
v404116	600.44	.00	KEEBLE, CALEB	914
v404117	442.30	.00	LUM, OLIVER	686
v404118	353.83	.00	MAYA, GALILEA	324
v404119	899.13	.00	PEDROZA, ANGELINE	325
v404120	229.70	.00	PEREZ CHRISTENSEN, JOHNNY	924
v404121	344.55	.00	POTTER, ALEXANDRA	564
v404122	461.27	.00	ROMERO, SYDNEY	14
v404123	1,201.16	.00	SINGH, YASHPREET	48
v404124	1,653.43	.00	SMITH, JOHN	210
v404125	96.68	.00	TORRES, INEZ	296
v404126	371.55	.00	VACA, SARAH	311
v404127	799.05	.00	VALENCIA, JAYDEN	643
v404128	580.08	.00	AGUILAR, KALVIN	23
v404129	899.40	.00	BAKER, JADEN	904
v404130	725.32	.00	BARTOLO, BRYAN	338
v404131	816.00	.00	CABUSAO, NINA MARINELLA	729
v404132	946.37	.00	CARRERA ABAD, MARIA	864
v404133	816.01	.00	CHOATE, RACHAEL	511
v404134	1,356.33	.00	CORRALES, ISAAC	474
v404135	3,085.98	.00	DAVIS, TANIKKA	1082
v404136	1,086.60	.00	EDMONDSON JR, ROBERT	931
v404137	1,402.10	.00	GRACIA, TONY	622
v404138	744.81	.00	KENDRIX, PERRY	741
v404139	1,267.54	.00	LARIZ RUBALCAVA, CARLOS	429
v404140	605.31	.00	LIZARRAGA, ERIK	483
v404141	2,353.44	.00	LOZANO, WILFREDO	621
v404142	2,788.08	.00	MARQUEZ PINEDO, ANALISA	3118
v404143	905.06	.00	MEGGINSON, MARK	562
v404144	562.77	.00	MENDOZA, GISELLE	522
v404145	3,062.34	.00	NIELSEN, ROSEMARY	3760
v404146	816.00	.00	ORTIZ, YAHAIRA	241
v404147	305.46	.00	ROJAS, ASHLEY	473
v404148	315.03	.00	RUIZ, GIANCARLO	466
v404149	509.23	.00	SALAZAR, NICHOLAS	661
v404150	683.42	.00	SANDOVAL, RYAN	663
v404151	778.48	.00	SINGH, YASMINE	479

SELECTION CRITERIA: checkhis.pay_run in ('NPR','NP2')
ALL CHECKS

V404152	936.47	.00	SOSA, EMILY	888
V404153	1,005.77	.00	TOLEDO, ISAAC	742
V404154	259.42	.00	VEGA-MATA, PEDRO	278
V404155	3,122.64	.00	VILLAPANDO, MADELINNE	878
V404156	559.73	.00	ZAZUETA, RYAN	267

PAYRUN TOTAL

CHECK:	447	1,277,048.12	.00

TOTAL

CHECKS:	448	1,277,048.12	12,486.80

October 13, 2026
CONSENT CALENDAR
Item No. 4C.

City Council Agenda Report

TREASURER'S REPORT FOR THE MONTH OF AUGUST 2026

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Receive and file the reports.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City of Buena Park's Investment Policy adopted by the City Council on February 24, 2026, requires the City Treasurer to submit a detailed investment report to the City Council. Attached for review are the Treasurer's Investment Reports for the month of August 2026. All of the investments listed meet the requirements of both the Government Code and the City Investment Policy.

BUDGET IMPACT

None.

Attachments

Treasurers Report Att1of4.pdf
Treasurers Report Att2of4.pdf
Treasurers Report Att3of4.pdf
Treasurers Report Att4of4.pdf

CITY OF BUENA PARK
Treasurer's Report of Monies on Deposit
Period Ending August 31, 2026

DESCRIPTION	City Book Balance	RDA Bond Proceeds Series B	Total
Union Bank - City Checking Account	3,208,996.91	-	3,208,996.91
Union Bank - Outstanding checks	(672,662.14)	-	(672,662.14)
Union Bank - Outstanding deposits	631,760.64	-	631,760.64
	3,168,095.41	-	3,168,095.41
Local Agency Investment Fund	18,871,142.11	-	18,871,142.11
Governmental Agency Securities	11,012,641.30	-	11,012,641.30
Commercial Paper	1,945,373.33	-	1,945,373.33
CMBS	13,507,646.49	-	13,507,646.49
Money Market Mutual	2,308,547.41	1,423,353.59	3,731,901.00
Supranational	3,383,135.00	-	3,383,135.00
Corporate	31,618,815.35	-	31,618,815.35
U S Treasury	62,966,705.12	-	62,966,705.12
Payables/Receivable	3,535.58	-	3,535.58
	145,617,541.69	1,423,353.59	147,040,895.28
Total	148,785,637.10	1,423,353.59	150,208,990.69

Fund Description	Cash Balance
11 - General Fund	45,260,179.79
12 - Economic Development Fund	14,661,918.09
13 - Measure R	19,004,845.65
17 - Opioid Settlement Fund	803,063.05
18 - Local Law Enforcement Fund	89,794.59
20 - Asset Forfeiture Fund	780,268.26
21 - Capital Project Fund	(65,970.04)
22 - Prop 172 PD Augment Fund	58,049.57
23 - State Law Enf Supp Fund	72,709.61
24 - State Gas Tax Fund	9,200,378.00
25 - Measure M2	2,692,394.31
28 - HOME Deferred Loan Fund	943,374.55
29 - Economic Development Fund (CDBG)	(62,494.08)
30 - State OCATT Fund	(133,635.87)
31 - Calhome Program	1,568,296.86
32 - Park In-Lieu Fund	1,047,681.62
33 - Traffic Congestion Relief Fund	132,959.12
40 - AB 2766 (AQMD) Fund	632,680.08
52 - Water Enterprise Fund	29,197,114.77
53 - Wastewater Enterprise Fund	235,762.33
54 - Water Impact Fund	17,922.08
55 - Sewer Impact Fund	16,088.76
62 - Workers' Comp Self-Ins Fund	5,157,738.79
63 - Public Liab Self-Ins Fund	-
65 - Accrued Leave Fund	756,797.17
71 - Equip Maint & Replacement Fund	9,015,975.18
73 - Payroll Revolving Fund	-
74 - Management Info Systems Fund	2,462,676.68
77 - Gov't Buildings Maintenance Fund	(58,982.08)
96 - Tourism & Marketing Dist	245,508.33
97 - Successor Fund to RDA	4,825,283.29
98 - Housing Successor Fund	1,650,612.23
	-
Total Cash	150,208,990.69

* All investments are made in accordance with the City's adopted investment policy.
* The City has sufficient resources to meet expenditures for the next six (6) months.

PORTFOLIO SUMMARY

City of Buena Park Core | Account #405 | As of August 31, 2026

Portfolio Characteristics

Average Modified Duration	2.03
Average Coupon	3.67%
Average Purchase YTM	4.11%
Average Market YTM	4.42%
Average Credit Quality*	AA+
Average Final Maturity	2.25
Average Life	2.23

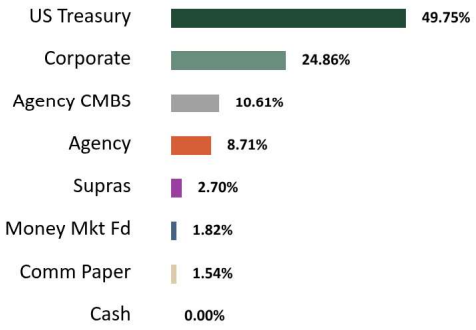
Account Summary

	End Values as of 07/31/2026	End Values as of 08/31/2026
Market Value	126,555,498.85	126,897,640.83
Accrued Interest	1,011,458.78	968,177.06
Total Market Value	**127,566,957.63**	**127,865,817.89**
Income Earned	439,457.17	440,356.24
Cont/WD	0.00	0.00
Par	128,269,812.39	128,697,082.99
Book Value	127,342,557.14	127,816,540.86
Cost Value	126,176,378.98	126,746,399.58

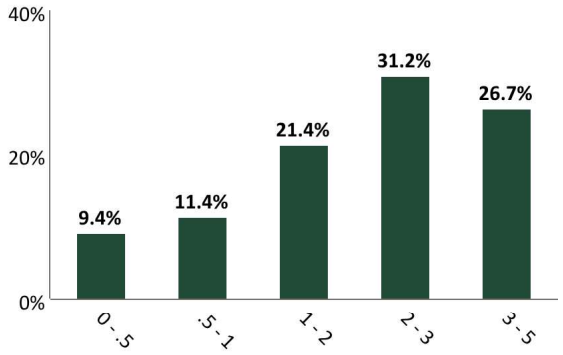
Top Issuers

United States	49.75%
Federal Home Loan Mortgage Corp	10.61%
Farm Credit System	4.92%
Federal Home Loan Banks	3.79%
Federated Hermes, Inc.	1.82%
Mitsubishi UFJ Financial Group, Inc.	1.54%
Inter-American Development Bank	1.54%
Blackrock, Inc.	1.18%

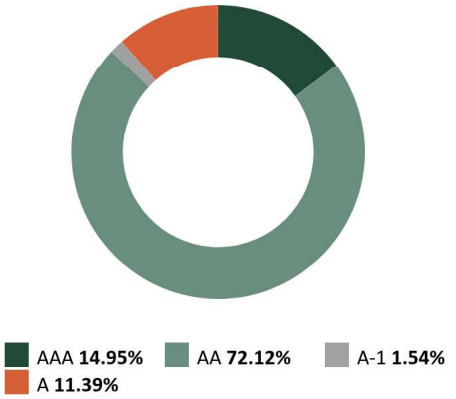
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Core	0.24%	0.36%	1.09%	2.52%	3.59%	4.46%	2.11%	2.03%	2.46%
Benchmark Return	0.22%	0.36%	0.96%	2.35%	3.40%	4.26%	1.94%	1.86%	2.28%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 0-5 Year US Treasury Index

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of August 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	100.0	10.6	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	10.6	Compliant	
Max Maturity (Years)	5.0	4.4	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV; Non Agency ABS & MBS)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	1.5	Compliant	
Max % Issuer (MV)	5.0	1.5	Compliant	
Max Maturity (Days)	270	179	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	24.9	Compliant	
Max % Issuer (MV)	5.0	1.2	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	

The Statement of Compliance reflects Chandler's assessment of compliance with the applicable investment policy for the assets Chandler directly manages. The report may also present assets reported to Chandler by clients, custodians, or other third parties. Chandler includes those assets in the assessment but has no discretionary authority over them, does not independently verify the information provided, and assumes no responsibility for the accuracy or completeness of that information. Questions regarding this report should be directed to the designated investment professional.

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of August 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	8.8	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	10.6	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	2	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max % (MV)	35.0	0.0	Compliant	
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	1.8	Compliant	
Max % Issuer (MV)	20.0	1.8	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				

The Statement of Compliance reflects Chandler's assessment of compliance with the applicable investment policy for the assets Chandler directly manages. The report may also present assets reported to Chandler by clients, custodians, or other third parties. Chandler includes those assets in the assessment but has no discretionary authority over them, does not independently verify the information provided, and assumes no responsibility for the accuracy or completeness of that information. Questions regarding this report should be directed to the designated investment professional.

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of August 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	15.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.7	Compliant	
Max % Issuer (MV)	10.0	1.5	Compliant	
Max Maturity (Years)	5	2	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	49.7	Compliant	
Max % Issuer (BV)	100.0	49.8	Compliant	
Max Maturity (Years)	5	4	Compliant	

The Statement of Compliance reflects Chandler's assessment of compliance with the applicable investment policy for the assets Chandler directly manages. The report may also present assets reported to Chandler by clients, custodians, or other third parties. Chandler includes those assets in the assessment but has no discretionary authority over them, does not independently verify the information provided, and assumes no responsibility for the accuracy or completeness of that information. Questions regarding this report should be directed to the designated investment professional.

RECONCILIATION SUMMARY

City of Buena Park Core | Account #405 | As of August 31, 2026

Maturities / Calls

Month to Date	**(1,600,000.00)**
Fiscal Year to Date	**(5,100,000.00)**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**2,036,924.84**
Fiscal Year to Date	**8,815,304.35**

Sales

Month to Date	**(9,044.72)**
Fiscal Year to Date	**(2,836,048.56)**

Interest Received

Month to Date	**436,924.84**
Fiscal Year to Date	**932,296.54**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**(35,079.82)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Book Value	127,342,557.14	126,843,026.90
Maturities/Calls	(1,600,000.00)	(5,100,000.00)
Principal Paydowns	0.00	0.00
Purchases	2,036,924.84	8,815,304.35
Sales	(9,044.72)	(2,836,048.56)
Change in Cash, Payables, Receivables	(609.52)	(1,953.63)
Amortization/Accretion	46,713.12	96,211.80
Realized Gain (Loss)	0.00	0.00
Ending Book Value	127,816,540.86	127,816,540.86

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Market Value	126,555,498.85	126,473,520.78
Maturities/Calls	(1,600,000.00)	(5,100,000.00)
Principal Paydowns	0.00	0.00
Purchases	2,036,924.84	8,815,304.35
Sales	(9,044.72)	(2,836,048.56)
Change in Cash, Payables, Receivables	(609.52)	(1,953.63)
Amortization/Accretion	46,713.12	96,211.80
Change in Net Unrealized Gain (Loss)	(131,841.75)	(549,393.91)
Realized Gain (Loss)	0.00	0.00
Ending Market Value	126,897,640.83	126,897,640.83

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY									
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	2,000,000.00	07/22/2024 4.35%	2,014,366.00 2,003,860.95	100.33 4.18%	2,006,694.00 20,555.56	1.58% 2,833.05	Aa1/AA+ AA+	0.78 0.75
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,600,000.00	09/11/2023 4.50%	1,591,334.40 1,596,491.93	100.02 4.37%	1,600,262.40 33,638.89	1.26% 3,770.47	Aa1/AA+ AA+	2.02 1.87
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	2,500,000.00	11/14/2023 4.73%	2,488,100.00 2,494,757.48	100.50 4.38%	2,512,545.00 34,687.50	1.98% 17,787.52	Aa1/AA+ AA+	2.20 2.05
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	2,000,000.00	01/29/2024 4.05%	1,984,380.00 1,992,508.60	99.06 4.29%	1,981,268.00 9,256.94	1.56% (11,240.60)	Aa1/AA+ AA+	2.38 2.24
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	1,750,000.00	04/10/2024 4.66%	1,727,792.50 1,738,390.15	99.77 4.47%	1,745,971.50 29,986.98	1.38% 7,581.35	Aa1/AA+ AA+	2.61 2.40
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	1,200,000.00	06/11/2024 4.50%	1,206,668.40 1,203,700.19	100.55 4.41%	1,206,542.40 12,795.83	0.95% 2,842.21	Aa1/AA+ AA+	2.77 2.55
Total Agency		**11,050,000.00**	**4.47%**	**11,012,641.30** **11,029,709.30**	**100.03** **4.34%**	**11,053,283.30** **140,921.70**	**8.71%** **23,574.00**		**2.08** **1.93**
AGENCY CMBS									
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	1,000,000.00	01/29/2024 4.42%	961,171.88 989,852.43	98.80 4.39%	988,002.00 2,703.33	0.78% (1,850.43)	Aaa/AA+ AA+	0.98 0.88
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	1,200,000.00	11/05/2025 3.86%	1,199,765.62 1,199,837.34	98.71 4.55%	1,184,460.00 3,926.00	0.93% (15,377.34)	Aaa/AA+ AA+	1.90 1.77
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	1,250,000.00	06/10/2025 4.27%	1,234,960.94 1,240,651.74	98.53 4.61%	1,231,586.25 4,083.33	0.97% (9,065.49)	Aa1/AA+ AAA	2.07 1.87
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	1,000,000.00	12/09/2024 4.34%	979,062.50 988,528.84	98.18 4.61%	981,802.00 3,150.00	0.77% (6,726.84)	Aaa/AA+ AA+	2.15 1.97
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	1,000,000.00	04/17/2025 4.21%	981,015.63 987,995.80	97.80 4.63%	977,959.00 3,075.00	0.77% (10,036.80)	Aaa/AA+ AA+	2.40 2.18
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	1,250,000.00	12/29/2025 3.74%	1,241,650.39 1,243,495.69	97.48 4.63%	1,218,551.25 3,711.46	0.96% (24,944.44)	Aa1/AA+ AA+	2.40 2.22
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	1,000,000.00	09/11/2025 3.75%	990,820.31 993,366.19	97.26 4.63%	972,575.00 2,920.83	0.77% (20,791.19)	Aa1/AAA AA+	2.56 2.30
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	1,000,000.00	09/17/2024 3.74%	980,625.00 988,953.67	96.61 4.65%	966,074.00 2,748.33	0.76% (22,879.67)	Aa1/AA+ AAA	2.65 2.42

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137H9D71	FHMS K-750 A2 3.0 09/25/2029	1,000,000.00	10/30/2024 4.49%	939,101.56 962,119.93	95.75 4.67%	957,486.00 2,500.00	0.75% (4,633.93)	Aa1/AA+ AAA	3.07 2.50
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	1,250,000.00	06/10/2025 4.35%	1,132,421.88 1,163,884.46	91.84 4.70%	1,148,031.25 2,155.21	0.90% (15,853.21)	Aa1/AA+ AAA	3.40 3.18
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	1,500,000.00	03/26/2025 4.40%	1,498,710.94 1,499,083.45	98.99 4.70%	1,484,901.00 5,515.00	1.17% (14,182.45)	Aaa/AA+ AA+	3.56 2.93
3137FXZ35	FHMS K-127 A2 2.108 01/25/2031	1,500,000.00	02/02/2026 4.08%	1,368,339.84 1,383,630.36	89.79 4.71%	1,346,803.50 2,635.00	1.06% (36,826.86)	Aa1/AA+ AAA	4.40 4.07
Total Agency CMBS		**13,950,000.00**	**4.14%**	**13,507,646.49** **13,641,399.89**	**96.57** **4.63%**	**13,458,231.25** **39,123.50**	**10.61%** **(183,168.64)**		**2.70** **2.41**
CASH									
CCYUSD	Receivable	3,535.58	--	3,535.58 3,535.58	1.00	3,535.58 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**3,535.58**		**3,535.58** **3,535.58**	**1.00**	**3,535.58** **0.00**	**0.00%** **0.00**		**0.00** **0.00**
COMMERCIAL PAPER									
62479MPS6	MUFG Bank, Ltd., New York Branch 02/26/2027	2,000,000.00	06/29/2026 4.19%	1,945,373.33 1,959,653.33	97.98 4.21%	1,959,680.00 0.00	1.54% 26.67	P-1/A-1 NA	0.49 0.25
Total Commercial Paper		**2,000,000.00**	**4.19%**	**1,945,373.33** **1,959,653.33**	**97.98** **4.21%**	**1,959,680.00** **0.00**	**1.54%** **26.67**		**0.49** **0.25**
CORPORATE									
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00	10/31/2023 5.91%	999,160.00 999,954.66	100.15 4.86%	1,001,498.00 19,770.06	0.79% 1,543.34	Aa3/A+ AA	0.16 0.08
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	500,000.00	03/14/2022 2.73%	489,930.00 498,924.03	98.96 4.26%	494,824.50 5,302.78	0.39% (4,099.53)	Aa2/AA A+	0.54 0.52
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	750,000.00	06/03/2022 3.36%	744,562.50 749,391.32	99.50 4.14%	746,274.75 11,066.67	0.59% (3,116.57)	Aa3/AA- NA	0.54 0.52
857477CL5	STATE STREET CORP 4.993 03/18/2027	1,000,000.00	03/19/2024 5.00%	999,860.00 999,974.61	100.37 4.30%	1,003,691.00 22,607.19	0.79% 3,716.39	Aa3/A AA-	0.54 0.44
023135CF1	AMAZON.COM INC 3.3 04/13/2027	500,000.00	06/09/2022 3.59%	493,600.00 499,187.76	99.44 4.22%	497,212.50 6,325.00	0.39% (1,975.26)	A1/AA AA-	0.62 0.60

City of Buena Park Core | Account #405 | As of August 31, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	750,000.00	06/29/2022 3.91%	752,805.00 750,355.45	99.82 4.26%	748,627.50 9,250.00	0.59% (1,727.95)	A2/A+ A+	0.69 0.67
931142EX7	WALMART INC 3.95 09/09/2027	750,000.00	09/08/2022 3.92%	751,140.00 750,217.57	99.71 4.25%	747,797.25 14,154.17	0.59% (2,420.32)	Aa2/AA AA	1.02 0.97
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	12/28/2022 4.66%	695,400.00 737,239.20	98.43 4.40%	738,228.75 8,358.33	0.58% 989.55	A2/A+ A	1.12 1.08
037833DK3	APPLE INC 3.0 11/13/2027	1,000,000.00	01/27/2023 4.12%	951,990.00 987,963.15	98.53 4.27%	985,270.00 9,000.00	0.78% (2,693.15)	Aaa/AA+ NA	1.20 1.15
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	500,000.00	01/27/2023 4.30%	506,670.00 501,832.86	100.14 4.49%	500,692.50 3,258.33	0.39% (1,140.36)	A1/A+ NA	1.36 1.30
713448FL7	PEPSICO INC 3.6 02/18/2028	1,000,000.00	03/16/2023 4.29%	969,840.00 991,015.81	98.81 4.45%	988,053.00 1,300.00	0.78% (2,962.81)	A1/A+ NA	1.47 1.41
57636QAW4	MASTERCARD INC 4.875 03/09/2028	1,000,000.00	03/16/2023 4.53%	1,015,050.00 1,004,429.94	100.62 4.45%	1,006,178.00 23,291.67	0.79% 1,748.06	Aa3/A+ NA	1.52 1.34
90331HPS6	US BANK NA 4.73 05/15/2028	1,250,000.00	05/12/2025 4.86%	1,250,475.00 1,250,263.79	100.10 4.58%	1,251,303.75 17,409.03	0.99% 1,039.96	A2/A+ A+	1.71 0.68
58933YBH7	MERCK & CO INC 4.05 05/17/2028	1,000,000.00	05/09/2023 4.07%	999,240.00 999,740.43	99.36 4.44%	993,626.00 11,700.00	0.78% (6,114.43)	Aa3/A+ NA	1.71 1.62
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	535,000.00	07/11/2023 4.98%	534,202.85 534,702.43	100.83 4.48%	539,451.74 3,457.44	0.43% 4,749.30	A1/A A+	1.87 1.76
756109CW2	REALTY INCOME CORPORATION 3.95 02/01/2029	1,500,000.00	09/29/2025 4.09%	1,493,835.00 1,495,510.82	98.15 4.77%	1,472,304.00 4,937.50	1.16% (23,206.82)	A3/A- NA	2.42 2.27
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	1,250,000.00	02/12/2024 4.54%	1,247,675.00 1,248,861.75	99.95 4.52%	1,249,381.25 3,437.50	0.98% 519.50	Aa3/AA- NA	2.44 2.28
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	1,250,000.00	02/28/2024 4.81%	1,252,025.00 1,250,992.16	100.54 4.62%	1,256,711.25 842.01	0.99% 5,719.09	A1/AA- NA	2.49 2.24
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	1,250,000.00	05/16/2024 4.81%	1,251,912.50 1,250,997.92	100.46 4.65%	1,255,737.50 673.61	0.99% 4,739.58	A1/A A+	2.49 2.32
09290DAA9	BLACKROCK INC 4.7 03/14/2029	750,000.00	07/22/2024 4.65%	751,597.50 750,859.60	100.27 4.59%	752,004.00 16,352.08	0.59% 1,144.40	Aa3/AA- NA	2.53 2.24
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	750,000.00	06/11/2024 5.01%	744,682.50 747,045.51	100.57 4.63%	754,299.00 8,083.33	0.59% 7,253.49	A1/A A+	2.78 2.55
437076DC3	HOME DEPOT INC 4.75 06/25/2029	1,250,000.00	06/24/2024 4.81%	1,246,925.00 1,248,268.84	100.28 4.64%	1,253,473.75 10,885.42	0.99% 5,204.91	A2/A A	2.82 2.52
025816EJ4	AMERICAN EXPRESS COMPANY 4.351 07/20/2029	1,500,000.00	07/22/2025 4.32%	1,501,260.00 1,500,794.57	99.31 4.65%	1,489,641.00 7,432.96	1.17% (11,153.57)	A2/A- A	2.88 1.78

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	750,000.00	03/26/2025 4.75%	756,720.00 754,206.01	100.27 4.92%	752,051.25 3,967.83	0.59% (2,154.76)	A1/A AA-	3.40 2.22
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	1,000,000.00	02/07/2025 4.92%	1,001,400.00 1,000,956.25	100.12 4.91%	1,001,211.00 3,300.00	0.79% 254.75	A2/NA A	3.44 3.11
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	1,000,000.00	05/01/2025 4.14%	1,002,580.00 1,001,880.02	98.90 4.53%	988,958.00 14,000.00	0.78% (12,922.02)	Aa3/A+ NA	3.67 3.31
74464AAC5	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030	1,500,000.00	06/03/2026 4.55%	1,490,130.00 1,490,720.34	98.38 4.84%	1,475,760.00 10,937.50	1.16% (14,960.34)	A2/A NA	3.83 3.46
30303MAB8	META PLATFORMS INC 4.2 11/15/2030	1,250,000.00	11/17/2025 4.18%	1,251,350.00 1,251,133.79	96.92 5.02%	1,211,541.25 15,458.33	0.95% (39,592.54)	Aa3/AA- NA	4.21 3.75
02079KAW7	ALPHABET INC 4.1 11/15/2030	1,250,000.00	11/17/2025 4.05%	1,252,925.00 1,252,456.54	97.01 4.89%	1,212,642.50 15,090.28	0.96% (39,814.04)	Aa2/AA+ NA	4.21 3.76
023135DD5	AMAZON.COM INC 4.25 03/13/2031	1,000,000.00	05/20/2026 4.66%	982,370.00 983,403.52	96.98 5.00%	969,759.00 19,833.33	0.76% (13,644.52)	A1/AA AA-	4.53 3.98
46647PBJ4	JPMORGAN CHASE & CO 4.493 03/24/2031	750,000.00	05/20/2026 4.72%	742,897.50 743,311.28	98.37 5.53%	737,757.00 14,695.85	0.58% (5,554.28)	A1/A AA-	4.56 3.19
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	1,000,000.00	05/27/2026 4.66%	995,070.00 995,331.19	98.19 4.98%	981,932.00 13,523.61	0.77% (13,399.19)	A1/A+ A+	4.70 4.12
58933YCK9	MERCK & CO INC 4.65 05/22/2031	500,000.00	05/20/2026 4.67%	499,535.00 499,560.97	98.99 4.89%	494,954.50 6,393.75	0.39% (4,606.47)	Aa3/A+ NA	4.72 4.14
Total Corporate		**31,785,000.00**	**4.48%**	**31,618,815.35** **31,721,484.10**	**99.28** **4.64%**	**31,552,847.49** **336,095.57**	**24.86%** **(168,636.62)**		**2.48** **2.13**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	2,308,547.41	-- 3.54%	2,308,547.41 2,308,547.41	1.00 3.54%	2,308,547.41 0.00	1.82% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**2,308,547.41**	**3.54%**	**2,308,547.41** **2,308,547.41**	**1.00** **3.54%**	**2,308,547.41** **0.00**	**1.82%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	1,500,000.00	07/24/2023 4.19%	1,454,115.00 1,482,789.96	98.45 4.37%	1,476,822.00 7,145.83	1.16% (5,967.96)	Aaa/AAA NA	1.87 1.77

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	2,000,000.00	12/28/2023 3.96%	1,929,020.00 1,969,221.43	97.55 4.39%	1,951,050.00 28,298.61	1.54% (18,171.43)	Aaa/AAA NA	2.05 1.93
Total Supranational		**3,500,000.00**	**4.06%**	**3,383,135.00 3,452,011.39**	**97.94 4.38%**	**3,427,872.00 35,444.44**	**2.70% (24,139.39)**		**1.97 1.86**
US TREASURY									
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00	05/26/2022 2.73%	924,257.81 998,612.43	99.75 3.97%	997,541.00 3,681.69	0.79% (1,071.43)	Aa1/AA+ AA+	0.08 0.08
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00	05/26/2022 2.72%	937,500.00 996,578.47	99.35 3.89%	993,531.00 3,176.23	0.78% (3,047.47)	Aa1/AA+ AA+	0.25 0.24
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00	06/03/2022 2.95%	1,391,015.63 1,492,098.80	99.12 3.95%	1,486,804.50 3,209.92	1.17% (5,294.30)	Aa1/AA+ AA+	0.33 0.32
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	1,500,000.00	06/09/2022 3.08%	1,397,578.13 1,490,820.68	98.97 4.02%	1,484,619.00 1,956.52	1.17% (6,201.68)	Aa1/AA+ AA+	0.42 0.41
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	1,700,000.00	10/04/2022 3.94%	1,585,050.78 1,687,957.01	99.23 3.98%	1,686,825.00 1,766.98	1.33% (1,132.01)	Aa1/AA+ AA+	0.46 0.45
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	1,500,000.00	06/17/2025 3.97%	1,497,421.88 1,499,164.39	99.91 4.02%	1,498,696.50 24,456.97	1.18% (467.89)	Aa1/AA+ AA+	0.58 0.56
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00	06/09/2022 3.07%	1,478,085.94 1,497,041.29	99.12 4.11%	1,486,792.50 13,899.46	1.17% (10,248.79)	Aa1/AA+ AA+	0.66 0.64
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	1,500,000.00	04/28/2026 3.79%	1,490,800.78 1,493,493.76	99.25 4.17%	1,488,765.00 8,345.79	1.17% (4,728.76)	Aa1/AA+ AA+	0.83 0.80
91282CNP2	UNITED STATES TREASURY 3.875 07/31/2027	2,000,000.00	05/27/2026 3.95%	1,998,281.25 1,998,665.87	99.69 4.22%	1,993,890.00 6,739.13	1.57% (4,775.87)	Aa1/AA+ AA+	0.91 0.88
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	1,500,000.00	09/27/2022 4.20%	1,428,808.59 1,485,587.50	98.94 4.22%	1,484,145.00 129.49	1.17% (1,442.50)	Aa1/AA+ AA+	1.00 0.97
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,150,000.00	12/28/2022 4.02%	1,060,560.55 1,127,916.18	97.64 4.28%	1,122,822.05 7,664.06	0.88% (5,094.13)	Aa1/AA+ AA+	1.21 1.16
91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	1,500,000.00	03/26/2026 4.00%	1,499,882.81 1,499,911.73	99.64 4.29%	1,494,609.00 12,786.89	1.18% (5,302.73)	Aa1/AA+ AA+	1.29 1.23
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	2,000,000.00	02/23/2023 4.15%	1,942,421.88 1,983,443.89	98.90 4.31%	1,978,046.00 6,086.96	1.56% (5,397.89)	Aa1/AA+ AA+	1.42 1.36
91282CQB0	UNITED STATES TREASURY 3.375 02/29/2028	2,500,000.00	07/30/2026 4.20%	2,468,554.69 2,470,295.61	98.66 4.31%	2,466,602.50 233.08	1.94% (3,693.11)	Aa1/AA+ AA+	1.50 1.44

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	2,000,000.00	05/31/2023 3.84%	1,981,171.88 1,993,844.86	98.94 4.33%	1,978,750.00 30,505.46	1.56% (15,094.86)	Aa1/AA+ AA+	1.58 1.49
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	750,000.00	05/01/2025 3.64%	752,314.45 751,269.84	99.10 4.33%	743,232.75 10,681.35	0.59% (8,037.09)	Aa1/AA+ AA+	1.62 1.53
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	1,500,000.00	04/28/2026 3.85%	1,496,953.13 1,497,459.58	99.05 4.33%	1,485,703.50 16,661.01	1.17% (11,756.08)	Aa1/AA+ AA+	1.71 1.61
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	1,500,000.00	10/30/2024 4.11%	1,494,199.22 1,497,103.95	99.41 4.34%	1,491,153.00 10,271.74	1.18% (5,950.95)	Aa1/AA+ AA+	1.83 1.73
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	2,250,000.00	08/19/2025 3.71%	2,259,843.75 2,256,342.72	99.16 4.35%	2,231,104.50 11,372.28	1.76% (25,238.22)	Aa1/AA+ AA+	1.87 1.77
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	1,750,000.00	03/12/2024 4.20%	1,657,031.25 1,708,923.46	97.26 4.35%	1,702,079.75 2,324.22	1.34% (6,843.71)	Aa1/AA+ AA+	1.96 1.87
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	2,000,000.00	05/20/2026 4.13%	1,966,953.13 1,970,967.08	98.11 4.36%	1,962,110.00 31,182.07	1.55% (8,857.08)	Aa1/AA+ AA+	2.04 1.91
91282CPK1	UNITED STATES TREASURY 3.5 11/15/2028	2,000,000.00	05/27/2026 4.08%	1,973,125.00 1,975,985.31	98.19 4.37%	1,963,750.00 20,733.70	1.55% (12,235.31)	Aa1/AA+ AA+	2.21 2.07
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	2,000,000.00	02/26/2026 3.45%	2,002,421.88 2,001,981.11	98.11 4.37%	1,962,266.00 14,918.03	1.55% (39,715.11)	Aa1/AA+ AA+	2.29 2.15
91282CQJ3	UNITED STATES TREASURY 3.875 04/15/2029	2,000,000.00	05/20/2026 4.15%	1,984,921.88 1,986,387.02	98.73 4.39%	1,974,532.00 29,433.06	1.56% (11,855.02)	Aa1/AA+ AA+	2.62 2.43
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	1,000,000.00	07/23/2024 4.18%	937,929.69 964,866.52	95.77 4.40%	957,734.00 6,987.70	0.75% (7,132.52)	Aa1/AA+ AA+	2.75 2.59
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	2,000,000.00	09/03/2024 3.69%	2,027,343.75 2,016,244.42	98.88 4.41%	1,977,656.00 6,956.52	1.56% (38,588.42)	Aa1/AA+ AA+	2.91 2.71
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	2,000,000.00	09/17/2024 3.45%	1,971,093.75 1,982,493.17	96.42 4.41%	1,928,438.00 172.65	1.52% (54,055.17)	Aa1/AA+ AA+	3.00 2.82
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	2,500,000.00	06/03/2026 4.16%	2,449,023.44 2,452,760.60	97.38 4.42%	2,434,472.50 36,816.94	1.92% (18,288.10)	Aa1/AA+ AA+	3.08 2.84
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	1,500,000.00	12/30/2024 4.38%	1,483,535.16 1,489,216.23	99.11 4.43%	1,486,582.50 20,849.18	1.17% (2,633.73)	Aa1/AA+ AA+	3.17 2.89
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	1,500,000.00	03/26/2026 4.03%	1,492,031.25 1,492,968.05	98.32 4.43%	1,474,863.00 14,769.47	1.16% (18,105.05)	Aa1/AA+ AA+	3.25 2.98
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	1,500,000.00	12/30/2024 4.38%	1,499,589.84 1,499,726.63	99.82 4.43%	1,497,304.50 11,234.71	1.18% (2,422.13)	Aa1/AA+ AA+	3.33 3.04
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	1,250,000.00	02/07/2025 4.34%	1,245,263.67 1,246,745.08	99.38 4.45%	1,242,285.00 4,619.57	0.98% (4,460.08)	Aa1/AA+ AA+	3.42 3.13

City of Buena Park Core | Account #405 | As of August 31, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	2,000,000.00	03/26/2025 4.09%	1,991,875.00 1,994,237.08	98.59 4.44%	1,971,796.00 220.99	1.55% (22,441.08)	Aa1/AA+ AA+	3.50 3.22
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	1,000,000.00	12/29/2025 3.64%	1,009,648.44 1,008,209.69	97.96 4.46%	979,570.00 6,633.83	0.77% (28,639.69)	Aa1/AA+ AA+	3.83 3.49
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	1,500,000.00	09/11/2025 3.57%	1,520,625.00 1,516,530.08	97.91 4.46%	1,468,653.00 5,054.35	1.16% (47,877.08)	Aa1/AA+ AA+	3.91 3.57
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	2,500,000.00	06/03/2026 4.20%	2,428,613.28 2,432,487.32	96.24 4.48%	2,405,957.50 22,233.61	1.90% (26,529.82)	Aa1/AA+ AA+	4.25 3.85
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	2,250,000.00	02/26/2026 3.59%	2,241,210.94 2,242,092.74	96.05 4.48%	2,161,055.25 217.54	1.70% (81,037.49)	Aa1/AA+ AA+	4.50 4.10
91282CRA1	UNITED STATES TREASURY 4.375 07/31/2031	2,000,000.00	07/30/2026 4.38%	1,999,765.62 1,999,769.73	99.45 4.50%	1,988,906.00 7,608.70	1.57% (10,863.73)	Aa1/AA+ AA+	4.91 4.36
Total US Treasury		**64,100,000.00**	**3.88%**	**62,966,705.12** **63,700,199.85**	**98.50** **4.32%**	**63,133,643.80** **416,591.85**	**49.75%** **(566,556.05)**		**2.22** **2.06**
Total Portfolio		**128,697,082.99**	**4.11%**	**126,746,399.58** **127,816,540.86**	**96.83** **4.42%**	**126,897,640.83** **968,177.06**	**100.00%** **(918,900.03)**		**2.25** **2.03**
Total Market Value + Accrued						**127,865,817.89**			

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of August 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	08/03/2026	60934N104	29,625.00	FEDERATED HRMS GV O INST	1.000	3.53%	(29,625.00)	0.00	(29,625.00)	0.00
Purchase	08/04/2026	60934N104	4,145.10	FEDERATED HRMS GV O INST	1.000	3.52%	(4,145.10)	0.00	(4,145.10)	0.00
Purchase	08/07/2026	60934N104	24,750.00	FEDERATED HRMS GV O INST	1.000	3.50%	(24,750.00)	0.00	(24,750.00)	0.00
Purchase	08/10/2026	60934N104	28,125.00	FEDERATED HRMS GV O INST	1.000	3.50%	(28,125.00)	0.00	(28,125.00)	0.00
Purchase	08/17/2026	60934N104	1,656,281.25	FEDERATED HRMS GV O INST	1.000	3.52%	(1,656,281.25)	0.00	(1,656,281.25)	0.00
Purchase	08/18/2026	60934N104	18,000.00	FEDERATED HRMS GV O INST	1.000	3.52%	(18,000.00)	0.00	(18,000.00)	0.00
Purchase	08/25/2026	60934N104	2,155.21	FEDERATED HRMS GV O INST	1.000	3.53%	(2,155.21)	0.00	(2,155.21)	0.00
Purchase	08/25/2026	60934N104	36,968.28	FEDERATED HRMS GV O INST	1.000	3.53%	(36,968.28)	0.00	(36,968.28)	0.00
Purchase	08/26/2026	60934N104	30,312.50	FEDERATED HRMS GV O INST	1.000	3.54%	(30,312.50)	0.00	(30,312.50)	0.00
Purchase	08/27/2026	60934N104	30,312.50	FEDERATED HRMS GV O INST	1.000	3.53%	(30,312.50)	0.00	(30,312.50)	0.00
Purchase	08/31/2026	60934N104	176,250.00	FEDERATED HRMS GV O INST	1.000	3.54%	(176,250.00)	0.00	(176,250.00)	0.00
Total Purchase			**2,036,924.84**				**(2,036,924.84)**	**0.00**	**(2,036,924.84)**	**0.00**
TOTAL ACQUISITIONS			**2,036,924.84**				**(2,036,924.84)**	**0.00**	**(2,036,924.84)**	**0.00**
DISPOSITIONS										
Maturity	08/15/2026	9128282A7	(1,600,000.00)	UNITED STATES TREASURY 1.5 08/15/2026	100.000	4.00%	1,600,000.00	0.00	1,600,000.00	0.00
Total Maturity			**(1,600,000.00)**				**1,600,000.00**	**0.00**	**1,600,000.00**	**0.00**

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Sale	08/13/2026	60934N104	(9,044.72)	FEDERATED HRMS GV O INST	1.000	3.50%	9,044.72	0.00	9,044.72	0.00
Total Sale			**(9,044.72)**				**9,044.72**	**0.00**	**9,044.72**	**0.00**
TOTAL DISPOSITIONS			**(1,609,044.72)**				**1,609,044.72**	**0.00**	**1,609,044.72**	**0.00**
OTHER TRANSACTIONS										
Coupon	08/01/2026	3137H9D71	0.00	FHMS K-750 A2 3.0 09/25/2029		4.49%	2,500.00	0.00	2,500.00	0.00
Coupon	08/01/2026	3137FBBX3	0.00	FHMS K-068 A2 3.244 08/25/2027		4.42%	2,703.33	0.00	2,703.33	0.00
Coupon	08/01/2026	3137HA4B9	0.00	FHMS K-751 A2 4.412 03/25/2030		4.40%	5,515.00	0.00	5,515.00	0.00
Coupon	08/01/2026	3137FRUT6	0.00	FHMS K-106 A2 2.069 01/25/2030		4.35%	2,155.21	0.00	2,155.21	0.00
Coupon	08/01/2026	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		4.34%	3,150.00	0.00	3,150.00	0.00
Coupon	08/01/2026	3137FJKE8	0.00	FHMS K-082 A2 3.92 09/25/2028		4.27%	4,083.33	0.00	4,083.33	0.00
Coupon	08/01/2026	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.21%	3,075.00	0.00	3,075.00	0.00
Coupon	08/01/2026	756109CW2	0.00	REALTY INCOME CORPORATION 3.95 02/01/2029		4.09%	29,625.00	0.00	29,625.00	0.00
Coupon	08/01/2026	3137FXZ35	0.00	FHMS K-127 A2 2.108 01/25/2031		4.08%	2,635.00	0.00	2,635.00	0.00
Coupon	08/01/2026	3137FHPJ6	0.00	FHMS K-080 A2 3.926 07/25/2028		3.86%	3,926.00	0.00	3,926.00	0.00
Coupon	08/01/2026	3137FLN91	0.00	FHMS K-091 A2 3.505 03/25/2029		3.75%	2,920.83	0.00	2,920.83	0.00
Coupon	08/01/2026	3137FL6P4	0.00	FHMS K-089 A2 3.563 01/25/2029		3.74%	3,711.46	0.00	3,711.46	0.00

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of August 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	08/01/2026	3137FLYV0	0.00	FHMS K-092 A2 3.298 04/25/2029		3.74%	2,748.33	0.00	2,748.33	0.00
Coupon	08/07/2026	63743HFX5	0.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		4.92%	24,750.00	0.00	24,750.00	0.00
Coupon	08/09/2026	532457CK2	0.00	ELI LILLY AND CO 4.5 02/09/2029		4.54%	28,125.00	0.00	28,125.00	0.00
Coupon	08/15/2026	9128284V9	0.00	UNITED STATES TREASURY 2.875 08/15/2028		4.20%	25,156.25	0.00	25,156.25	0.00
Coupon	08/15/2026	9128282A7	0.00	UNITED STATES TREASURY 1.5 08/15/2026		4.00%	12,000.00	0.00	12,000.00	0.00
Coupon	08/15/2026	912828V98	0.00	UNITED STATES TREASURY 2.25 02/15/2027		3.94%	19,125.00	0.00	19,125.00	0.00
Coupon	08/18/2026	713448FL7	0.00	PEPSICO INC 3.6 02/18/2028		4.29%	18,000.00	0.00	18,000.00	0.00
Coupon	08/26/2026	17275RBR2	0.00	CISCO SYSTEMS INC 4.85 02/26/2029		4.81%	30,312.50	0.00	30,312.50	0.00
Coupon	08/27/2026	14913UAJ9	0.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		4.81%	30,312.50	0.00	30,312.50	0.00
Coupon	08/31/2026	91282CQB0	0.00	UNITED STATES TREASURY 3.375 02/29/2028		4.20%	42,187.50	0.00	42,187.50	0.00
Coupon	08/31/2026	91282CFH9	0.00	UNITED STATES TREASURY 3.125 08/31/2027		4.20%	23,437.50	0.00	23,437.50	0.00
Coupon	08/31/2026	91282CGQ8	0.00	UNITED STATES TREASURY 4.0 02/28/2030		4.09%	40,000.00	0.00	40,000.00	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	08/31/2026	91282CQD6	0.00	UNITED STATES TREASURY 3.5 02/28/2031		3.59%	39,375.00	0.00	39,375.00	0.00
Coupon	08/31/2026	91282CFJ5	0.00	UNITED STATES TREASURY 3.125 08/31/2029		3.45%	31,250.00	0.00	31,250.00	0.00
Total Coupon			**0.00**				**432,779.74**	**0.00**	**432,779.74**	**0.00**
Dividend	08/31/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.53%	3,535.58	0.00	3,535.58	0.00
Total Dividend			**0.00**				**3,535.58**	**0.00**	**3,535.58**	**0.00**
Management Fee	08/13/2026	CCYUSD	(9,044.72)	Cash		0.00%	(9,044.72)	0.00	(9,044.72)	0.00
Total Management Fee			**(9,044.72)**				**(9,044.72)**	**0.00**	**(9,044.72)**	**0.00**
TOTAL OTHER TRANSACTIONS			**(9,044.72)**				**427,270.60**	**0.00**	**427,270.60**	**0.00**

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	2,308,547.41	280,667.29 2,036,924.84 (9,044.72) 2,308,547.41	0.00 4,145.10 0.00 4,145.10	0.00 0.00 0.00 4,145.10	4,145.10
CCYUSD	Receivable	3,535.58	4,145.10 0.00 0.00 3,535.58	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**2,312,082.99**	**284,812.39 2,036,924.84 (9,044.72) 2,312,082.99**	**0.00 4,145.10 0.00 4,145.10**	**0.00 0.00 0.00 4,145.10**	**4,145.10**
FIXED INCOME						
02079KAW7	ALPHABET INC 4.1 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,252,507.14 0.00 0.00 1,252,456.54	10,819.44 0.00 15,090.28 4,270.83	0.00 (50.60) (50.60) 4,220.23	4,220.23
023135CF1	AMAZON.COM INC 3.3 04/13/2027	06/09/2022 06/13/2022 500,000.00	499,075.35 0.00 0.00 499,187.76	4,950.00 0.00 6,325.00 1,375.00	112.41 0.00 112.41 1,487.41	1,487.41
023135DD5	AMAZON.COM INC 4.25 03/13/2031	05/20/2026 05/21/2026 1,000,000.00	983,092.46 0.00 0.00 983,403.52	16,291.67 0.00 19,833.33 3,541.67	311.06 0.00 311.06 3,852.73	3,852.73
025816EJ4	AMERICAN EXPRESS COMPANY 4.351 07/20/2029	07/22/2025 07/25/2025 1,500,000.00	1,500,830.38 0.00 0.00 1,500,794.57	1,994.21 0.00 7,432.96 5,438.75	0.00 (35.80) (35.80) 5,402.95	5,402.95
037833DK3	APPLE INC 3.0 11/13/2027	01/27/2023 01/31/2023 1,000,000.00	987,111.23 0.00 0.00 987,963.15	6,500.00 0.00 9,000.00 2,500.00	851.92 0.00 851.92 3,351.92	3,351.92

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084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	03/14/2022 03/16/2022 500,000.00	498,752.98 0.00 0.00 498,924.03	4,344.44 0.00 5,302.78 958.33	171.05 0.00 171.05 1,129.39	1,129.39
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	06/03/2022 06/07/2022 750,000.00	749,294.56 0.00 0.00 749,391.32	9,066.67 0.00 11,066.67 2,000.00	96.76 0.00 96.76 2,096.76	2,096.76
09290DAA9	BLACKROCK INC 4.7 03/14/2029	07/22/2024 07/23/2024 750,000.00	750,889.31 0.00 0.00 750,859.60	13,414.58 0.00 16,352.08 2,937.50	0.00 (29.71) (29.71) 2,907.79	2,907.79
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	05/16/2024 05/20/2024 1,250,000.00	1,251,031.92 0.00 0.00 1,250,997.92	25,934.03 30,312.50 673.61 5,052.08	0.00 (34.00) (34.00) 5,018.09	5,018.09
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	02/28/2024 03/01/2024 1,250,000.00	1,251,027.19 0.00 0.00 1,250,992.16	26,102.43 30,312.50 842.01 5,052.08	0.00 (35.03) (35.03) 5,017.05	5,017.05
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	05/01/2025 05/02/2025 1,000,000.00	1,001,924.58 0.00 0.00 1,001,880.02	10,500.00 0.00 14,000.00 3,500.00	0.00 (44.56) (44.56) 3,455.44	3,455.44
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	07/11/2023 07/14/2023 535,000.00	534,688.91 0.00 0.00 534,702.43	1,250.56 0.00 3,457.44 2,206.88	13.53 0.00 13.53 2,220.40	2,220.40
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	06/11/2024 06/12/2024 750,000.00	746,955.18 0.00 0.00 747,045.51	5,052.08 0.00 8,083.33 3,031.25	90.32 0.00 90.32 3,121.57	3,121.57
30303MAB8	META PLATFORMS INC 4.2 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,251,157.14 0.00 0.00 1,251,133.79	11,083.33 0.00 15,458.33 4,375.00	0.00 (23.35) (23.35) 4,351.65	4,351.65

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3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	09/11/2023 09/12/2023 1,600,000.00	1,596,344.57 0.00 0.00 1,596,491.93	27,805.56 0.00 33,638.89 5,833.33	147.36 0.00 147.36 5,980.69	5,980.69
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	06/11/2024 06/12/2024 1,200,000.00	1,203,813.65 0.00 0.00 1,203,700.19	8,170.83 0.00 12,795.83 4,625.00	0.00 (113.46) (113.46) 4,511.54	4,511.54
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	07/22/2024 07/23/2024 2,000,000.00	2,004,283.88 0.00 0.00 2,003,860.95	12,847.22 0.00 20,555.56 7,708.33	0.00 (422.93) (422.93) 7,285.40	7,285.40
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	11/14/2023 11/15/2023 2,500,000.00	2,494,555.34 0.00 0.00 2,494,757.48	25,052.08 0.00 34,687.50 9,635.42	202.14 0.00 202.14 9,837.55	9,837.55
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	01/29/2024 01/31/2024 2,000,000.00	1,992,241.66 0.00 0.00 1,992,508.60	2,798.61 0.00 9,256.94 6,458.33	266.94 0.00 266.94 6,725.27	6,725.27
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	04/10/2024 04/15/2024 1,750,000.00	1,738,012.10 0.00 0.00 1,738,390.15	23,606.77 0.00 29,986.98 6,380.21	378.05 0.00 378.05 6,758.26	6,758.26
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	01/29/2024 01/31/2024 1,000,000.00	988,910.59 0.00 0.00 989,852.43	2,703.33 2,703.33 2,703.33 2,703.33	941.84 0.00 941.84 3,645.17	3,645.17
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	11/05/2025 11/10/2025 1,200,000.00	1,199,829.81 0.00 0.00 1,199,837.34	3,926.00 3,926.00 3,926.00 3,926.00	7.54 0.00 7.54 3,933.54	3,933.54
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	06/10/2025 06/13/2025 1,250,000.00	1,240,255.30 0.00 0.00 1,240,651.74	4,083.33 4,083.33 4,083.33 4,083.33	396.44 0.00 396.44 4,479.77	4,479.77

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3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	12/09/2024 12/12/2024 1,000,000.00	988,061.56 0.00 0.00 988,528.84	3,150.00 3,150.00 3,150.00 3,150.00	467.29 0.00 467.29 3,617.29	3,617.29
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	04/17/2025 04/23/2025 1,000,000.00	987,559.54 0.00 0.00 987,995.80	3,075.00 3,075.00 3,075.00 3,075.00	436.26 0.00 436.26 3,511.26	3,511.26
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	12/29/2025 01/02/2026 1,250,000.00	1,243,259.31 0.00 0.00 1,243,495.69	3,711.46 3,711.46 3,711.46 3,711.46	236.38 0.00 236.38 3,947.84	3,947.84
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	09/11/2025 09/16/2025 1,000,000.00	993,140.69 0.00 0.00 993,366.19	2,920.83 2,920.83 2,920.83 2,920.83	225.49 0.00 225.49 3,146.32	3,146.32
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	09/17/2024 09/20/2024 1,000,000.00	988,590.54 0.00 0.00 988,953.67	2,748.33 2,748.33 2,748.33 2,748.33	363.13 0.00 363.13 3,111.46	3,111.46
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	06/10/2025 06/13/2025 1,250,000.00	1,161,692.68 0.00 0.00 1,163,884.46	2,155.21 2,155.21 2,155.21 2,155.21	2,191.77 0.00 2,191.77 4,346.98	4,346.98
3137FXZ35	FHMS K-127 A2 2.108 01/25/2031	02/02/2026 02/05/2026 1,500,000.00	1,381,351.48 0.00 0.00 1,383,630.36	2,635.00 2,635.00 2,635.00 2,635.00	2,278.87 0.00 2,278.87 4,913.87	4,913.87
3137H9D71	FHMS K-750 A2 3.0 09/25/2029	10/30/2024 11/04/2024 1,000,000.00	961,048.50 0.00 0.00 962,119.93	2,500.00 2,500.00 2,500.00 2,500.00	1,071.43 0.00 1,071.43 3,571.43	3,571.43
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	03/26/2025 03/31/2025 1,500,000.00	1,499,061.20 0.00 0.00 1,499,083.45	5,515.00 5,515.00 5,515.00 5,515.00	22.25 0.00 22.25 5,537.25	5,537.25

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437076DC3	HOME DEPOT INC 4.75 06/25/2029	06/24/2024 06/25/2024 1,250,000.00	1,248,216.63 0.00 0.00 1,248,268.84	5,937.50 0.00 10,885.42 4,947.92	52.20 0.00 52.20 5,000.12	5,000.12
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	12/28/2023 12/29/2023 2,000,000.00	1,967,945.84 0.00 0.00 1,969,221.43	23,090.28 0.00 28,298.61 5,208.33	1,275.58 0.00 1,275.58 6,483.92	6,483.92
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	07/24/2023 07/26/2023 1,500,000.00	1,482,005.39 0.00 0.00 1,482,789.96	2,770.83 0.00 7,145.83 4,375.00	784.58 0.00 784.58 5,159.58	5,159.58
46647PBJ4	JPMORGAN CHASE & CO 4.493 03/24/2031	05/20/2026 05/21/2026 750,000.00	743,186.74 0.00 0.00 743,311.28	11,887.73 0.00 14,695.85 2,808.13	124.53 0.00 124.53 2,932.66	2,932.66
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	03/26/2025 03/27/2025 750,000.00	754,355.02 0.00 0.00 754,206.01	835.33 0.00 3,967.83 3,132.50	0.00 (149.01) (149.01) 2,983.49	2,983.49
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	02/12/2024 02/14/2024 1,250,000.00	1,248,822.19 0.00 0.00 1,248,861.75	26,875.00 28,125.00 3,437.50 4,687.50	39.56 0.00 39.56 4,727.06	4,727.06
57636QAW4	MASTERCARD INC 4.875 03/09/2028	03/16/2023 03/20/2023 1,000,000.00	1,004,691.02 0.00 0.00 1,004,429.94	19,229.17 0.00 23,291.67 4,062.50	0.00 (261.08) (261.08) 3,801.42	3,801.42
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/09/2023 05/17/2023 1,000,000.00	999,727.53 0.00 0.00 999,740.43	8,325.00 0.00 11,700.00 3,375.00	12.90 0.00 12.90 3,387.90	3,387.90
58933YCK9	MERCK & CO INC 4.65 05/22/2031	05/20/2026 05/22/2026 500,000.00	499,553.08 0.00 0.00 499,560.97	4,456.25 0.00 6,393.75 1,937.50	7.89 0.00 7.89 1,945.39	1,945.39

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61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	10/31/2023 11/02/2023 1,000,000.00	999,930.83 0.00 0.00 999,954.66	14,868.39 0.00 19,770.06 4,901.67	23.82 0.00 23.82 4,925.49	4,925.49
62479MPS6	MUFG Bank, Ltd., New York Branch 02/26/2027	06/29/2026 06/30/2026 2,000,000.00	1,952,626.66 0.00 0.00 1,959,653.33	0.00 0.00 0.00 0.00	7,026.67 0.00 7,026.67 7,026.67	7,026.67
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	02/07/2025 02/10/2025 1,000,000.00	1,000,980.47 0.00 0.00 1,000,956.25	23,925.00 24,750.00 3,300.00 4,125.00	0.00 (24.22) (24.22) 4,100.78	4,100.78
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	06/29/2022 07/01/2022 750,000.00	750,405.31 0.00 0.00 750,355.45	6,750.00 0.00 9,250.00 2,500.00	0.00 (49.86) (49.86) 2,450.14	2,450.14
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	01/27/2023 01/31/2023 500,000.00	501,947.42 0.00 0.00 501,832.86	1,341.67 0.00 3,258.33 1,916.67	0.00 (114.55) (114.55) 1,802.11	1,802.11
713448FL7	PEPSICO INC 3.6 02/18/2028	03/16/2023 03/20/2023 1,000,000.00	990,495.23 0.00 0.00 991,015.81	16,300.00 18,000.00 1,300.00 3,000.00	520.58 0.00 520.58 3,520.58	3,520.58
74464AAC5	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030	06/03/2026 06/04/2026 1,500,000.00	1,490,514.72 0.00 0.00 1,490,720.34	5,468.75 0.00 10,937.50 5,468.75	205.63 0.00 205.63 5,674.38	5,674.38
756109CW2	REALTY INCOME CORPORATION 3.95 02/01/2029	09/29/2025 10/06/2025 1,500,000.00	1,495,353.40 0.00 0.00 1,495,510.82	29,625.00 29,625.00 4,937.50 4,937.50	157.43 0.00 157.43 5,094.93	5,094.93
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/19/2024 03/21/2024 1,000,000.00	999,970.64 0.00 0.00 999,974.61	18,446.36 0.00 22,607.19 4,160.83	3.97 0.00 3.97 4,164.81	4,164.81

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89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	05/27/2026 05/28/2026 1,000,000.00	995,246.85 0.00 0.00 995,331.19	9,731.94 0.00 13,523.61 3,791.67	84.34 0.00 84.34 3,876.01	3,876.01
90331HPS6	US BANK NA 4.73 05/15/2028	05/12/2025 05/15/2025 1,250,000.00	1,250,277.60 0.00 0.00 1,250,263.79	12,481.94 0.00 17,409.03 4,927.08	0.00 (13.81) (13.81) 4,913.27	4,913.27
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	10/04/2022 10/05/2022 0.00	1,598,582.62 0.00 (1,600,000.00) 0.00	11,071.82 12,000.00 0.00 928.18	1,417.38 0.00 1,417.38 2,345.55	2,345.55
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	12/28/2022 12/29/2022 1,150,000.00	1,126,360.28 0.00 0.00 1,127,916.18	5,484.38 0.00 7,664.06 2,179.69	1,555.91 0.00 1,555.91 3,735.59	3,735.59
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	03/12/2024 03/13/2024 1,750,000.00	1,707,140.03 0.00 0.00 1,708,923.46	23,210.46 25,156.25 2,324.22 4,270.01	1,783.44 0.00 1,783.44 6,053.44	6,053.44
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	10/04/2022 10/05/2022 1,700,000.00	1,685,721.49 0.00 0.00 1,687,957.01	17,645.72 19,125.00 1,766.98 3,246.27	2,235.52 0.00 2,235.52 5,481.79	5,481.79
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	06/09/2022 06/10/2022 1,500,000.00	1,488,948.58 0.00 0.00 1,490,820.68	61.14 0.00 1,956.52 1,895.38	1,872.10 0.00 1,872.10 3,767.48	3,767.48
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	05/26/2022 05/31/2022 1,000,000.00	997,129.17 0.00 0.00 998,612.43	2,940.57 0.00 3,681.69 741.12	1,483.26 0.00 1,483.26 2,224.38	2,224.38
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	05/26/2022 05/31/2022 1,000,000.00	995,399.94 0.00 0.00 996,578.47	2,117.49 0.00 3,176.23 1,058.74	1,178.53 0.00 1,178.53 2,237.27	2,237.27

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91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	06/03/2022 06/06/2022 1,500,000.00	1,490,074.52 0.00 0.00 1,492,098.80	1,630.43 0.00 3,209.92 1,579.48	2,024.28 0.00 2,024.28 3,603.76	3,603.76
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	06/09/2022 06/10/2022 1,500,000.00	1,496,660.71 0.00 0.00 1,497,041.29	10,424.59 0.00 13,899.46 3,474.86	380.58 0.00 380.58 3,855.44	3,855.44
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	07/23/2024 07/24/2024 1,000,000.00	963,780.64 0.00 0.00 964,866.52	4,658.47 0.00 6,987.70 2,329.24	1,085.88 0.00 1,085.88 3,415.12	3,415.12
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	04/28/2026 04/29/2026 1,500,000.00	1,492,825.90 0.00 0.00 1,493,493.76	4,239.13 0.00 8,345.79 4,106.66	667.86 0.00 667.86 4,774.52	4,774.52
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	09/27/2022 09/28/2022 1,500,000.00	1,484,360.06 0.00 0.00 1,485,587.50	19,616.17 23,437.50 129.49 3,950.82	1,227.44 0.00 1,227.44 5,178.26	5,178.26
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	09/17/2024 09/18/2024 2,000,000.00	1,981,997.55 0.00 0.00 1,982,493.17	26,154.89 31,250.00 172.65 5,267.76	495.63 0.00 495.63 5,763.39	5,763.39
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	03/26/2026 03/27/2026 1,500,000.00	1,492,784.25 0.00 0.00 1,492,968.05	9,846.31 0.00 14,769.47 4,923.16	183.80 0.00 183.80 5,106.96	5,106.96
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	02/23/2023 02/28/2023 2,000,000.00	1,982,451.16 0.00 0.00 1,983,443.89	190.22 0.00 6,086.96 5,896.74	992.73 0.00 992.73 6,889.47	6,889.47
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	03/26/2025 03/27/2025 2,000,000.00	1,994,097.07 0.00 0.00 1,994,237.08	33,478.26 40,000.00 220.99 6,742.73	140.01 0.00 140.01 6,882.74	6,882.74

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91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	05/31/2023 06/01/2023 2,000,000.00	1,993,514.17 0.00 0.00 1,993,844.86	24,364.75 0.00 30,505.46 6,140.71	330.69 0.00 330.69 6,471.40	6,471.40
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	10/30/2024 10/31/2024 1,500,000.00	1,496,969.55 0.00 0.00 1,497,103.95	5,217.39 0.00 10,271.74 5,054.35	134.40 0.00 134.40 5,188.75	5,188.75
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	09/03/2024 09/04/2024 2,000,000.00	2,016,717.70 0.00 0.00 2,016,244.42	217.39 0.00 6,956.52 6,739.13	0.00 (473.29) (473.29) 6,265.84	6,265.84
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	06/03/2026 06/04/2026 2,500,000.00	2,451,458.89 0.00 0.00 2,452,760.60	29,405.74 0.00 36,816.94 7,411.20	1,301.71 0.00 1,301.71 8,712.91	8,712.91
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,488,927.05 0.00 0.00 1,489,216.23	15,636.89 0.00 20,849.18 5,212.30	289.18 0.00 289.18 5,501.48	5,501.48
91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	03/26/2026 03/31/2026 1,500,000.00	1,499,905.91 0.00 0.00 1,499,911.73	7,704.92 0.00 12,786.89 5,081.97	5.82 0.00 5.82 5,087.79	5,087.79
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,499,719.67 0.00 0.00 1,499,726.63	5,706.52 0.00 11,234.71 5,528.19	6.96 0.00 6.96 5,535.16	5,535.16
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	02/07/2025 02/10/2025 1,250,000.00	1,246,664.23 0.00 0.00 1,246,745.08	144.36 0.00 4,619.57 4,475.20	80.85 0.00 80.85 4,556.06	4,556.06
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	06/17/2025 06/18/2025 1,500,000.00	1,499,041.62 0.00 0.00 1,499,164.39	19,533.81 0.00 24,456.97 4,923.16	122.77 0.00 122.77 5,045.92	5,045.92

City of Buena Park Core | Account #405 | As of August 31, 2026

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	05/01/2025 05/02/2025 750,000.00	751,336.33 0.00 0.00 751,269.84	8,299.18 0.00 10,681.35 2,382.17	0.00 (66.49) (66.49) 2,315.68	2,315.68
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	04/28/2026 04/30/2026 1,500,000.00	1,497,332.97 0.00 0.00 1,497,459.58	11,922.55 0.00 16,661.01 4,738.45	126.61 0.00 126.61 4,865.06	4,865.06
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	12/29/2025 12/30/2025 1,000,000.00	1,008,391.74 0.00 0.00 1,008,209.69	3,369.57 0.00 6,633.83 3,264.27	0.00 (182.05) (182.05) 3,082.22	3,082.22
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	08/19/2025 08/20/2025 2,250,000.00	2,256,630.60 0.00 0.00 2,256,342.72	4,027.68 0.00 11,372.28 7,344.60	0.00 (287.88) (287.88) 7,056.72	7,056.72
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	09/11/2025 09/12/2025 1,500,000.00	1,516,888.67 0.00 0.00 1,516,530.08	157.95 0.00 5,054.35 4,896.40	0.00 (358.60) (358.60) 4,537.80	4,537.80
91282CNP2	UNITED STATES TREASURY 3.875 07/31/2027	05/27/2026 05/28/2026 2,000,000.00	1,998,541.67 0.00 0.00 1,998,665.87	210.60 0.00 6,739.13 6,528.53	124.20 0.00 124.20 6,652.73	6,652.73
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	05/20/2026 05/21/2026 2,000,000.00	1,969,759.00 0.00 0.00 1,970,967.08	25,495.92 0.00 31,182.07 5,686.14	1,208.08 0.00 1,208.08 6,894.22	6,894.22
91282CPK1	UNITED STATES TREASURY 3.5 11/15/2028	05/27/2026 05/28/2026 2,000,000.00	1,975,061.67 0.00 0.00 1,975,985.31	14,836.96 0.00 20,733.70 5,896.74	923.64 0.00 923.64 6,820.38	6,820.38
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	06/03/2026 06/04/2026 2,500,000.00	2,431,137.93 0.00 0.00 2,432,487.32	14,822.40 0.00 22,233.61 7,411.20	1,349.38 0.00 1,349.38 8,760.59	8,760.59

INCOME EARNED

City of Buena Park Core | Account #405 | As of August 31, 2026

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	02/26/2026 02/27/2026 2,000,000.00	2,002,054.57 0.00 0.00 2,001,981.11	8,989.07 0.00 14,918.03 5,928.96	0.00 (73.46) (73.46) 5,855.50	5,855.50
91282CQB0	UNITED STATES TREASURY 3.375 02/29/2028	07/30/2026 07/31/2026 2,500,000.00	2,468,609.09 0.00 0.00 2,470,295.61	35,309.10 42,187.50 233.08 7,111.48	1,686.51 0.00 1,686.51 8,797.99	8,797.99
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	02/26/2026 03/02/2026 2,250,000.00	2,241,943.36 0.00 0.00 2,242,092.74	32,955.16 39,375.00 217.54 6,637.38	149.38 0.00 149.38 6,786.75	6,786.75
91282CQJ3	UNITED STATES TREASURY 3.875 04/15/2029	05/20/2026 05/21/2026 2,000,000.00	1,985,946.05 0.00 0.00 1,986,387.02	22,868.85 0.00 29,433.06 6,564.21	440.96 0.00 440.96 7,005.17	7,005.17
91282CRA1	UNITED STATES TREASURY 4.375 07/31/2031	07/30/2026 07/31/2026 2,000,000.00	1,999,765.75 0.00 0.00 1,999,769.73	237.77 0.00 7,608.70 7,370.92	3.98 0.00 3.98 7,374.90	7,374.90
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	12/28/2022 12/30/2022 750,000.00	736,272.00 0.00 0.00 737,239.20	6,514.58 0.00 8,358.33 1,843.75	967.20 0.00 967.20 2,810.95	2,810.95
931142EX7	WALMART INC 3.95 09/09/2027	09/08/2022 09/12/2022 750,000.00	750,237.29 0.00 0.00 750,217.57	11,685.42 0.00 14,154.17 2,468.75	0.00 (19.72) (19.72) 2,449.03	2,449.03
Total Fixed Income		**126,385,000.00**	**127,057,744.75** **0.00** **(1,600,000.00)** **125,504,457.87**	**1,011,458.78** **432,779.74** **968,177.06** **389,498.02**	**49,576.58** **(2,863.46)** **46,713.12** **436,211.14**	**436,211.14**
TOTAL PORTFOLIO		**128,697,082.99**	**127,342,557.14** **2,036,924.84** **(1,609,044.72)** **127,816,540.86**	**1,011,458.78** **436,924.84** **968,177.06** **393,643.12**	**49,576.58** **(2,863.46)** **46,713.12** **440,356.24**	**440,356.24**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
SEPTEMBER 2026							
09/01/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	3,535.58		3,535.58
09/08/2026	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
09/09/2026	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
09/09/2026	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
09/14/2026	Coupon	023135DD5	1,000,000.00	AMAZON.COM INC 4.25 03/13/2031		21,250.00	21,250.00
09/14/2026	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
09/15/2026	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
09/15/2026	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
09/15/2026	Coupon	91282CNY3	2,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		33,750.00	33,750.00
09/18/2026	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
09/18/2026	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		24,965.00	24,965.00
09/24/2026	Coupon	46647PBJ4	750,000.00	JPMORGAN CHASE & CO 4.493 03/24/2031		16,848.75	16,848.75
09/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
09/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
09/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
09/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
09/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
09/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
09/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
09/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
09/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
09/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
09/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
09/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
09/30/2026	Coupon	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026		4,375.00	4,375.00
09/30/2026	Final Maturity	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00		1,000,000.00
09/30/2026	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00
09/30/2026	Coupon	91282CLN9	2,500,000.00	UNITED STATES TREASURY 3.5 09/30/2029		43,750.00	43,750.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/30/2026	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50
September 2026 Total					**1,003,535.58**	**390,187.25**	**1,393,722.83**
OCTOBER 2026							
10/02/2026	Coupon	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026		24,835.11	24,835.11
10/02/2026	Effective Maturity	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00		1,000,000.00
10/13/2026	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
10/13/2026	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
10/15/2026	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
10/15/2026	Coupon	91282CQJ3	2,000,000.00	UNITED STATES TREASURY 3.875 04/15/2029		38,750.00	38,750.00
10/15/2026	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
10/26/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
10/26/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
10/26/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
10/26/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
10/26/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
10/26/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
10/26/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
10/26/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
10/26/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
10/26/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
10/26/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
10/26/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
October 2026 Total					**1,000,000.00**	**174,364.86**	**1,174,364.86**
NOVEMBER 2026							
11/02/2026	Coupon	194162AT0	1,000,000.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		21,000.00	21,000.00
11/02/2026	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
11/02/2026	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
11/10/2026	Coupon	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		15,000.00	15,000.00
11/13/2026	Coupon	037833DK3	1,000,000.00	APPLE INC 3.0 11/13/2027		15,000.00	15,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/13/2026	Coupon	3133EPC45	2,500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		57,812.50	57,812.50
11/16/2026	Coupon	02079KAW7	1,250,000.00	ALPHABET INC 4.1 11/15/2030		25,625.00	25,625.00
11/16/2026	Coupon	30303MAB8	1,250,000.00	META PLATFORMS INC 4.2 11/15/2030		26,250.00	26,250.00
11/16/2026	Coupon	89236TQB4	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031		22,750.00	22,750.00
11/16/2026	Coupon	90331HPS6	1,250,000.00	US BANK NA 4.73 05/15/2028		29,562.50	29,562.50
11/16/2026	Coupon	9128283F5	1,150,000.00	UNITED STATES TREASURY 2.25 11/15/2027		12,937.50	12,937.50
11/16/2026	Coupon	91282CND9	1,500,000.00	UNITED STATES TREASURY 3.75 05/15/2028		28,125.00	28,125.00
11/16/2026	Coupon	91282CPK1	2,000,000.00	UNITED STATES TREASURY 3.5 11/15/2028		35,000.00	35,000.00
11/17/2026	Coupon	58933YBH7	1,000,000.00	MERCK & CO INC 4.05 05/17/2028		20,250.00	20,250.00
11/23/2026	Coupon	58933YCK9	500,000.00	MERCK & CO INC 4.65 05/22/2031		11,625.00	11,625.00
11/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
11/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
11/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
11/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
11/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
11/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
11/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
11/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
11/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
11/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
11/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
11/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
11/30/2026	Coupon	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026		6,250.00	6,250.00
11/30/2026	Final Maturity	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00		1,000,000.00
11/30/2026	Coupon	91282CES6	1,000,000.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00
11/30/2026	Coupon	91282CFY2	1,500,000.00	UNITED STATES TREASURY 3.875 11/30/2029		29,062.50	29,062.50
11/30/2026	Coupon	91282CPN5	2,500,000.00	UNITED STATES TREASURY 3.5 11/30/2030		43,750.00	43,750.00
November 2026 Total					**1,000,000.00**	**504,436.00**	**1,504,436.00**
DECEMBER 2026							

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/08/2026	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
12/11/2026	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50
12/11/2026	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
12/15/2026	Coupon	91282CMB4	1,500,000.00	UNITED STATES TREASURY 4.0 12/15/2027		30,000.00	30,000.00
12/15/2026	Coupon	91282CPP0	2,000,000.00	UNITED STATES TREASURY 3.5 12/15/2028		35,000.00	35,000.00
12/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
12/25/2026	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	868.18		868.18
12/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
12/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
12/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
12/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
12/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
12/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
12/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
12/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
12/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
12/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
12/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
12/28/2026	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
12/31/2026	Coupon	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026		9,375.00	9,375.00
12/31/2026	Final Maturity	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00		1,500,000.00
12/31/2026	Coupon	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027		24,375.00	24,375.00
12/31/2026	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
12/31/2026	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
12/31/2026	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00
December 2026 Total					**1,500,868.18**	**341,936.00**	**1,842,804.18**
JANUARY 2027							
01/04/2027	Coupon	74464AAC5	1,500,000.00	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030		32,812.50	32,812.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/11/2027	Coupon	69371RS31	500,000.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		11,500.00	11,500.00
01/12/2027	Coupon	459058KT9	1,500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		26,250.00	26,250.00
01/14/2027	Coupon	24422EXB0	535,000.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		13,241.25	13,241.25
01/15/2027	Coupon	91282CNM9	2,250,000.00	UNITED STATES TREASURY 3.875 07/15/2028		43,593.75	43,593.75
01/19/2027	Coupon	3133EPW84	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		38,750.00	38,750.00
01/20/2027	Coupon	025816EJ4	1,500,000.00	AMERICAN EXPRESS COMPANY 4.351 07/20/2029		32,632.50	32,632.50
01/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,700.99	2,700.99
01/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,083.43		2,083.43
01/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
01/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
01/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
01/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
01/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
01/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
01/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
01/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
01/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
01/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
01/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
01/25/2027	Coupon	46647PEB8	750,000.00	JPMORGAN CHASE & CO 5.012 01/23/2030		18,795.00	18,795.00
January 2027 Total					**2,083.43**	**256,696.15**	**258,779.58**
FEBRUARY 2027							
02/01/2027	Coupon	756109CW2	1,500,000.00	REALTY INCOME CORPORATION 3.95 02/01/2029		29,625.00	29,625.00
02/01/2027	Coupon	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027		11,250.00	11,250.00
02/01/2027	Final Maturity	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027	1,500,000.00		1,500,000.00
02/01/2027	Coupon	91282CGH8	2,000,000.00	UNITED STATES TREASURY 3.5 01/31/2028		35,000.00	35,000.00
02/01/2027	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
02/01/2027	Coupon	91282CMG3	1,250,000.00	UNITED STATES TREASURY 4.25 01/31/2030		26,562.50	26,562.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/01/2027	Coupon	91282CNN7	1,500,000.00	UNITED STATES TREASURY 3.875 07/31/2030		29,062.50	29,062.50
02/01/2027	Coupon	91282CNP2	2,000,000.00	UNITED STATES TREASURY 3.875 07/31/2027		38,750.00	38,750.00
02/01/2027	Coupon	91282CRA1	2,000,000.00	UNITED STATES TREASURY 4.375 07/31/2031		43,750.00	43,750.00
02/08/2027	Coupon	63743HFX5	1,000,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		24,750.00	24,750.00
02/09/2027	Coupon	532457CK2	1,250,000.00	ELI LILLY AND CO 4.5 02/09/2029		28,125.00	28,125.00
02/16/2027	Coupon	9128284V9	1,750,000.00	UNITED STATES TREASURY 2.875 08/15/2028		25,156.25	25,156.25
02/16/2027	Coupon	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027		19,125.00	19,125.00
02/16/2027	Final Maturity	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027	1,700,000.00		1,700,000.00
02/18/2027	Coupon	713448FL7	1,000,000.00	PEPSICO INC 3.6 02/18/2028		18,000.00	18,000.00
02/18/2027	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		20,804.17	20,804.17
02/18/2027	Effective Maturity	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027	1,000,000.00		1,000,000.00
02/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,695.35	2,695.35
02/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	7,278.55		7,278.55
02/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
02/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
02/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
02/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
02/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
02/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
02/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
02/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
02/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
02/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
02/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
02/26/2027	Coupon	17275RBR2	1,250,000.00	CISCO SYSTEMS INC 4.85 02/26/2029		30,312.50	30,312.50
02/26/2027	Final Maturity	62479MPS6	2,000,000.00	MUFG Bank, Ltd., New York Branch 02/26/2027	2,000,000.00		2,000,000.00
February 2027 Total					**6,207,278.55**	**459,388.44**	**6,666,666.99**
MARCH 2027							
03/01/2027	Coupon	14913UAJ9	1,250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		30,312.50	30,312.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/01/2027	Coupon	91282CFH9	1,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		23,437.50	23,437.50
03/01/2027	Coupon	91282CFJ5	2,000,000.00	UNITED STATES TREASURY 3.125 08/31/2029		31,250.00	31,250.00
03/01/2027	Coupon	91282CGQ8	2,000,000.00	UNITED STATES TREASURY 4.0 02/28/2030		40,000.00	40,000.00
03/01/2027	Coupon	91282CQB0	2,500,000.00	UNITED STATES TREASURY 3.375 02/29/2028		42,187.50	42,187.50
03/01/2027	Coupon	91282CQD6	2,250,000.00	UNITED STATES TREASURY 3.5 02/28/2031		39,375.00	39,375.00
03/08/2027	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
03/09/2027	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
03/09/2027	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
03/15/2027	Coupon	023135DD5	1,000,000.00	AMAZON.COM INC 4.25 03/13/2031		21,250.00	21,250.00
03/15/2027	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
03/15/2027	Final Maturity	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	500,000.00		500,000.00
03/15/2027	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
03/15/2027	Final Maturity	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027	750,000.00		750,000.00
03/15/2027	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
03/15/2027	Coupon	91282CNY3	2,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		33,750.00	33,750.00
03/18/2027	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
03/24/2027	Coupon	46647PBJ4	750,000.00	JPMORGAN CHASE & CO 4.493 03/24/2031		16,848.75	16,848.75
03/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,675.68	2,675.68
03/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,441.23		2,441.23
03/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
03/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
03/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
03/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
03/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
03/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
03/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
03/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
03/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
03/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
03/31/2027	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00
03/31/2027	Coupon	91282CLN9	2,500,000.00	UNITED STATES TREASURY 3.5 09/30/2029		43,750.00	43,750.00
03/31/2027	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50
03/31/2027	Final Maturity	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027	1,500,000.00		1,500,000.00
March 2027 Total					**2,752,441.23**	**567,382.09**	**3,319,823.33**
APRIL 2027							
04/12/2027	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
04/13/2027	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
04/13/2027	Final Maturity	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027	500,000.00		500,000.00
04/15/2027	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
04/15/2027	Coupon	91282CQJ3	2,000,000.00	UNITED STATES TREASURY 3.875 04/15/2029		38,750.00	38,750.00
04/15/2027	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
04/26/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,669.08	2,669.08
04/26/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	17,840.05		17,840.05
04/26/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
04/26/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
04/26/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
04/26/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
04/26/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
04/26/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
04/26/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
04/26/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
04/26/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
04/26/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
04/26/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
04/30/2027	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
04/30/2027	Final Maturity	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00		1,500,000.00
04/30/2027	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
April 2027 Total					**2,017,840.05**	**201,057.99**	**2,218,898.05**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
MAY 2027							
05/03/2027	Coupon	194162AT0	1,000,000.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		21,000.00	21,000.00
05/10/2027	Coupon	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		15,000.00	15,000.00
05/10/2027	Final Maturity	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027	750,000.00		750,000.00
05/13/2027	Coupon	037833DK3	1,000,000.00	APPLE INC 3.0 11/13/2027		15,000.00	15,000.00
05/13/2027	Coupon	3133EPC45	2,500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		57,812.50	57,812.50
05/14/2027	Coupon	89236TQB4	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031		22,750.00	22,750.00
05/17/2027	Coupon	02079KAW7	1,250,000.00	ALPHABET INC 4.1 11/15/2030		25,625.00	25,625.00
05/17/2027	Coupon	30303MAB8	1,250,000.00	META PLATFORMS INC 4.2 11/15/2030		26,250.00	26,250.00
05/17/2027	Coupon	58933YBH7	1,000,000.00	MERCK & CO INC 4.05 05/17/2028		20,250.00	20,250.00
05/17/2027	Coupon	90331HPS6	1,250,000.00	US BANK NA 4.73 05/15/2028		29,562.50	29,562.50
05/17/2027	Coupon	9128283F5	1,150,000.00	UNITED STATES TREASURY 2.25 11/15/2027		12,937.50	12,937.50
05/17/2027	Coupon	91282CND9	1,500,000.00	UNITED STATES TREASURY 3.75 05/15/2028		28,125.00	28,125.00
05/17/2027	Coupon	91282CPK1	2,000,000.00	UNITED STATES TREASURY 3.5 11/15/2028		35,000.00	35,000.00
05/24/2027	Coupon	58933YCK9	500,000.00	MERCK & CO INC 4.65 05/22/2031		11,625.00	11,625.00
05/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,620.85	2,620.85
05/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,170.53		2,170.53
05/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
05/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
05/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
05/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
05/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
05/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
05/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
05/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
05/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
05/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
05/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
May 2027 Total					**752,170.53**	**359,978.52**	**1,112,149.04**
JUNE 2027							
06/01/2027	Coupon	91282CES6	1,000,000.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/01/2027	Coupon	91282CFY2	1,500,000.00	UNITED STATES TREASURY 3.875 11/30/2029		29,062.50	29,062.50
06/01/2027	Coupon	91282CPN5	2,500,000.00	UNITED STATES TREASURY 3.5 11/30/2030		43,750.00	43,750.00
06/08/2027	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
06/11/2027	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50
06/11/2027	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
06/11/2027	Final Maturity	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	2,000,000.00		2,000,000.00
06/15/2027	Coupon	91282CMB4	1,500,000.00	UNITED STATES TREASURY 4.0 12/15/2027		30,000.00	30,000.00
06/15/2027	Coupon	91282CPP0	2,000,000.00	UNITED STATES TREASURY 3.5 12/15/2028		35,000.00	35,000.00
06/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,614.98	2,614.98
06/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	20,140.96		20,140.96
06/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
06/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
06/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
06/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
06/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
06/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
06/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
06/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
06/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
06/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
06/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
06/25/2027	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
06/30/2027	Coupon	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027		24,375.00	24,375.00
06/30/2027	Final Maturity	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027	1,500,000.00		1,500,000.00
06/30/2027	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
06/30/2027	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
06/30/2027	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00
June 2027 Total					**3,520,140.96**	**419,035.15**	**3,939,176.11**
JULY 2027							

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/01/2027	Coupon	74464AAC5	1,500,000.00	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030		32,812.50	32,812.50
07/12/2027	Coupon	459058KT9	1,500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		26,250.00	26,250.00
07/12/2027	Coupon	69371RS31	500,000.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		11,500.00	11,500.00
07/14/2027	Coupon	24422EXB0	535,000.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		13,241.25	13,241.25
07/15/2027	Coupon	91282CNM9	2,250,000.00	UNITED STATES TREASURY 3.875 07/15/2028		43,593.75	43,593.75
07/19/2027	Coupon	3133EPW84	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		38,750.00	38,750.00
07/20/2027	Coupon	025816EJ4	1,500,000.00	AMERICAN EXPRESS COMPANY 4.351 07/20/2029		32,632.50	32,632.50
07/23/2027	Coupon	46647PEB8	750,000.00	JPMORGAN CHASE & CO 5.012 01/23/2030		18,795.00	18,795.00
07/26/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,560.54	2,560.54
07/26/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	627,364.92		627,364.92
07/26/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
07/26/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
07/26/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
07/26/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
07/26/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
07/26/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
07/26/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
07/26/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
07/26/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
07/26/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
07/26/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
July 2027 Total					**627,364.92**	**256,555.70**	**883,920.62**
Grand Total			**364,320,000.00**		**20,383,723.43**	**3,931,018.16**	**24,314,741.59**

PORTFOLIO SUMMARY

City of Buena Park Liquid | Account #406 | As of August 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.84%
Average Purchase YTM	3.87%
Average Market YTM	3.87%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

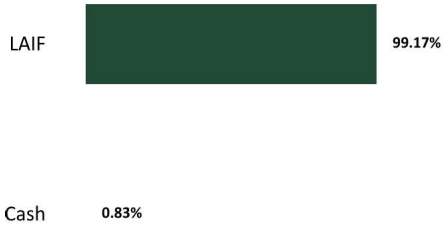
Account Summary

	End Values as of 07/31/2026	End Values as of 08/31/2026
Market Value	20,810,092.99	18,871,142.11
Accrued Interest	0.00	0.00
Total Market Value	**20,810,092.99**	**18,871,142.11**
Income Earned	361,843.72	0.00
Cont/WD	(10,000,000.00)	(2,000,000.00)
Par	20,810,092.99	18,871,142.11
Book Value	20,810,092.99	18,871,142.11
Cost Value	20,810,092.99	18,871,142.11

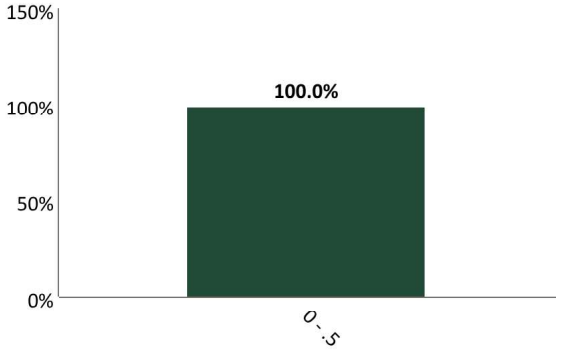
Top Issuers

LAIF	99.17%

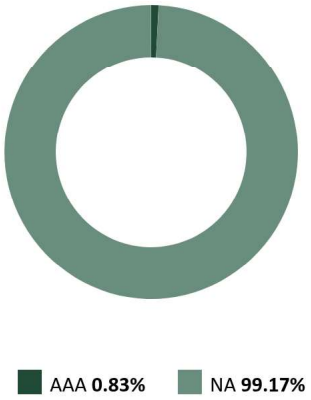
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Liquid	0.33%	1.08%	2.79%	4.23%	4.42%	4.41%	3.29%	2.46%	2.03%
Benchmark Return	0.28%	0.90%	2.37%	3.71%	4.10%	4.55%	3.64%	2.40%	1.77%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 3-Month US Treasury Bill Index

RECONCILIATION SUMMARY

City of Buena Park Liquid | Account #406 | As of August 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**4,000,000.00**
Fiscal Year to Date	**4,361,843.72**

Sales

Month to Date	**(6,000,000.00)**
Fiscal Year to Date	**(16,000,000.00)**

Interest Received

Month to Date	**0.00**
Fiscal Year to Date	**361,843.72**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Book Value	20,810,092.99	30,732,909.13
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,000,000.00	4,361,843.72
Sales	(6,000,000.00)	(16,000,000.00)
Change in Cash, Payables, Receivables	61,049.12	(223,610.74)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	18,871,142.11	18,871,142.11

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Market Value	20,810,092.99	30,732,909.13
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,000,000.00	4,361,843.72
Sales	(6,000,000.00)	(16,000,000.00)
Change in Cash, Payables, Receivables	61,049.12	(223,610.74)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	18,871,142.11	18,871,142.11

HOLDINGS REPORT

City of Buena Park Liquid | Account #406 | As of August 31, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	156,287.05	--	156,287.05	1.00	156,287.05	0.83%	Aaa/AAA	0.00
				156,287.05		0.00	0.00	AAA	0.00
				156,287.05	**1.00**	**156,287.05**	**0.83%**		**0.00**
Total Cash		**156,287.05**		**156,287.05**		**0.00**	**0.00**		**0.00**
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	18,714,855.06	--	18,714,855.06	1.00	18,714,855.06	99.17%	NA/NA	0.00
			3.87%	18,714,855.06	3.87%	0.00	0.00	NA	0.00
				18,714,855.06	**1.00**	**18,714,855.06**	**99.17%**		**0.00**
Total LAIF		**18,714,855.06**	**3.87%**	**18,714,855.06**	**3.87%**	**0.00**	**0.00**		**0.00**
				18,871,142.11	**1.00**	**18,871,142.11**	**100.00%**		**0.00**
Total Portfolio		**18,871,142.11**	**3.87%**	**18,871,142.11**	**3.87%**	**0.00**	**0.00**		**0.00**
Total Market Value + Accrued						**18,871,142.11**			

TRANSACTION LEDGER

City of Buena Park Liquid | Account #406 | As of August 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	08/28/2026	90LAIF$00	4,000,000.00	Local Agency Investment Fund State Pool	1.000	3.87%	(4,000,000.00)	0.00	(4,000,000.00)	0.00
Total Purchase			**4,000,000.00**				**(4,000,000.00)**	**0.00**	**(4,000,000.00)**	**0.00**
TOTAL ACQUISITIONS			**4,000,000.00**				**(4,000,000.00)**	**0.00**	**(4,000,000.00)**	**0.00**
DISPOSITIONS										
Sale	08/12/2026	90LAIF$00	(3,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.86%	3,000,000.00	0.00	3,000,000.00	0.00
Sale	08/24/2026	90LAIF$00	(3,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.87%	3,000,000.00	0.00	3,000,000.00	0.00
Total Sale			**(6,000,000.00)**				**6,000,000.00**	**0.00**	**6,000,000.00**	**0.00**
TOTAL DISPOSITIONS			**(6,000,000.00)**				**6,000,000.00**	**0.00**	**6,000,000.00**	**0.00**
OTHER TRANSACTIONS										
Cash Transfer	08/12/2026	CCYUSD	(3,000,000.00)	Cash		0.00%	(3,000,000.00)	0.00	(3,000,000.00)	0.00
Cash Transfer	08/24/2026	CCYUSD	(3,000,000.00)	Cash		0.00%	(3,000,000.00)	0.00	(3,000,000.00)	0.00
Cash Transfer	08/28/2026	CCYUSD	4,000,000.00	Cash		0.00%	4,000,000.00	0.00	4,000,000.00	0.00
Total Cash Transfer			**(2,000,000.00)**				**(2,000,000.00)**	**0.00**	**(2,000,000.00)**	**0.00**
TOTAL OTHER TRANSACTIONS			**(2,000,000.00)**				**(2,000,000.00)**	**0.00**	**(2,000,000.00)**	**0.00**

INCOME EARNED

City of Buena Park Liquid | Account #406 | As of August 31, 2026

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
CCYUSD	Receivable	156,287.05	95,237.93 0.00 0.00 156,287.05	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			95,237.93 **0.00** **0.00**	**0.00** **0.00** **0.00**	**0.00** **0.00** **0.00**	
Total Cash & Equivalents		**156,287.05**	**156,287.05**	**0.00**	**0.00**	**0.00**
LAIF						
90LAIF$00	Local Agency Investment Fund State Pool	18,714,855.06	20,714,855.06 4,000,000.00 (6,000,000.00) 18,714,855.06	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			20,714,855.06 **4,000,000.00** **(6,000,000.00)**	**0.00** **0.00** **0.00**	**0.00** **0.00** **0.00**	
Total LAIF		**18,714,855.06**	**18,714,855.06**	**0.00**	**0.00**	**0.00**
			20,810,092.99 **4,000,000.00** **(6,000,000.00)**	**0.00** **0.00** **0.00**	**0.00** **0.00** **0.00**	
TOTAL PORTFOLIO		**18,871,142.11**	**18,871,142.11**	**0.00**	**0.00**	**0.00**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
OCTOBER 2026							
10/15/2026	Dividend	90LAIF$00	18,714,855.06	Local Agency Investment Fund State Pool	156,287.05		156,287.05
October 2026 Total					**156,287.05**		**156,287.05**
Grand Total			**18,714,855.06**		**156,287.05**		**156,287.05**

PORTFOLIO SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of August 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.51%
Average Purchase YTM	3.54%
Average Market YTM	3.54%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

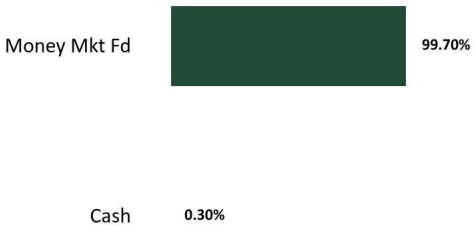
Account Summary

	End Values as of 07/31/2026	End Values as of 08/31/2026
Market Value	1,419,114.02	1,423,353.59
Accrued Interest	0.00	0.00
Total Market Value	**1,419,114.02**	**1,423,353.59**
Income Earned	4,050.00	4,200.20
Cont/WD	0.00	0.00
Par	1,419,114.02	1,423,353.59
Book Value	1,419,114.02	1,423,353.59
Cost Value	1,419,114.02	1,423,353.59

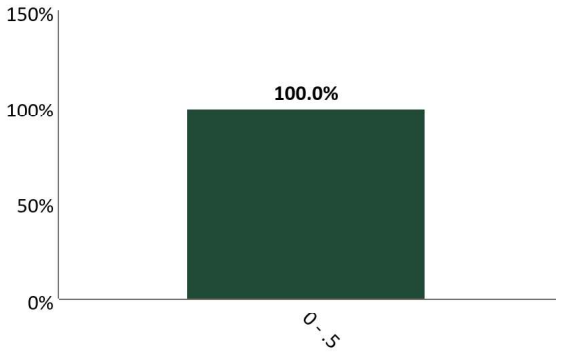
Top Issuers

Federated Hermes, Inc.	99.70%

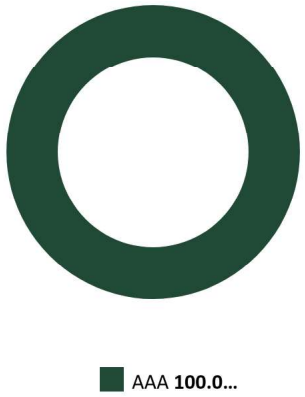
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (08/01/08)
Buena Park RDA Series B Bond	0.30%	0.89%	2.36%	3.70%	4.07%	4.48%	3.55%	2.27%	1.72%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: NO BENCHMARK REQUIRED

STATEMENT OF COMPLIANCE

City of Buena Park RDA Series B Bond | Account #10033 | As of August 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
BANKERS' ACCEPTANCES				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	270.0	0.0	Compliant	
Min Rating (A-1+ by S&P & Moody's)	0.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	0.0	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	100.0	99.7	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	100.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	0.0	Compliant	

The Statement of Compliance reflects Chandler's assessment of compliance with the applicable investment policy for the assets Chandler directly manages. The report may also present assets reported to Chandler by clients, custodians, or other third parties. Chandler includes those assets in the assessment but has no discretionary authority over them, does not independently verify the information provided, and assumes no responsibility for the accuracy or completeness of that information. Questions regarding this report should be directed to the designated investment professional.

RECONCILIATION SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of August 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**4,200.20**
Fiscal Year to Date	**8,250.20**

Sales

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Interest Received

Month to Date	**4,200.20**
Fiscal Year to Date	**8,250.20**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Book Value	1,419,114.02	1,414,913.82
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,200.20	8,250.20
Sales	0.00	0.00
Change in Cash, Payables, Receivables	39.37	189.57
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	1,423,353.59	1,423,353.59

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Market Value	1,419,114.02	1,414,913.82
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,200.20	8,250.20
Sales	0.00	0.00
Change in Cash, Payables, Receivables	39.37	189.57
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	1,423,353.59	1,423,353.59

HOLDINGS REPORT

City of Buena Park RDA Series B Bond | Account #10033 | As of August 31, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	4,239.57	--	4,239.57 4,239.57	1.00	4,239.57 0.00	0.30% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**4,239.57**		**4,239.57** **4,239.57**	**1.00**	**4,239.57** **0.00**	**0.30%** **0.00**		**0.00** **0.00**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	1,419,114.02	-- 3.54%	1,419,114.02 1,419,114.02	1.00 3.54%	1,419,114.02 0.00	99.70% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**1,419,114.02**	**3.54%**	**1,419,114.02** **1,419,114.02**	**1.00** **3.54%**	**1,419,114.02** **0.00**	**99.70%** **0.00**		**0.00** **0.00**
Total Portfolio		**1,423,353.59**	**3.54%**	**1,423,353.59** **1,423,353.59**	**1.00** **3.54%**	**1,423,353.59** **0.00**	**100.00%** **0.00**		**0.00** **0.00**
Total Market Value + Accrued						**1,423,353.59**			

TRANSACTION LEDGER

City of Buena Park RDA Series B Bond | Account #10033 | As of August 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	08/04/2026	60934N104	4,200.20	FEDERATED HRMS GV O INST	1.000	3.52%	(4,200.20)	0.00	(4,200.20)	0.00
Total Purchase			**4,200.20**				**(4,200.20)**	**0.00**	**(4,200.20)**	**0.00**
TOTAL ACQUISITIONS			**4,200.20**				**(4,200.20)**	**0.00**	**(4,200.20)**	**0.00**
OTHER TRANSACTIONS										
Dividend	08/31/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.53%	4,239.57	0.00	4,239.57	0.00
Total Dividend			**0.00**				**4,239.57**	**0.00**	**4,239.57**	**0.00**
TOTAL OTHER TRANSACTIONS			**0.00**				**4,239.57**	**0.00**	**4,239.57**	**0.00**

INCOME EARNED

City of Buena Park RDA Series B Bond | Account #10033 | As of August 31, 2026

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	1,419,114.02	1,414,913.82 4,200.20 0.00 1,419,114.02	0.00 4,200.20 0.00 4,200.20	0.00 0.00 0.00 4,200.20	4,200.20
CCYUSD	Receivable	4,239.57	4,200.20 0.00 0.00 4,239.57	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			1,419,114.02 **4,200.20** **0.00**	**0.00** **4,200.20** **0.00**	**0.00** **0.00** **0.00**	
Total Cash & Equivalents		**1,423,353.59**	**1,423,353.59**	**4,200.20**	**4,200.20**	**4,200.20**
			1,419,114.02 **4,200.20** **0.00**	**0.00** **4,200.20** **0.00**	**0.00** **0.00** **0.00**	
TOTAL PORTFOLIO		**1,423,353.59**	**1,423,353.59**	**4,200.20**	**4,200.20**	**4,200.20**

CASH FLOW REPORT

City of Buena Park RDA Series B Bond | Account #10033 | As of August 31, 2026

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
SEPTEMBER 2026							
09/01/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	4,239.57		4,239.57
September 2026 Total					**4,239.57**		**4,239.57**
Grand Total			**0.00**		**4,239.57**		**4,239.57**

October 13, 2026
CONSENT CALENDAR
Item No. 4D.

City Council Agenda Report

PROCLAMATION DESIGNATING SEPTEMBER 15-OCTOBER 15, 2026 AS HISPANIC HERITAGE MONTH

PREPARED BY	PRESENTED BY
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve Proclamation.

Attachments

National Hispanic Heritage Month 2026.pdf

NATIONAL HISPANIC HERITAGE MONTH
SEPTEMBER - OCTOBER 2026

WHEREAS, *the theme for National Hispanic Heritage Month 2026 is "Unidos, Somos Mas" which translates to, "Together, We Are More." Unidos, Somos Mas celebrates the unity, family, resilience, creativity, faith and service within the Hispanic and Latino communities; and,*

WHEREAS, *the observance begins on September 15, commemorating the independence anniversaries of Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua, followed by the independence anniversaries of Mexico and Chile; and,*

WHEREAS, *the commemoration of National Hispanic Heritage month celebrates the rich histories, cultures and contributions of Americans from Mexico, the Caribbean, Central and South America, and Spain and is deserving of recognition and honor; and,*

WHEREAS, *Hispanic and Latino Americans are California's largest ethnic minority at 40% of the state's population and more than 16 million residents nationwide; and,*

WHEREAS, *generations of Hispanic and Latino families have strengthened our communities through entrepreneurship, public service, education, military service, the arts, agriculture, healthcare, innovation, and countless other fields; and,*

WHEREAS, *National Hispanic Heritage Month provides an opportunity to recognize and celebrate the rich histories, cultures, traditions, and contributions of Hispanic and Latino communities; and,*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby recognize September 15 through October 15, 2026, as "NATIONAL HISPANIC HERITAGE MONTH," in the City of Buena Park and encourages all residents to observe this month by learning more about the rich history of the Hispanic and Latino community and their significant contributions to our nation.

PASSED AND ADOPTED this 13th day of October 2026.

Connor Traut
Mayor

Lamiya Hoque, Ph.D.
Vice Mayor

Joyce Ahn
Council Member

Carlos Franco
Council Member

Susan Sonne
Council Member

October 13, 2026
CONSENT CALENDAR
Item No. 4E.

City Council Agenda Report

PROCLAMATION RECOGNIZING OCTOBER 2026 AS DOMESTIC VIOLENCE AWARENESS MONTH

PREPARED BY	PRESENTED BY
Angelica Lopez, Administrative Assistant	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve Proclamation.

Attachments

Domestic_Violence_Awareness_2026.pdf

DOMESTIC VIOLENCE AWARENESS MONTH
OCTOBER 2026

WHEREAS, *October is annually recognized as National Domestic Violence Awareness Month; although progress has been made toward preventing and ending domestic violence and providing support to survivors and their families, important work remains to be done; and,*

WHEREAS, *domestic violence programs in California provide essential, lifesaving services for survivors, their children, and communities; there is a need to provide education, awareness and understanding of domestic violence and its causes; and,*

WHEREAS, *approximately 1 in 3 women and 1 in 4 men will experience physical intimate partner violence in their lifetimes; domestic violence affects people of all genders, sexual orientations, ages, racial, ethnic, cultural, social, religious, and economic groups in California; and,*

WHEREAS, *the marginalization of certain groups in society, including undocumented individuals, transgender individuals, and people living with disabilities, increases their vulnerability to domestic violence; domestic violence is the third leading cause of homelessness among families in the United States; and,*

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

WHEREAS, *all survivors have the right to access culturally responsive programs and services to increase their safety and self-sufficiency; all communities have the right to access culturally responsive prevention programs and initiatives to improve overall community health and safety by challenging the societal norms that perpetuate violence.*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby proclaim October 2026, as "DOMESTIC VIOLENCE AWARENESS MONTH" and urge the City of Buena Park residents to work together to eliminate domestic violence from our community.

PASSED AND ADOPTED this 13th day of October 2026.

Connor Traut
Mayor

Lamiya Hoque, Ph.D.
Vice Mayor

Joyce Ahn
Council Member

Carlos Franco
Council Member

Susan Sonne
Council Member

October 13, 2026
CONSENT CALENDAR
Item No. 4F.

City Council Agenda Report

PROCLAMATION RECOGNIZING OCTOBER 4-10, 2026, AS FIRE PREVENTION WEEK

PREPARED BY	PRESENTED BY
Angelica Lopez, Administrative Assistant	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve Proclamation.

Attachments

Fire_Prevention_Week_2026.pdf

FIRE PREVENTION WEEK
OCTOBER 4-10, 2026

WHEREAS, *lithium-ion batteries are increasingly used in everyday devices such as smartphones, tablets, laptops, e-cigarettes, e-bikes, power tools, and kids' toys, making them a common presence in homes and workplaces; and,*

WHEREAS, *lithium-ion battery fires can spread rapidly, release toxic gases, and are difficult to extinguish, creating unique dangers for both residents and first responders; and,*

WHEREAS, *proper handling, storage, and disposal of lithium-ion batteries, along with public awareness of safe charging practices, can greatly reduce the risk of fires and injuries; and,*

WHEREAS, *the National Fire Protection Association recommends key safe-charging practices, including using only manufacturer-supplied or manufacturer-approved chargers, charging devices on hard, flat surfaces away from beds, couches, and exits, and unplugging devices once fully charged; and,*

WHEREAS, *the U.S. Consumer Product Safety Commission has recorded hundreds of fires and overheating incidents involving lithium-ion-powered devices nationwide, underscoring the urgent need for public education on safe charging, storage, and disposal practices; and,*

WHEREAS, *Orange County residents are responsive to public education and outreach measures and can take personal steps to increase their safety from fire, especially in their homes; and,*

WHEREAS, *the 2026 Fire Prevention Week theme, "Charge Into Fire Safety: Safe Charging Is a Superpower," strives to educate everyone about how to buy, charge, and dispose of lithium-ion batteries safely.*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby proclaim October 4–10, 2026, as "FIRE PREVENTION WEEK" and urges Orange County residents to practice safe lithium-ion battery habits. Only buy products that meet safety standards; charge devices safely; dispose and recycle batteries responsibly; and support the many public safety activities and efforts of Orange County Fire Authority during Fire Prevention Week 2026.

PASSED AND ADOPTED this 13th day of October 2026.

Connor Traut
Mayor

Lamiya Hoque, Ph.D.
Vice Mayor

Joyce Ahn
Council Member

Carlos Franco
Council Member

Susan Sonne
Council Member

October 13, 2026
CONSENT CALENDAR
Item No. 4G.

City Council Agenda Report

PROCLAMATION RECOGNIZING OCTOBER 16-18, 2026 AS SILVERADO DAYS

PREPARED BY	PRESENTED BY
Angelica Lopez, Administrative Assistant	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve Proclamation.

Attachments

Silverado Days 2026.pdf

SILVERADO DAYS
OCTOBER 16 - 18, 2026

WHEREAS, ***Silverado Days will be celebrated in the City of Buena Park during the days of October 16 through October 18, 2026; and,***

WHEREAS, ***Silverado Days is a community-wide cooperative effort made possible by the joint efforts of local service clubs and organizations under the general sponsorship of the Buena Park Noon Lions Club; and,***

WHEREAS, ***Silverado Days is providing a three-day program with exciting activities planned for the enjoyment of each and every member of the family attending the gala festival at William Peak Park; and,***

WHEREAS, ***all monies raised by the Silverado Days Committee of the Buena Park Noon Lions Club will be returned to local charities.***

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby proclaim October 16 through October 18, 2026 as "SILVERADO DAYS" in the City of Buena Park and urges all Buena Park citizens to join in this three-day celebration and to attend the many events that have been planned for the enjoyment of the community.

PASSED AND ADOPTED this 13th day of October 2026.

Connor Traut
Mayor

Lamiya Hoque, Ph.D.
Vice Mayor

Joyce Ahn
Council Member

Carlos Franco
Council Member

Susan Sonne
Council Member

October 13, 2026
CONSENT CALENDAR
Item No. 4H.

City Council Agenda Report

PROCLAMATION RECOGNIZING NOVEMBER 1, 2026 AS EXTRA MILE DAY

PREPARED BY	PRESENTED BY
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve Proclamation.

Attachments

Extra Mile Day 2026.pdf

EXTRA MILE DAY
NOVEMBER 1, 2026

WHEREAS, *the City of Buena Park, is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism, and service; and,*

WHEREAS, *the City of Buena Park encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and,*

WHEREAS, *the City of Buena Park, is a community which chooses to shine a light on and celebrate individuals and organizations within its community who "go the extra mile" in order to make a difference and lift up fellow members of their community; and,*

WHEREAS, *the City of Buena Park, acknowledges the mission of Extra Mile America to create Extra Mile cities in America and is proud to support "Extra Mile Day" on November 1, 2026.*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK *does hereby proclaim November 1, 2026, to be "EXTRA MILE DAY" and encourage members of the community to take time on this day to not only "go the extra mile" in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.*

PASSED AND ADOPTED *this 13th day of October 2026.*

Connor Traut
Mayor

Lamiya Hoque, Ph.D
Vice Mayor

Joyce Ahn
Council Member

Carlos Franco
Council Member

Susan Sonne
Council Member

October 13, 2026
CONSENT CALENDAR
Item No. 4I.

City Council Agenda Report

FINAL PAYMENT TO HARDY & HARPER, INC. FOR THE 2025-2026 ANNUAL PAVEMENT REHABILITATION PROJECT

PREPARED BY	PRESENTED BY
Hysun Lee, Associate Engineer	Hysun Lee, Associate Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve Change Order Nos. 4 and 5 for the Project; 2) Accept the Project as complete and approve a final payment to Hardy & Harper, Inc. in the amount of $315,842.79; and 3) Direct the Public Works Department to file a Notice of Completion.

PREVIOUS CITY COUNCIL ACTION

On April 28, 2026, the City Council approved a contract with Hardy & Harper, Inc. in the amount of $1,809,000 for the 2025-2026 Annual Pavement Rehabilitation Project. The approved total construction project budget of $2,009,000 included a $200,000 construction contingency.

DISCUSSION

The 2025-2026 Annual Pavement Rehabilitation Project has been completed. This project consisted of removing and replacing street pavement, sidewalks, curbs and gutters, cross gutters, and striping. The project limits included Victoria Circle, Coronet Circle, Savoy Circle; cul-de-sac of Rostrata Avenue south of 8th Street; Gramercy Street between 8th Street and 9th Street; Whitman Drive; Orangethorpe frontage road between Sandburg Drive and Whitman Drive; Whitman Circle; Holder Street from La Cienega Drive to just before 91 Freeway; Thelma Avenue, Berry Avenue, Naomi Avenue, Houston Street, Silver Street, Navajo Drive, Mohican Drive, Cherokee Circle, Chippewa Circle, Blackhawk Circle, Apache Drive, Comanche Drive, Shoshonee Way, Iroquois Drive, and Mohawk Circle.

Contract Dates

Advertisement: March 26, 2026

Contract Awarded: April 28, 2026

Notice to Proceed: May 18, 2026

Work Completed: September 25, 2026

The contractor has submitted a bill for work completed as of September 25, 2026. All items, quantities, and prices have been checked and found to be in accordance with the contract documents. The final payment is in the amount of $315,842.79. The final contract cost for this project is $2,081,631.56, which includes change orders and quantity changes. This amount is $72,631.56 (or 3.6%) over the approved construction project budget of $2,009,000.00. The total retention is in the amount of $104,081.58, and will be released following the expiration of the 35-day lien period. An analysis of expenditures is listed in Appendix “A” – Capital Improvement Project Final Report.

During the construction, several change orders were requested by the City to complete the project. These change orders included removal and disposal of petromat, micro-milling, and soft spot remedies due to the unexpected encounters of poor subgrade materials. Change Order No. 4, soft spot remedy, was approved by the City Manager in accordance with City Council Policy No. 13 to promote the best interest of the City. Pursuant to this policy, staff is requesting that the City Council approve this change order, which increased the construction contract value for the completed work. Change Order No. 5 represents a final quantity adjustment and therefore staff is seeking City Council approval for this change order. The project account has sufficient funds for both change orders.

It is hereby recommended that the City Council accept the project as complete.

BUDGET IMPACT

The final cost of the project is $2,081,631.56. This project was included in the FY 2025-2026 Capital Improvement Program budget and funded by the Road Maintenance and Rehabilitation Account (RMRA) Fund (Account No. 24-9806-590004).

Attachments

Att 1 of 5 Appendix_A.pdf

Att 2 of 5 Final_Invoice.PDF

Att 3 of 5 Finance_Department_Memorandum.pdf

Att 4 of 5 Change_Order_4.pdf

Att 5 of 5 Change_Order_5.pdf

City of BUENA PARK

DEPARTMENT OF PUBLIC WORKS

Appendix "A" - Capital Improvement Project Final Report

2025-2026 Annual Pavement Rehabilitation Project

CONTRACT

Original Construction Contract Amount	$1,809,000.00
Council Approved Construction Contingency Funds	$200,000.00
Approved Construction Contract Amount	**$2,009,000.00**

CONTRACT ADJUSTMENTS

Contract Change Orders

CCO#1	Construction Survey	$8,443.60
CCO#2	Removal & Disposal Fee for Contaminated Loads (Petromat)	$61,425.00
CCO#3	Micromill in Slurry Area	$11,839.65
CCO#4	Soft Spot Remedies	$124,169.93
CCO#5	Quantity Adjustments	$66,753.38
Total Contract Adjustments		**$272,631.56**

CONTRACT EXPENDITURES

Previous Payments

Value of Work Done Previously	$1,765,788.77
Retention Held Previously	-$88,289.44
Less Previous Payments	$1,677,499.33

Final Payment

Value of Work Done This Period	$315,842.79
Retention Held This Period	-$15,792.14
Total Amount Due This Payment	**$300,050.65**

PROJECT SUMMARY

Original Construction Contract Amount	$1,809,000.00
Total Construction Contract Adjustment	$272,631.56
Revised Construction Contract	**$2,081,631.56**
Approved Construction Contract Amount	**$2,009,000.00**
Amount Over the Approved Construction Contract Amount	**$72,631.56**
Percentage Over the Approved Construction Contract Amount	**3.6%**

Hardy & Harper, Inc.
asphalt paving contractor
STATE LIC. Number 215952
32 RANCHO CIRCLE
LAKE FOREST, CA 92630
(714) 444-1851 • FAX (714) 444-2801

Contract Invoice

INVOICE 52423

DATE 09/30/2026

JOB # 24951

PROJECT **25-26 ANNUAL PAVEMENT REHABILATIC**
HOLDER ST, SILVER ST, BERRY AVE, TH
BUENA PARK CA 90620

Billed To:
CITY OF BUENA PARK
6650 BEACH BLVD.
P.O. BOX 5009
BUENA PARK CA 90622-5009

Due Date: 10/30/2026 **Terms:** 30DY **Contract / PO#** 20260632911

Description	Amount
PAY APP #2	
SEE ATTACHED SCHEDULE OF VALUES	315,842.79

Invoice Total:	315,842.79
Retention:	15,792.14
Amount Paid:	0.00
Amount Due	**300,050.65**

Public Contract Code 20104.5. Prompt Payment By Local Governments To Contractors

Upon receipt of this payment request, each local agency shall act in accordance with the following; Any payment request determined not to be a proper payment request suitable for payment shall be returned to the contractor no later than seven days, after receipt. A request returned shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper. Any local agency which fails to make any progress payment within 30 days after receipt of an undisputed payment request from a contractor on a construction contract shall pay interest to the contractor equivalent to the legal rate set forth in subdivision(a) of Section 685.010 of the Code of Civil Procedure and the interest shall accrue at 10%(0.833%/month). Within 60 days after the date of completion of the work improvement, the retention witheld by the public entity shall be released. In the event that retention payments are not made within the time periods required by this section, the public entity shall be subject to a charge of 2% per month on the improperly witheld amount.

Hardy and Harper, Inc.
32 Rancho Circle Lake Forest, CA 92630
Office (714) 444-1851 Fax (714) 444-2801

ENGINEERING CONTRACTORS
STATE LICENSE #215952

CITY OF BUENA PARK
25-26 ANNUAL PAVEMENT REHABILITATION

DATE 30-Sep-26
PROGRESS 2
INVOICE NO.:
JOB LOCATION BUENA PARK

H&H JOB # 24951

ITEM NUMBER	DESCRIPTION	CONTRACT QUANTITY	UNIT MEASURE	QUANTITY OR % PREVIOUS	QUANTITY OR % THIS ESTIMATE	UNIT PRICE	AMOUNT THIS ESTIMATE	TOTAL QUANTITY OR % TO DATE	TOTAL AMOUNT TO DATE
	Bid Proposal								
1	Storm Water Pollution Prevention Plan	1	LS	1.00		$ 41,700.00	$ -	1.00	$ 41,700.00
2	Construction Information Signs, and Steel Plates	1	LS	1.00		$ 108,478.00	$ -	1.00	$ 108,478.00
3	Cold Mill and Remove 2-inch of Existing Asphalt Concrete Pavement	537,700	SF	537700.00	11795.00	$ 0.26	$ 3,066.70	549,495.00	$ 142,868.70
4	Type III C3 PG 70-10 (1/2" Rock) with Aramid Fiber	6,600	TON	6600.00	343.81	$ 128.00	$ 44,007.68	6,943.81	$ 888,807.68
5	Prepare Road And Install Rubber RPMS Slurry Polymer Modified Slurry (RPMS) Type I	230,500	SF	225734.00		$ 0.28	$ -	225,734.00	$ 63,205.52
6	Course Type D2 Mix (Dense Fine) PG 64-10	300	TON	0.00		$ 154.00	$ -	0.00	$ -
7	Optional - Over Excavation Over Excavation (Unsuitable Area)	200	CY	27.00	32.18	$ 95.00	$ 3,057.48	59.18	$ 5,622.48
8	Adjust Existing Water Valve and Cover to Grade per City Standard Plan 518	20	EACH	20.00	36.00	$ 1,030.00	$ 37,080.00	56.00	$ 57,680.00
9	grade per City Standard Plan 505, 510 & Specification	13	EACH	13.00		$ 2,900.00	$ -	13.00	$ 37,700.00
10	Adjust Existing City Sewer Manhole Frame and Cover to Grade	25	EACH	25.00	33.00	$ 1,030.00	$ 33,990.00	58.00	$ 59,740.00
11	Adjust Existing City Sewer Clean Out to Grade	5	EACH	3.00		$ 1,030.00	$ -	3.00	$ 3,090.00
12	Reset Benchmark/Survey Monument	10	EACH	0.00	19.00	$ 910.00	$ 17,290.00	19.00	$ 17,290.00
13	per City Standard Plan 208	6,000	SF	5650.00		$ 10.40	$ -	5,650.00	$ 58,760.00
14	Remove Existing and Construct Curb and Gutter per City Standard Plan 202	1,900	LF	1900.00	326.00	$ 89.00	$ 29,014.00	2,226.00	$ 198,114.00
15	per City Standard Plan 209	1,800	SF	1800.00	179.00	$ 13.00	$ 2,327.00	1,979.00	$ 25,727.00
16	City Standard Plan 105. Adjust to Grade as	6	EACH	6.00		$ 19,000.00	$ -	6.00	$ 114,000.00
17	Remove Existing Tree and Restore Parkway	20	EACH	19.00		$ 1,550.00	$ -	19.00	$ 29,450.00
18	Optional - Arborist Retain Arborist To Evaluate Tree Health	1	LS	0.00		$ 2,600.00	$ -	0.00	$ -
19	Install Traffic Striping, Markers, and Markings	1	LS	0.50	0.50	$ 43,680.00	$ 21,840.00	1.00	$ 43,680.00
	Change Orders								

1	Construction Survey	1	LS	1.00		$ 8,443.60	$ -	1.00	$ 8,443.60
2	Removal & Disposal Fee for Contaminated Loads (Petromat)	390	LD	262.00		$ 157.50	$ -	262.00	$ 41,265.00
3	Micromill in slurry area (micromill included for 4hr minimum)	1	LS	1.00		$ 11,839.65	$ -	1.00	$ 11,839.65
4	Mobilization, Traffic Control & Demobilization	1	LS		1.00	$ 56,520.93	$ 56,520.93	1.00	$ 56,520.93
	10" Structural Excavation & Subgrade Preparation	117	CY		117.00	$ 145.00	$ 16,965.00	117.00	$ 16,965.00
	Furnish & Install Mirafi 140N	3,778	SF		3778.00	$ 4.00	$ 15,112.00	3,778.00	$ 15,112.00
	Compacted Aggregate Base (4" CAB)	91	TN		91.00	$ 100.00	$ 9,100.00	91.00	$ 9,100.00
	Base Pave (4" Bridge Mix)	91	TN		91.00	$ 192.00	$ 17,472.00	91.00	$ 17,472.00
	Surface Course (2" III C3 Conventional)	45	TN		45.00	$ 200.00	$ 9,000.00	45.00	$ 9,000.00
						SUB-TOTALPG1	$ 315,842.79		$ 2,081,631.56
						LESS RETENTION	$ 15,792.14		$ 104,081.58
						LESS BILLING(S)			$ -
						TOTAL AMOUNT DUE	$ 300,050.65		$ 1,977,549.98

Public Contract Code § 20104.50. Prompt Payment By Local Governments To Contractors.

Upon receipt of this payment request, each local agency shall act in accordance with the following:
Any payment request determined not to be a proper payment request suitable for payment shall be returned to the contractor no later than seven days, after receipt. A request returned shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper.

Any local agency which fails to make any progress payment within 30 days after receipt of an undisputed and payment request from a contractor on a construction contract shall pay interest to the contractor equivalent to the legal rate set forth in subdivision (a) of Section 685.010 of the Code of Civil Procedure and interest shall accrue at 10% (0.833%/month).

Within 60 days after the date of completion of the work of improvement, the retention withheld by the public entity shall be released. In the event that retention payments are not made within the time periods required by this section, the public entity shall be subject to a charge of 2 percent per month on the improperly withheld amount.

Conditional Waiver and Release on Progress Payment

Cal. Civ. Code §8132

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

IDENTIFYING INFORMATION:
Name of Claimant: Hardy & Harper Inc.
Name of Customer: City of Buena Park
Job Location: 24951 - 25-26 ANNUAL PAVEMENT REHABILATION., DIR#20260632911., PROJECT#519., HOLDER ST, SILVER ST, BERRY AVE, THELMA AVE, KNOTT AVE, ROSTRATA, HOLDER ST, SILVER ST, BERRY AVE, THELMA AVE, KNOTT AVE, ROSTRATA, Buena Park, California 90621
Owner: City of Buena Park
Job Name (if any): 24951 - 25-26 ANNUAL PAVEMENT REHABILATION., DIR#20260632911., PROJECT#519., HOLDER ST, SILVER ST, BERRY AVE, THELMA AVE, KNOTT AVE, ROSTRATA
Through Date: 9/30/2026

CONDITIONAL WAIVER AND RELEASE
This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:
Maker of Check: City of Buena Park
Amount of Check: $300,050.65
Check Payable To: Hardy & Harper Inc.

EXCEPTIONS:
This document does not affect any of the following:
(1) Retentions
(2) Extras for which the claimant has not received payment.
(3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
(4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature
Adriana Martinez

_____
Adriana Martinez
Agent
Hardy & Harper Inc.
September 30, 2026

City of BUENA PARK

MEMORANDUM
Department of Public Works

DATE: October 13, 2026

TO: Adrian Garcia, Finance Manager

FROM: Mina Mikhael, P.E., Director of Public Works / City Engineer

SUBJECT: 2025-2026 Annual Pavement Rehabilitation Project

Amount: $315,842.79 Account No.: 24-9806-590004

Purchase Order: 260559

Contractor: Hardy & Harper, Inc.
32 Rancho Circle
Lake Forest, CA 92630

Date Warrants are to be Mailed: October 22, 2026

RECOMMENDATION:
It is recommended that the Finance Officer issue a warrant for the final payment on this contract.

CERTIFICATION:
This is to certify that the subject project has been completed satisfactorily. The contractor has submitted the final bill for the completed work and is entitled to payment in the amount of $315,842.79 less 5% retained (attached). Bid items, quantities and prices have been checked through this department and are found to be accurate in accordance with the contract documents. A copy of the final report is attached for your file. A "Notice of Completion" will be filed by the Public Works upon approval of the City Council, and following the expiration of the 35-day lien period; the 5% retention will be released to the contractor. Final Payment represents 100% completion to date.

C: Hysun Lee, P.E., Associate Engineer
Gloria Hernandez, Account Clerk

CITY OF BUENA PARK

Department of Public Works

CONTRACT CHANGE ORDER NO. 4

Date: September 15, 2026

Project Title: **25-26 Annual Pavement Rehabilitation Project**
Project #519

TO CONTRACTOR: Hardy & Harper, Inc.

You are hereby directed to make the herein described changes from the plans and specifications or to do the following described work not included in the plans and specifications on this contract.

This change order constitutes a full accord and satisfaction as to claims for all additional costs and extensions of the contract time relating to the portion of the work described under the term "Item". The execution of this change order is a waiver of any rights or claims by the contractor to any additional compensation for the "Item" work or extensions of the contract time for the work.

The contractor will perform subgrade remediation treatments at Thelma, Naomi, Gramercy, and cul-de-sac streets off of the 8th Street affected by the poor subgrade conditions. During asphalt placement, unexpected soft subgrade conditions were discovered and caused new pavement to crack soon after construction. Encountering this material was unforeseen and was not included in the original bid contract. The cost associate with this work is **not-to-exceed** amount of **$124,169.93**.

Payment shall be adjusted based on quantities as verified in the field. All payments shall include all the necessary costs for labor, tools, equipment, materials and appurtenances, work by subcontractors and including all markups, as compensation in full for all work added/deleted as specified under this change order.

TOTAL COST: Decrease: *or* *Increase*: **$124,169.93**

By reason of this change order, the time of completion will be adjusted as follows: ***7 days***

I, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that I will provide all equipment, furnish all materials and perform all services necessary for the work above specified, and will accept as full payment therefore the prices shown above.

Contractor: Hardy & Harper, Inc.

By: Megan Kathriner *Date:* 9/16/26

Title: Project Manager

Signature: Megan Kathriner

City of Buena Park

Prepared by:

Hysun Lee *Date:* 09/15/2026
Project Manager

Recommended by:

Date: 09/15/2026
Assistant City Engineer

Approved by:

Date: 9/17/26
Director of Public Works

Hardy & Harper, Inc.
asphalt paving contractor

32 Rancho Circle, Lake Forest CA 92630
Ph. (714) 444-1851 / Fax (714) 444-2801

September 10, 2026

City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90621

Attention: Hyang Sun Lee

Reference: 25-2026 Annual Pavement Rehabilitation Project
Hardy & Harper Job 24951

Subject: Change Order Request for Subgrade Remediation

Item No.	Description	Qty	U/M	Unit	Total
1	Mobilization, Traffic Control & Demobilization	1	LS	$ 56,520.93	$ 56,520.93
2	10" Structural Excavation & Subgrade Preparation	117	CY	$ 145.00	$ 16,965.00
3	Furnish & Install Mirafi 140N	3778	SF	$ 4.00	$ 15,112.00
4	Compacted Aggregate Base (4" CAB)	91	TN	$ 100.00	$ 9,100.00
5	Base Pave (4" Bridge Mix)	91	TN	$ 192.00	$ 17,472.00
6	Surface Course (2" III C3 Conventional)	45	TN	$ 200.00	$ 9,000.00

Total Change Order Request: $ 124,169.93

NOTE: **Please include (7) additional working days for this extra work.**

Please issue a contract change order at your earliest convenience.
If you have any questions, please contact me at (714) 393-0113.

Thank you,

Hardy & Harper, Inc.
Megan Kathriner
Project Manager

Hardy & Harper, Inc.
asphalt paving contractor
STATE LIC. Number 215952
32 RANCHO CIRCLE
LAKE FOREST, CA 92630
(714) 444-1851 • FAX (714) 444-2801

PROJECT NAME: **25-2026 Annual Pavement Rehabilitation Project**

JOB NUMBER: **24951**

PCO 05 COST BREAKDOWN

DATE: **7/28/2026**

EWR NO:

DESCRIPTION: **Subgrade remediation**

LABOR COSTS

LABOR CLASSIFCATION	ST RATE	OT RATE		ST HOURS	OT HOURS				MARKUP	TOTAL
FOREMAN	$ 131.22	$ 181.20		32					20%	$ 5,038.85
LABORER	$ 91.60	$ 124.42		96					20%	$ 10,552.32
OPERATOR	$ 113.91	$ 155.55		208					20%	$ 28,431.94
								TOTAL LABOR COSTS:		**$ 44,023.10**

EQUIPMENT COSTS

EQUIPMENT CLASSIFCATION	ST RATE	DLY FCT	OT FCT	ST HRS	DLY HRS	OT HRS	MARKUP	TOTAL
FOREMAN TRUCK	$ 41.96	11%	88%	32			15%	$ 1,544.13
TRAFFIC CONTROL TRUCK	$ 41.96	11%	88%	32			15%	$ 1,544.13
SAW TRUCK	$ 57.26	11%	88%	16			15%	$ 1,053.58
CONCRETE SAW	$ 26.91	13%	84%	16			15%	$ 495.14
CREW TRUCK	$ 57.26	11%	88%	32			15%	$ 2,107.17
SKIPLOADER	$ 55.82	11%	89%	32			15%	$ 2,054.18
PUP ROLLER	$ 45.59	15%	85%	32			15%	$ 1,677.71
PAVING MACHINE	$ 209.24	11%	91%	32			15%	$ 7,700.03
WATER TRUCK	$ 55.16	11%	88%	32			15%	$ 2,029.89
SWEEPER	$ 180.43	14%	86%	32			15%	$ 6,639.82
TRAFFIC CONES (100)	$ 26.67	73%	100%	32			15%	$ 981.46
FLAG/SIGN STAND	$ 3.19	73%	100%	96			15%	$ 352.18
EXCAVATOR	$ 57.50	17%	85%	16			15%	$ 1,058.00
							Mobilize/Demobilize:	$ -
							TOTAL EQUIPMENT COSTS:	**$ 29,237.42**

MATERIAL COSTS & OTHER EXPENDITURES

DESCRIPTION	UNITS	PRICE	QTY	TOTAL	TAX	MARKUP	TOTAL
CAB	TN	$ 45.00	91.00	$ 4,095.00		15%	$ 4,709.25
MIRAFI 140 N	LS	$ 1,700.00	1.00	$ 1,700.00		15%	$ 1,955.00
ASPHALT BRIDGE MIX	TN	$ 97.50	91.00	$ 8,872.50		15%	$ 10,203.38
ASPHALT CONVENTIONAL MIX	TN	$ 98.50	45.00	$ 4,432.50		15%	$ 5,097.38
DUMP FEES	EA	$ 335.00	20.00	$ 6,700.00		15%	$ 7,705.00
TRUCKING	HR	$ 145.00	120.00	$ 17,400.00		15%	$ 20,010.00
						TOTAL MATERIAL COSTS:	**$ 49,680.00**
						Bonding Compensation (1%):	**$ 1,229.41**
						Grand Total:	**$ 124,169.93**

CITY OF BUENA PARK

Department of Public Works

CONTRACT CHANGE ORDER NO. 5

Date: September 30, 2026

Project Title: **25-26 Annual Pavement Rehabilitation Project**
Project #519

TO CONTRACTOR: Hardy & Harper, Inc.

You are hereby directed to make the herein described changes from the plans and specifications or to do the following described work not included in the plans and specifications on this contract.

This change order constitutes a full accord and satisfaction as to claims for all additional costs and extensions of the contract time relating to the portion of the work described under the term "Item". The execution of this change order is a waiver of any rights or claims by the contractor to any additional compensation for the "Item" work or extensions of the contract time for the work.

Change order to balance the bid item quantities and adjust total contract amount accordingly:

Bid Item #	Description	Contract Quantity	Unit Price	Quantity Increase	Quantity Decrease	Adjusted Contract Amounts
1	Storm Water Pollution Prevention Plan (SWPP/BMP)	1	$41,700.00	-	-	-
2	Traffic control including computerized message signs, construction information signs, and steel plates	1	$108,478.00	-	-	-
3	Cold Mill and Remove 2-inch of Existing AC Pavement	537,700	$0.26	11,795	-	$3,066.70
4	Construct 2-inch thick asphalt concrete surface course, type III C3 PG 70-10 (1/2" rock) with aramid fiber reinforcement	6,600	$128.00	343.81	-	$44,007.68
5	Prepare road and install rubber polymer modified slurry (RPMS) Type I	230,500	$0.28	-	-4,766	-$1,334.48
6	Optional - Asphalt Concrete Leveling course type D2 Mix (Dense fine) PG 64-10	300	$154.00	-	-300	-$46,200.00
7	Optional - Over Excavation (Unsuitable Area)	200	$95.00	-	-140.816	-$13,377.52
8	Adjust Water Valve and Cover to Grade per City Std. 518	20	$1,030.00	36	-	$37,080.00
9	Remove and Install a New Composite Frame & Cover to grade per City Standard No. 505 & Specification Section 500	13	$2,900.00	-	-	-

Bid Item #	Description	Contract Quantity	Unit Price	Quantity Increase	Quantity Decrease	Adjusted Contract Amounts
10	Adjust Existing City Sewer Manhole Frame and Cover to grade	25	$1,030.00	33	-	$33,990.00
11	Adjust Existing City sewer clean out to grade	5	$1,030.00	-	2	-$2,060.00
12	Reset Benchmark/Survey Monument	10	$910.00	9	-	$8,190.00
13	Remove existing and construct 4-inch thick PCC sidewalk per City of Buena Park Standard Plan 208	6,000	$10.40	-	350	-$3,640.00
14	Remove existing and construct curb and gutter per City of Buena Park Standard Plan 202	1,900	$89.00	326	-	$29,014.00
15	Remove existing and construct driveway approach panel per City of Buena Park Standard Plan 209	1,800	$13.00	179	-	$2,327.00
16	Remove existing and construct concrete cross gutter per City of Buena Park Standard Plan 105. Adjust to grade as needed during construction. Match existing flow line/provide continuous flow line	6	$19,000.00	-	-	-
17	Remove existing tree and restore parkway	20	$1,550.00	-	1	-$1,550.00
18	Optional - Retain arborist to evaluate tree health	1	$2,600.00	-	1	-$2,600.00
19	Install traffic striping, markers, and markings	1	$43,680.00	-	-	-

CCO #	Description	Contract Quantity	Unit Price	Quantity Increase	Quantity Decrease	Adjusted Contract Amounts
1	Construction Survey	1	$8,443.60	-	-	-
2	Removal & Disposal Fee for Contaminated Loads (Petromat)	390	$157.50	-	128	-$20,160.00
3	Micro-mill in slurry area	1	$11,839.65	-	-	-
4	Soft Spot Remedies	1	$124,169.93	-	-	-

Payment shall be adjusted based on quantities as verified in the field. All payments shall include all the necessary costs for labor, tools, equipment, materials and appurtenances, work by subcontractors and including all markups, as compensation in full for all work added/deleted as specified under this change order.

TOTAL COST:	*Decrease:*	*or*	*Increase:* **$66,753.38**
By reason of this change order, the time of completion will be adjusted as follows:			***8 days***

I, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that I will provide all equipment, furnish all materials and perform all services necessary for the work above specified, and will accept as full payment therefore the prices shown above.

Contractor: Hardy & Harper, Inc.

By: Megan Kathriner *Date:* 10/2/26

Title: Project Manager

Signature: Megan Kathriner

Prepared by:

Hysun Lee *Date:* 10/01/26

Project Manager

Approved by:

Director of Public Works *Date:* 10/5/26

October 13, 2026
CONSENT CALENDAR
Item No. 4J.

City Council Agenda Report

FINAL PAYMENT TO KORMEX CONSTRUCTION, INC. FOR THE CRESCENT AVENUE FRONTAGE MEDIAN IMPROVEMENTS PROJECT (BETWEEN KNOTT AVE. & WESTERN AVE.)

PREPARED BY	PRESENTED BY
Nader Alqam, Principal Engineer	Nader Alqam, Principal Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Accept the project as complete and approve a final payment to Kormex Construction, Inc. in the amount of $176,075; and, 2) Direct the Public Works Department to file a Notice of Completion.

PREVIOUS CITY COUNCIL ACTION

On May 26, 2026, the City Council approved a contract with Kormex Construction, Inc. in the amount of $339,985 for the Crescent Avenue Frontage Median Improvements Project (Between Knott Ave & Western Ave). The approved total construction project budget of $373,985 included a $34,000 construction contingency.

DISCUSSION

The Crescent Avenue Frontage Median Improvements Project (Between Knott Ave & Western Ave) has been completed. This project consisted of establishing a landscape palette that aligns with the City's preferences and can serve as a standard for future median improvement projects of a similar nature. The updated palette design included Brisbane Box, Little Rev Flax Lily, Fortnight Lily, Red Yucca, Otto Quast Spanish Lavender, Dwarf Pink Indian Hawthorn, and Coast Rosemary.

Contract Dates

Advertisement: April 13, 2026

Contract Awarded: May 26, 2026

Notice to Proceed: June 30, 2026

Work Completed: September 16, 2026

The contractor has submitted a bill for work completed as of October 1, 2026. All items, quantities, and prices have been checked and found to be in accordance with the contract documents. The final payment is in the amount of $176,075. The final contract cost for this project is $340,885, which includes change orders and quantity changes. This amount is $33,100 (or 8.9%) under the approved construction project budget of $373,985. The total retention is in the amount of $17,044.25, and will be released following the expiration of the 35-day lien period. An analysis of expenditures is listed in Appendix “A” – Capital Improvement Project Final Report.

It is recommended that the City Council accept the project as complete.

BUDGET IMPACT

The final cost of the project is $340,885. The project is included in the City’s FY2025-2026 Capital Improvement Program (CIP) and is funded through the RMRA Fund (Account No. 24-9806-590195).

Attachments

Att 1 of 3 Appendix_A.pdf
Att 2 of 3 Finance_Department_Memorandum.pdf
Att 3 of 3 Invoice_No-003.pdf

City of BUENA PARK

DEPARTMENT OF PUBLIC WORKS

Appendix "A" - Capital Improvement Project Final Report

CRESCENT AVENUE FRONTAGE MEDIAN IMPROVEMENTS PROJECT (BETWEEN KNOTT AVE. & WESTERN AVE.)

CONTRACT

Original Construction Contract Amount	$339,985.00
Council Approved Construction Contingency Funds	$34,000.00
Approved Construction Contract Amount	**$373,985.00**

CONTRACT ADJUSTMENTS

Contract Change Orders

CCO#1	Quantity Adjustments	-$21,600.00
CCO#2	Procure and Install Three (3) Backflow Preventors	$22,500.00
CCO#3	Final Change Order and Release	$0.00
	Total Contract Adjustments	**$900.00**

CONTRACT EXPENDITURES

Previous Payments

Value of Work Done Previously	$164,810.00
Retention Held Previously	-$8,240.50
Less Previous Payments	$156,569.50

Final Payment

Value of Work Done This Period	$176,075.00
Retention Held This Period	-$8,803.75
Total Amount Due This Payment	**$167,271.25**

PROJECT SUMMARY

Original Construction Contract Amount	$339,985.00
Total Construction Contract Adjustment	$900.00
Revised Construction Contract	**$340,885.00**
Approved Construction Contract Amount	**$373,985.00**
Amount Under the Approved Construction Contract Amount	**$33,100.00**
Percentage Under the Approved Construction Contract Amount	**8.9%**

City of BUENA PARK

MEMORANDUM
Department of Public Works

DATE: October 13, 2026

TO: Adrian Garcia, Finance Manager

FROM: Mina Mikhael, P.E., Director of Public Works / City Engineer

SUBJECT: CRESCENT AVENUE FRONTAGE MEDIAN IMPROVEMENTS PROJECT (BETWEEN KNOTT AVE. & WESTERN AVE.)

Amount: 176,075.00 Account No.: 24-9806-590195

Purchase Order: 260642

Contractor: Kormex Construction, Inc
2324 S. Vineyard Ave Ste. K
Ontario, CA 91761

Date Warrants are to be Mailed: October 22, 2026

RECOMMENDATION:
It is recommended that the Finance Officer issue a warrant for the final payment on this contract.

CERTIFICATION:
This is to certify that the subject project has been completed satisfactorily. The contractor has submitted the final bill for the completed work and is entitled to payment in the amount of $176,075.00 less 5% retained (attached). Bid items, quantities and prices have been checked through this department and are found to be accurate in accordance with the contract documents. A copy of the final report is attached for your file. A “Notice of Completion” will be filed by the Public Works upon approval of the City Council, and following the expiration of the 35-day lien period; the 5% retention will be released to the contractor. Final Payment represents 100% completion to date.

C: Nader M. Alqam, Principal Engineer
Gloria Hernandez, Account Clerk

INVOICE NO. 003

AGENCY: CITY OF BUENA PARK
PROJECT: CRESCENT AVE FRONTAGE MEDIAN LANDSCAPE
CONTACT: NADER ALQAM
CONTRACTOR: KORMEX CONSTRUCTION, INC.

ORIGINAL INVOICE DATE: 10/1/26
KORMEX DIR NO. 1000712062
PROJECT DIR NO.

INVOICE NO. 003
Contract No.
PO Number
DATES OF SERVICE 8/31 thru 9/30

BASE BID TOTALS

NO.	DESCRIPTION	UNIT	QTY	BID PRICE	TOTAL	QTY REQUEST	$ REQUESTED	QTY PREV	$ PREVIOUS	TOTAL QTY TO DATE	TOTAL $ TO DATE
1	Mob	LS	1	$ 25,000.00	$ 25,000.00	0.25	$ 6,250.00	0.75	$ 18,750.00	1.00	$ 25,000.00
2	Traffic Control	LS	1	$ 15,000.00	$ 15,000.00	0.25	$ 3,750.00	0.75	$ 11,250.00	1.00	$ 15,000.00
3	Clear and Grub	LS	1	$ 15,000.00	$ 15,000.00		$ -	1	$ 15,000.00	1.00	$ 15,000.00
4	Remove Existing WM	EA	9	$ 1,000.00	$ 9,000.00		$ -	4	$ 4,000.00	4.00	$ 4,000.00
5	Remove PCC Sidewalk	SF	25	$ 40.00	$ 1,000.00		$ -	25	$ 1,000.00	25.00	$ 1,000.00
6	Mill & Pave 2" AC	SF	575	$ 20.00	$ 11,500.00	285	$ 5,700.00	346	$ 6,920.00	631.00	$ 12,620.00
7	Remove Full Section AC	SF	336	$ 20.00	$ 6,720.00		$ -		$ -	0.00	$ -
8	Remove Curb & Gutter	LF	167	$ 20.00	$ 3,340.00		$ -	167	$ 3,340.00	167.00	$ 3,340.00
9	WM w/ BPA	EA	2	$ 10,000.00	$ 20,000.00	1	$ 10,000.00		$ -	1.00	$ 10,000.00
10	Paint Decorative Paving	SF	3975	$ 5.00	$ 19,875.00	3975	$ 19,875.00		$ -	3975.00	$ 19,875.00
11	Curb	LF	21	$ 150.00	$ 3,150.00		$ -	21	$ 3,150.00	21.00	$ 3,150.00
12	Curb & Gutter	LF	146	$ 150.00	$ 21,900.00		$ -	146	$ 21,900.00	146.00	$ 21,900.00
13	Irrigation	LS	1	$ 150,000.00	$ 150,000.00	0.5	$ 75,000.00	0.5	$ 75,000.00	1.00	$ 150,000.00
14	Planting and Mulch	LS	1	$ 30,000.00	$ 30,000.00	0.85	$ 25,500.00	0.15	$ 4,500.00	1.00	$ 30,000.00
14	Agronomic Tests	LS	1	$ 1,000.00	$ 1,000.00		$ -		$ -	0.00	$ -
16	90 Day Maint	LS	1	$ 7,500.00	$ 7,500.00	1	$ 7,500.00		$ -	1.00	$ 7,500.00
CO2	Backflows	EA	3	$ 7,500.00	$ 22,500.00	3	$ 22,500.00		$ -	3.00	$ 22,500.00
				TOTAL BASE BID	$ 362,485.00		$ 176,075.00		$ 164,810.00		$ 340,885.00

CHANGE ORDER TOTALS

	TOTAL CHANGE ORDERS	$ -	$ -	$ -	$ -

BASE BID TOTALS AMOUNT	$	362,485.00	
CHANGE ORDER TOTALS AMOUNT	$	-	
TOTAL CONTRACT AMOUNT	**$**	**362,485.00**	
BASE TOTAL $ TO DATE	$	340,885.00	
CHANGE ORDER $ TO DATE	$	-	
TOTAL CONTRACT $ TO DATE	$	340,885.00	
LESS 5% RETENTION	$	17,044.25	
LESS PAID PREVIOUS	$	156,569.50	
TOTAL THIS PROGRESS PAYMENT	**$**	**167,271.25**	

Remit Payment To:
KORMEX CONSTRUCTION, INC.
2324 S. Vineyard Ave Suite K
Ontario, California 91761
p - 909-218-5700
e: dan@kormexconstruction.com

Dan Patterson — Contractor Approval — 10/1/2026 — Date

City of Buena Park Approval — Date

October 13, 2026
CONSENT CALENDAR
Item No. 4K.

City Council Agenda Report

COOPERATIVE AGREEMENT WITH FRIENDS OF THE BUENA PARK YOUTH THEATER FOR THE BUENA PARK YOUTH THEATER PROGRAM

PREPARED BY	PRESENTED BY
Mark Sauceda, Community Services Supervisor	Mark Sauceda, Community Services Supervisor
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Jim Box, Director of Community Services	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve a cooperative agreement with Friends of the Buena Park Youth Theater for the operation of the Buena Park Youth Theater Program for a three-year term; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

PREVIOUS CITY COUNCIL ACTION

At the study session of March 24, 2015, the City Council directed staff to establish an agreement between the City and Friends of the Buena Park Youth Theater to memorialize the structure, duties, and accountability responsibilities for the parties.

On or about August 23, 2016, the City and the Friends of the Buena Park Youth Theater entered into a formal cooperative agreement for a three-year term. On February 28, 2017, the City Council approved an amended agreement to encourage greater volunteer participation by families of participating youth.

On September 22, 2020, and again on September 26, 2023, the City Council approved subsequent amendments to the cooperative agreement.

DISCUSSION

The Buena Park Youth Theater (BPYT) Program provides students from the fourth through twelfth grade an opportunity to participate in performing two major stage musicals each year. The BPYT began in 1981 due to fine arts budgetary cutbacks in public schools. The annual city budget for BPYT is $12,950. This budget includes the purchase of rights for each production, payment to members of the production team (i.e. the Director, Vocal Director and Choreographer, and to purchase materials to create props). The City pays an additional $10,800 annually to the Fullerton Joint Union High School District for the use of the Performing Arts Center at Buena Park High School. Each cast member is required to pay a $90 participation fee. The City receives an average of $6,200 in participation fees and $16,000 in ticket sales annually from both productions. The BPYT program relies on a non-profit organization known as the Friends of the Buena Park Youth Theater ("Friends of Youth Theater") that provides volunteers to build props, make costumes, supervise children during rehearsals and/or performances, and offers fundraising efforts throughout the year.

The cooperative agreement solidifies the duties of both the City and Friends of Youth Theater for the next three years. This agreement has been coordinated with the City Attorney's Office.

BUDGET IMPACT

The expenditures for the program are approximately $23,800 annually. The program averages $22,200 in revenue each year, helping to offset expenses for the program.

Attachments

2026_Friends_of_BP_Youth_Theater_Agreement-CA_Clean_09-22-2026.pdf
2023_Friends_of_BP_Youth_Theatre_Agreement.pdf
200922_2020_Friends_of_BP_Youth_Theatre_Agreement.pdf
2017_COOPERATIVE_AGREEMENT_WITH_FRIENDS_OF_THE_BUENA_PARK_YOUTH_THEATRE_FOR_THE_BUENA_PARK_YOUTH_THEAT

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT ("Agreement") is entered into on this 13th day of October 2026, by and between the City of Buena Park, a California municipal corporation (“City”), and the Friends of the Buena Park Youth Theater, a nonprofit, tax-exempt entity ("FOYT"). It is the intent of the City and FOYT in entering into this Agreement to set forth terms and conditions with respect to the City's Youth Theater Program (“Program”).

A. Recitals.

1. The City sponsors a Youth Theater Program for the benefit of community residents, which stages two (2) productions annually, and all aspects of the Program are facilitated with support provided by FOYT through its volunteers and fundraising efforts.

2. The City, at its discretion, funds the Program each fiscal year through the annual budget process, and provides space for rehearsals, space for performances, fundraising, cast parties, pre-production film screenings, storage of props, equipment, and other materials in support thereof.

3. The FOYT, at its discretion, provides support and services for the Program, including but not limited to: volunteer labor to build sets, props, and costumes; fundraising for additional funds necessary for production; supervision of volunteers and cast members; overview and management of the rehearsal and performance process; production team to manage theater operations; and coordinate with City representatives to support all aspects of the production, including the involvement and responsibilities of any city-contracted production team members.

4. The City and FOYT (hereinafter at times the “Parties,” and individually each a “Party”) desire to memorialize their respective goals and intentions relative to the Program over the next three (3) years by way of this Agreement.

B. Agreement.

NOW, THEREFORE, the City and FOYT agree as follows:

1. City's Obligations.

a. At its discretion, the City shall pay the costs of professional services necessary to operate the Program, including the provision of two (2) staged productions per year ("Production" or "Productions"). Such costs to be paid by the City may include, but are not limited to, the cost of a director, choreographer, vocal director, or other productions-related positions deemed necessary in the sole and absolute discretion of the City (“Production Staff”).

b. The City shall pay the documented costs of licensing and royalty fees, and the cost of materials to construct stage sets and props for the Productions, subject to conditions set forth herein. The total NOT-TO-EXCEED amount of City funding for the Program is subject to and shall be that approved in the City’s Annual Budget Allocation (“Program Allocation”), and if a Program Allocation is made the City shall make such amount available to the FOYT during the applicable fiscal year for purposes of administering the Program consistent with this

Agreement. The City's funding contribution to the FOYT shall be conditioned upon and shall not exceed that approved in the budget.

The Program Allocation will be made available to be drawn upon by FOYT during the applicable fiscal year in which it was allocated, and in no event will any portion of a fiscal year's Program Allocation be carried over to a subsequent year(s). Furthermore, the City reserves the right to deny or adjust the amount of the Program Allocation in subsequent fiscal years. In the event costs paid on behalf of the FOYT total less than the Program Allocation in any fiscal year, any such remainder shall be reallocated to the City's general fund.

c. Twenty-five percent (25%) of all ticket sale proceeds for the Productions shall be paid to the FOYT, and seventy-five percent (75%) shall be retained by the City. The City shall allot up to twenty-four (24) tickets per Production to FOYT free of charge; provided such tickets must be requested three (3) weeks prior to the first show of each Production. Subject to the foregoing allotment, the FOYT may not gift or "comp" any additional Production tickets without reimbursing the City for their full face value, unless the City's written consent is first obtained.

d. The City will print an agreed-upon number of tickets and promotional materials for the Productions and the cost thereof shall be deducted from the Program Allocation.

e. The City will promote the auditions and performances for the Productions and the cost thereof shall be deducted from the Program Allocation.

f. The City will issue one (1) key to the Youth Theater costume and set warehouse, located at the Ehlers Event Center, to the FOYT Production Manager annually. Additionally, the City will issue one (1) key to the Technical Director of FOYT, and one (1) key to the "Costumer" for each Production. The Technical Director and Costumer shall be assigned by the FOYT at the first parent production meeting, and the keys will be collected no later than two weeks after the last performance of each Production by City staff.

g. The City will provide an opportunity for Production cast members to perform a song off-stage preceding the Summer Concerts in the Park concert series to promote the spring Productions. FOYT will provide all technical requirements to the City two (2) weeks prior to each performance.

h. In coordination with Buena Park High School, the City will determine the number of audience seats permitted at the Buena Park High School Performing Arts Complex. The number of permitted seats shall be the number used to secure the performance rights license for each Production.

i. In addition to the Program Allocation, and at its expense and discretion, the City may:

1. Advertise the Productions in the City newsletter and may print promotional materials for distribution.

2. Pending availability, provide City rooms and/or other areas in its discretion, to the FOYT for rehearsals, fundraisers, board meetings and for other FOYT programs and purposes; provided FOYT first enters into the City's standard Facilities Use Agreement. All use

shall be coordinated with the City and shall be requested at least three (3) weeks in advance.

3. Provide custodial services for all City areas used by the FOYT, and for the areas of the Buena Park High School used by the FOYT in connection with the Productions.

4. Provide reimbursement of fees, up to $600 for rental of a vehicle to return sets, props, costumes and concession material following each Production, subject to provision of receipts demonstrating the fees were actually incurred.

j. Upon execution of this Agreement, the City shall designate a main representative ("City Representative"), or their authorized designee, who shall be authorized to provide approvals and consent, and take any other actions reasonably necessary of the City in furtherance of the Program; except where otherwise expressly provided.

2. Obligations of the Friends of Youth Theater.

a. The FOYT shall select and hire the director, costumer, and other Production Staff it deems reasonably necessary for the Productions and approved in advance by the City. In the performance of this Agreement, FOYT, Production Staff, and its employees and volunteers shall not act as employees of the City. All such persons performing the services under this Agreement on behalf of or through FOYT shall at all times be under the exclusive direction and control of FOYT. Neither City nor any of its officers, employees, or agents shall have control over the conduct of FOYT, or any of its officers, employees, or volunteers, except as set forth in this Agreement. The relationship between FOYT and the City shall be that of an independent contractor.

b. The FOYT shall select the Productions for presentation, subject to approval by the City's Cultural and Fine Arts Commission. FOYT shall designate a Board member to agendize Production selection(s) for discussion at a Cultural Engagement Commission meeting and provide a proposed budget and final Production selection(s) prior to securing a license for each Production.

c. The FOYT shall submit all licensing agreement contracts for each Production to the City. Prior to submitting an application for a Production license, FOYT will confirm that number of tickets to be made available for each Production is consistent with the number of audience seats permitted at the Buena Park High School Performing Arts Complex, as approved by the City above.

d. The FOYT will not use the City's logo or seal without prior written approval from the City, which shall be memorialized in a writing separate from this Agreement.

e. The FOYT will not publish promotional materials, billboards, or advertisements of any kind associated with the Productions without written approval from the City.

f. The FOYT will submit an "acknowledgments page" for each Production to the City Representative for approval at least two (2) weeks prior to printing.

g. The FOYT will choose a date, in consultation with the City Representative, to

agendize an invitation for City Council to attend each Production.

h. The FOYT shall conduct all auditions and rehearsals and will provide scenery, props, and all costumes, and ensure that all essential representatives will attend all performances of the Productions.

i. The FOYT shall comply with all State laws governing contact with minors by adults eighteen (18) years of age and older including, but not limited to, requiring all such adults to undergo a criminal background check by the Buena Park Police Department, at no expense to FOYT, to determine the existence of any criminal convictions prohibiting such contact with minors, prior to the adult working with the minor. FOYT shall provide written notice to the City Representative of the start date of each Production at least thirty (30) days in advance of each Production season. Within fifteen (15) days of the written notification of the beginning of each new Production season, and upon the addition of any new adult who will be in contact with minors, the FOYT shall provide to the City Representative, a written list of the names of all of its adults, and thereafter any newly added adults, as well as any other identifying information required by the City Representative or Police Department in order to facilitate the required background checks. To the maximum extent permitted by law, FOYT shall defend, indemnify and hold the City, its elected officials, officers, employees, agents and volunteers free and harmless with respect to any and all claims and liabilities arising out of (i) any failure by FOYT to comply with the terms of this subsection including ensuring that the background checks required herein are performed; and/or (ii) any harm or injury caused to any minor Theater participant by any person working on behalf of the FOYT who is prohibited by law from performing in any capacity over, or having contact with, minor children. The FOYT may not employ, contract with, or otherwise utilize in any capacity over minor children, any person who is prohibited from doing so by law.

j. The FOYT shall comply with the health orders, regulations, and guidelines issued by federal, state, and local agencies and officials relating to health and safety protocols.

k. The FOYT shall conduct all fundraising activities and all concession sales at the Productions. All of the fundraising and concession proceeds shall be retained by the FOYT. In conducting all activities related to the preparation and sale of concessions, the FOYT shall comply with any and all City, County and State health and safety codes and regulations. Food preparation and storage areas shall be subject to inspection at any time by City and/or County health officers to ensure the safety of the public.

l. The FOYT may provide fee waivers to participants during each fiscal year. Each fee waiver shall provide for all participant fees (described below) to be waived as to such children provided, however, that nothing in this section shall relieve the FOYT of its obligation to pay its per participant fee to the City. The FOYT shall determine eligibility for the fee waiver based solely on financial hardship.

m. At all times, the FOYT shall maintain all City and Buena Park High School areas used by the FOYT, in a neat and orderly condition, with all props, costumes and sets placed into their proper storage areas, and in compliance with any and all safety regulations including requirements of the California Fire Code. At all times during the terms of this Agreement, the FOYT shall comply with any and all applicable local, State and federal laws including, without limitation, the Americans with Disabilities Act.

n. The FOYT shall be responsible for responding to and resolving any and all complaints received from the Buena Park High School concerning the condition of Buena Park High School property following use by the Friends of Youth Theater.

o. In order to receive reimbursement for any costs not directly paid by the City, the FOYT shall submit a written request. Such costs may include costs of materials or supplies for sets or props necessary to rehearse and/or put on a Production. Each request shall state in detail the nature, quantity, and purpose of the materials or supplies, and shall include documentation of costs incurred. No individual request shall exceed $1000 and reimbursement for such costs shall not exceed $3000 per Production, without the City's prior, written consent. Purchases of materials and supplies for Productions shall be made only at local retailers. Online purchases of materials and supplies are not permitted without the City's prior, written consent. The City maintains discretion as to which purchases qualify for reimbursement under this Agreement.

p. FOYT shall designate one of its Board members to be its representative for the purpose of submitting reimbursement requests, questions and concerns regarding reimbursement requests to the City.

q. Prior to commencing use of any City rooms, areas or facilities the Friends of Youth Theater shall obtain workers' compensation and commercial general or other liability insurance satisfactory to the City's Risk Manager, protecting the FOYT and the City, and each of their officers, officials, employees, volunteers, invitees, participants, contractors and agents, from any and all claims and liabilities for personal injury, death and/or property damage, arising out of or related to the acts, omissions or willful misconduct of the FOYT, including any of its employees, volunteers, participants, contractors, agents, and/or invitees ("FOYT Parties") in the exercise of rights granted or performance of obligations imposed by this Agreement. Provided the City’s Risk Manager approves the policies of insurance in advance, the City shall pay the costs of the premiums for such insurance on behalf of the FOYT. The City shall have the option of requiring the FOYT to directly procure the required insurance, subject to reimbursement by City, or to directly procure the foregoing insurance on behalf of the FOYT.

r. The FOYT shall promptly inform the City Representative of behavior issues and any injuries to any of the FOYT, of which it becomes aware, including any injury requiring an emergency response, and of any claims or lawsuits against any of the Friends of Youth Theater relating to activities pursuant to this Agreement.

s. The FOYT shall have responsibility for selecting, training, and supervising volunteers. All volunteers must meet the background requirements of Section (2)(i), as acceptable to the City. At all times, activities of the FOYT while on the property of the City or the Buena Park High School shall be open to inspection and observation by any City representative.

t. Upon request by the City, at any time during any fiscal year, the FOYT shall provide the City Representative with a full, true and correct copy of any and all documents required to be filed with the State and/or federal government in order to establish and maintain the FOYT's tax-exempt status, as well as confirmation from the State or federal government of that tax-exempt status for the current fiscal year. The FOYT shall at all times maintain its tax-exempt status and shall promptly notify the City should that status be suspended, revoked, denied or

not renewed.

u. In consideration of the financial and other support provided to the FOYT by the City, and to the maximum extent permitted by law, the FOYT shall defend, indemnify and hold the City of Buena Park, its elected officials, officers, employees, agents, and contracts, free and harmless with respect to any and all claims and liabilities arising out of or relating to: (i) the violation of any local, state or federal law, regulation, order, including any violation of any criminal laws committed or alleged to be committed, by any of the FOYT Parties in connection with this Agreement; and/or (ii) breach of any provision of this Agreement by the FOYT.

v. The FOYT shall adhere to the City's minimum and maximum age standards for participants; five (5) through eight (8) years of age (Juniors cast); nine (9) years of age through High School Senior class (Main cast). Except as expressly authorized in the foregoing sentence, such FOYT age standards shall prohibit participation in rehearsals and the Productions by any person 18 years of age or older, unless such person will, throughout the current fiscal year, be validly enrolled in high school.

w. At no time shall the FOYT permit persons who are not officially participants in the Program, or any other groups of persons such as other performing groups, to utilize any City room or area, without the City's prior, written consent. Any such other groups must enter into the City's standard facilities use agreement and be subject to the adopted City fee and use schedule.

x. Participant fees. Each person participating in the Program shall pay the City the non-reimbursable amount that may be established by the City Council from time to time for each performance run of a Production. The FOYT may require each such participant to pay no more than Two Hundred Fifty ($250) to the FOYT for costuming and materials, for each performance run of a Production. The FOYT may also require each participant to pay a deposit in the amount of not more than Four-Hundred Dollars ($400) for each performance run of a Production, which the FOYT shall refund upon the parent/guardian completing not less than twenty (20) hours of volunteer work. In addition, the FOYT may provide a "Juniors Program," may require each participant in their "Juniors Program" to pay no more than Two Hundred Fifty ($250to the FOYT for costuming, Director fees and show T-shirt. The parent/guardian shall sign a liability waiver. No other participant fees shall be imposed or charged in connection with participating in the Program except for those outlined herein.

3. General Provisions

a. Term. The term of this Agreement shall be three (3) years, unless sooner terminated as provided herein. Either party may terminate this Agreement for any or no reason by providing the other with not less than thirty (30) days prior written notice. The City may suspend or terminate this Agreement immediately in the event of a breach by the FOYT that presents an immediate threat to the public health or safety, or which constitutes a violation of law.

b. Incorporation. This Agreement constitutes the entire understanding of the parties with respect to the subject matter herein. No promise or representation, whether oral, written, express or implied, that is not set forth herein, shall be binding or have any force or

effect. A waiver of any provision of this Agreement by either party shall not constitute a waiver as to any performance required herein by such party.

c. Conflict of Interest. The FOYT shall comply with all applicable federal, state and local conflict of Interest laws, including the Political Reform Act (Cal. Gov. Code, § 81000 et seq.), California Government Code Section 84308, and California Government Code Section 1090. The FOYT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by the FOYT under this Agreement, or which would conflict in any manner with the performance of its services hereunder. The FOYT further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, the FOYT shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

d. No-Discrimination. FOYT shall not discriminate on the basis of race, color, religion, creed, gender, gender expression, age, national origin, disability, marital status, sexual orientation, or military status, in any of its activities or operations. These activities include, but are not limited to, hiring and firing of staff, selection of volunteers and vendors, and provision of services.

WHEREFORE, the parties have entered this Agreement as of the date set forth above.

CITY OF BUENA PARK	FRIENDS OF THE BUENA PARK YOUTH THEATER
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT ("Agreement") is entered into on this 12th day of September 2023, by and between the City of Buena Park, a California municipal corporation (“City”), and the Friends of the Buena Park Youth Theatre, a nonprofit, tax-exempt entity ("FOYT"). It is the intent of the City and FOYT in entering into this Agreement to set forth terms and conditions with respect to the City's Youth Theater Program (“Program”).

A. Recitals.

1. The City sponsors a Youth Theater Program for the benefit of community residents, which stages two (2) productions annually, and all aspects of the Program are facilitated with support provided by FOYT through its volunteers and fundraising efforts.

2. The City, at its discretion, funds the Program each fiscal year through the annual budget process, and provides space for rehearsals, space for performances, fundraising, cast parties, pre-production film screenings, storage of props, equipment, and other materials in support thereof.

3. The FOYT, at its discretion, provides support and services for the Program, including but not limited to: volunteer labor to build sets, props, and costumes; fundraising for additional funds necessary for production; supervision of volunteers and cast members; overview and management of the rehearsal and performance process; production team to manage theater operations; and coordinate with City representatives to support all aspects of the production, including the involvement and responsibilities of any city-contracted production team members.

4. The City and FOYT (hereinafter at times the “Parties,” and individually each a “Party”) desire to memorialize their respective goals and intentions relative to the Program over the next three (3) years by way of this Agreement.

B. Agreement.

NOW, THEREFORE, the City and FOYT agree as follows:

1. City's Obligations.

a. At its discretion, the City shall pay the costs of professional services necessary to operate the Program, including the provision of two (2) staged productions per year ("Production" or "Productions"). Such costs to be paid by the City may include, but are not limited to, the cost of a director, choreographer, vocal director, or other productions-related positions deemed necessary in the sole and absolute discretion of the City (“Production Staff”).

b. The City shall pay the documented costs of licensing and royalty fees, and the cost of materials to construct stage sets and props for the Productions, subject to conditions set forth herein. The total NOT-TO-EXCEED amount of City funding for the Program is subject to and shall be that approved in the City’s Annual Budget Allocation (“Program Allocation”), and if a Program Allocation is made the City shall make such amount available to the FOYT during the applicable fiscal year for purposes of administering the Program consistent with this

Agreement. The City's funding contribution to the FOYT shall be conditioned upon and shall not exceed that approved in the budget.

The Program Allocation will be made available to be drawn upon by FOYT during the applicable fiscal year in which it was allocated, and in no event will any portion of a fiscal year's Program Allocation be carried over to a subsequent year(s). Furthermore, the City reserves the right to deny or adjust the amount of the Program Allocation in subsequent fiscal years. In the event costs paid on behalf of the FOYT total less than the Program Allocation in any fiscal year, any such remainder shall be reallocated to the City's general fund.

c. Twenty percent (20%) of all ticket sale proceeds for the Productions shall be paid to the FOYT, and eighty percent (80%) shall be retained by the City. The City shall allot up to twenty-four (24) tickets per Production to FOYT free of charge; provided such tickets must be requested three (3) weeks prior to the first show of each Production. Subject to the foregoing allotment, the FOYT may not gift or "comp" any additional Production tickets without reimbursing the City for their full face value, unless the City's written consent is first obtained.

d. The City will print an agreed-upon number of tickets and promotional materials for the Productions and the cost thereof shall be deducted from the Program Allocation.

e. The City will promote the auditions and performances for the Productions and the cost thereof shall be deducted from the Program Allocation.

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g. The City will provide an opportunity for Production cast members to perform a song off-stage preceding the Summer Concerts in the Park concert series to promote the spring Productions. FOYT will provide all technical requirements to the City two (2) weeks prior to each performance.

h. In coordination with Buena Park High School, the City will determine the number of audience seats permitted at the Buena Park High School Performing Arts Complex. The number of permitted seats shall be the number used to secure the performance rights license for each Production.

i. In addition to the Program Allocation, and at its expense and discretion, the City may:

1. Advertise the Productions in the City newsletter and may print promotional materials for distribution.

2. Pending availability, provide City rooms and/or other areas in its discretion, to the FOYT for rehearsals, fundraisers, board meetings and for other FOYT programs and purposes; provided FOYT first enters into the City's standard Facilities Use Agreement. All use

shall be coordinated with the City and shall be requested at least three (3) weeks in advance.

3. Provide custodial services for all City areas used by the FOYT, and for the areas of the Buena Park High School used by the FOYT in connection with the Productions.

4. Utilize its employees during regular business hours to pick up and deliver within five (5) miles of the City limits: sets, props, costumes and concession materials following each Production. Any other requests for services by City employees shall require the prior written approval of the Director of Community Services.

j. Upon execution of this Agreement, the City shall designate a main representative ("City Representative"), or their authorized designee, who shall be authorized to provide approvals and consent, and take any other actions reasonably necessary of the City in furtherance of the Program; except where otherwise expressly provided.

2. Obligations of the Friends of Youth Theatre.

a. The FOYT shall select and hire the director, costumer, and other Production Staff it deems reasonably necessary for the Productions and approved in advance by the City. In the performance of this Agreement, FOYT, Production Staff, and its employees and volunteers shall not act as employees of the City. All such persons performing the services under this Agreement on behalf of or through FOYT shall at all times be under the exclusive direction and control of FOYT. Neither City nor any of its officers, employees, or agents shall have control over the conduct of FOYT, or any of its officers, employees, or volunteers, except as set forth in this Agreement. The relationship between FOYT and the City shall be that of an independent contractor.

b. The FOYT shall select the Productions for presentation, subject to approval by the City's Cultural and Fine Arts Commission. FOYT shall designate a Board member to agendize Production selection(s) for discussion at a Cultural Engagement Commission meeting and provide a proposed budget and final Production selection(s) prior to securing a license for each Production.

c. The FOYT shall submit all licensing agreement contracts for each Production to the City. Prior to submitting an application for a Production license, FOYT will confirm that number of tickets to be made available for each Production is consistent with the number of audience seats permitted at the Buena Park High School Performing Arts Complex, as approved by the City above.

d. The FOYT will not use the City's logo or seal without prior written approval from the City, which shall be memorialized in a writing separate from this Agreement.

e. The FOYT will not publish promotional materials, billboards, or advertisements of any kind associated with the Productions without written approval from the City.

f. The FOYT will submit an "acknowledgments page" for each Production to the City Representative for approval at least two (2) weeks prior to printing.

g. The FOYT will choose a date, in consultation with the City Representative, to agendize an invitation for City Council to attend each Production.

h. The FOYT shall conduct all auditions and rehearsals and will provide scenery, props, and all costumes, and ensure that all essential representatives will attend all performances of the Productions.

i. The FOYT shall comply with all State laws governing contact with minors by adults eighteen (18) years of age and older including, but not limited to, requiring all such adults to undergo a criminal background check by the Buena Park Police Department, at no expense to FOYT, to determine the existence of any criminal convictions prohibiting such contact with minors, prior to the adult working with the minor. FOYT shall provide written notice to the City Representative of the start date of each Production at least thirty (30) days in advance of each Production season. Within fifteen (15) days of the written notification of the beginning of each new Production season, and upon the addition of any new adult who will be in contact with minors, the FOYT shall provide to the City Representative, a written list of the names of all of its adults, and thereafter any newly added adults, as well as any other identifying information required by the City Representative or Police Department in order to facilitate the required background checks. To the maximum extent permitted by law, the Friends of Youth Theatre shall defend, indemnify and hold the City, its elected officials, officers, employees, agents and volunteers free and harmless with respect to any and all claims and liabilities arising out of (i) any failure by FOYT to comply with the terms of this subsection including ensuring that the background checks required herein are performed; and/or (ii) any harm or injury caused to any minor Theatre participant by any person working on behalf of the FOYT who is prohibited by law from performing in any capacity over, or having contact with, minor children. The FOYT may not employ, contract with, or otherwise utilize in any capacity over minor children, any person who is prohibited from doing so by law.

j. The FOYT shall comply with the health orders, regulations, and guidelines issued by federal, state, and local agencies and officials relating to health and safety protocols.

k. The FOYT shall conduct all fundraising activities and all concession sales at the Productions. All of the fundraising and concession proceeds shall be retained by the FOYT. In conducting all activities related to the preparation and sale of concessions, the FOYT shall comply with any and all City, County and State health and safety codes and regulations. Food preparation and storage areas shall be subject to inspection at any time by City and/or County health officers to ensure the safety of the public.

l. The FOYT may provide fee waivers to participants during each fiscal year. Each fee waiver shall provide for all participant fees (described below) to be waived as to such children provided, however, that nothing in this section shall relieve the FOYT of its obligation to pay its per participant fee to the City. The FOYT shall determine eligibility for the fee waiver based solely on financial hardship.

m. At all times, the FOYT shall maintain all City and Buena Park High School areas used by the FOYT, in a neat and orderly condition, with all props, costumes and sets placed into their proper storage areas, and in compliance with any and all safety regulations including requirements of the California Fire Code. At all times during the terms of this Agreement, the FOYT shall comply with any and all applicable local, State and federal laws including, without

limitation, the Americans with Disabilities Act.

n. The FOYT shall be responsible for responding to and resolving any and all complaints received from the Buena Park High School concerning the condition of Buena Park High School property following use by the Friends of Youth Theatre.

o. In order to receive reimbursement for any costs not directly paid by the City, the FOYT shall submit a written request. Such costs may include costs of materials or supplies for sets or props necessary to rehearse and/or put on a Production. Each request shall state in detail the nature, quantity, and purpose of the materials or supplies, and shall include documentation of costs incurred. No individual request shall exceed $1000 and reimbursement for such costs shall not exceed $3000 per Production, without the City's prior, written consent. Purchases of materials and supplies for Productions shall be made only at local retailers. Online purchases of materials and supplies are not permitted without the City's prior, written consent. The City maintains discretion as to which purchases qualify for reimbursement under this Agreement.

p. FOYT shall designate one of its Board members to be its representative for the purpose of submitting reimbursement requests, questions and concerns regarding reimbursement requests to the City.

q. Prior to commencing use of any City rooms, areas or facilities the Friends of Youth Theatre shall obtain workers' compensation and commercial general or other liability insurance satisfactory to the City's Risk Manager, protecting the FOYT and the City, and each of their officers, officials, employees, volunteers, invitees, participants, contractors and agents, from any and all claims and liabilities for personal injury, death and/or property damage, arising out of or related to the acts, omissions or willful misconduct of the FOYT, including any of its employees, volunteers, participants, contractors, agents, and/or invitees ("FOYT Parties") in the exercise of rights granted or performance of obligations imposed by this Agreement. Provided the City’s Risk Manager approves the policies of insurance in advance, the City shall pay the costs of the premiums for such insurance on behalf of the FOYT. The City shall have the option of requiring the FOYT to directly procure the required insurance, subject to reimbursement by City, or to directly procure the foregoing insurance on behalf of the FOYT.

r. The FOYT shall promptly inform the City Representative of behavior issues and any injuries to any of the FOYT, of which it becomes aware, including any injury requiring an emergency response, and of any claims or lawsuits against any of the Friends of Youth Theatre relating to activities pursuant to this Agreement.

s. The FOYT shall have responsibility for selecting, training, and supervising volunteers. All volunteers must meet the background requirements of Section (2)(i), as acceptable to the City. At all times, activities of the FOYT while on the property of the City or the Buena Park High School shall be open to inspection and observation by any City representative.

t. Upon request by the City, at any time during any fiscal year, the FOYT shall provide the City Representative with a full, true and correct copy of any and all documents required to be filed with the State and/or federal government in order to establish and maintain the FOYT's tax-exempt status, as well as confirmation from the State or federal government of that tax-exempt status for the current fiscal year. The FOYT shall at all times maintain its tax-exempt

status and shall promptly notify the City should that status be suspended, revoked, denied or not renewed.

u. In consideration of the financial and other support provided to the FOYT by the City, and to the maximum extent permitted by law, the FOYT shall defend, indemnify and hold the City of Buena Park, its elected officials, officers, employees, agents, and contracts, free and harmless with respect to any and all claims and liabilities arising out of or relating to: (i) the violation of any local, state or federal law, regulation, order, including any violation of any criminal laws committed or alleged to be committed, by any of the FOYT Parties in connection with this Agreement; and/or (ii) breach of any provision of this Agreement by the FOYT.

v. The FOYT shall adhere to the City's minimum and maximum age standards for participants; five (5) through eight (8) years of age (Juniors cast); nine (9) years of age through High School Senior class (Main cast). Except as expressly authorized in the foregoing sentence, such FOYT age standards shall prohibit participation in rehearsals and the Productions by any person 18 years of age or older, unless such person will, throughout the current fiscal year, be validly enrolled in high school.

w. At no time shall the FOYT permit persons who are not officially participants in the Program, or any other groups of persons such as other performing groups, to utilize any City room or area, without the City's prior, written consent. Any such other groups must enter into the City's standard facilities use agreement and be subject to the adopted City fee and use schedule.

x. Participant fees. Each person participating in the Program shall pay the City the non-reimbursable amount of Ninety Dollars ($90.00), or such other amount as may be established by the City Council, for each performance run of a Production. The FOYT may require each such participant to pay no more than One-Hundred Twenty Dollars ($120.00) to the FOYT for costuming and materials, for each performance run of a Production. The FOYT may also require each participant to pay a deposit in the amount of not more than Four-Hundred Dollars ($400) for each performance run of a Production, which the FOYT shall refund upon the parent/guardian completing not less than twenty (20) hours of volunteer work. In addition, the FOYT may provide a "Juniors Program," may require each participant in their "Juniors Program" to pay no more than Two-Hundred Dollars ($200.00) to the FOYT for costuming, Director fees and show T-shirt. The parent/guardian shall sign a liability waiver.

3. General Provisions

a. Term. The term of this Agreement shall be three (3) years, unless sooner terminated as provided herein. Either party may terminate this Agreement for any or no reason by providing the other with not less than thirty (30) days prior written notice. The City may suspend or terminate this Agreement immediately in the event of a breach by the FOYT that presents an immediate threat to the public health or safety, or which constitutes a violation of law.

b. Incorporation. This Agreement constitutes the entire understanding of the parties with respect to the subject matter herein. No promise or representation, whether oral, written, express or implied, that is not set forth herein, shall be binding or have any force or

effect. A waiver of any provision of this Agreement by either party shall not constitute a waiver as to any performance required herein by such party.

c. Conflict of Interest. The FOYT shall comply with all applicable federal, state and local conflict of Interest laws, including the Political Reform Act (Cal. Gov. Code, § 81000 et seq.), California Government Code Section 84308, and California Government Code Section 1090. The FOYT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by the FOYT under this Agreement, or which would conflict in any manner with the performance of its services hereunder. The FOYT further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, the FOYT shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

d. No-Discrimination. FOYT shall not discriminate on the basis of race, color, religion, creed, gender, gender expression, age, national origin, disability, marital status, sexual orientation, or military status, in any of its activities or operations. These activities include, but are not limited to, hiring and firing of staff, selection of volunteers and vendors, and provision of services.

WHEREFORE, the parties have entered this Agreement as of the date set forth above.

CITY OF BUENA PARK	FRIENDS OF THE BUENA PARK YOUTH THEATRE
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT ("Agreement") is entered into on this 22nd day of September 2020, by and between the City of Buena Park, a California municipal corporation (“City”), and the Friends of the Buena Park Youth Theatre, a nonprofit, tax-exempt entity ("FOYT"). It is the intent of the City and FOYT in entering into this Agreement to set forth terms and conditions with respect to the City's Youth Theater Program (“Program”).

A. Recitals.

1. The City sponsors a Youth Theater Program for the benefit of community residents, which stages two (2) productions annually, and all aspects of the Program are facilitated with support provided by FOYT through its volunteers and fundraising efforts.

2. The City, at its discretion, funds the Program each fiscal year through the annual budget process, and provides space for rehearsals, space for performances, fundraising, cast parties, pre-production film screenings, storage of props, equipment, and other materials in support thereof.

3. The FOYT, at its discretion, provides support and services for the Program, including but not limited to: volunteer labor to build sets, props, and costumes; fundraising for additional funds necessary for production; supervision of volunteers and cast members; overview and management of the rehearsal and performance process; production team to manage theater operations; and coordinate with City representatives to support all aspects of the production, including the involvement and responsibilities of any city-contracted production team members.

4. The City and FOYT (hereinafter at times the “Parties,” and individually each a “Party”) desire to memorialize their respective goals and intentions relative to the Program over the next three (3) years by way of this Agreement.

B. Agreement.

NOW, THEREFORE, the City and FOYT agree as follows:

1. City's Obligations.

a. At its discretion, the City shall pay the costs of professional services necessary to operate the Program, including the provision of two (2) staged productions per year ("Production" or "Productions"). Such costs to be paid by the City may include, but are not limited to, the cost of a director, choreographer, vocal director, or other productions-related positions deemed necessary in the sole and absolute discretion of the City (“Production Staff”).

b. The City shall pay the documented costs of licensing and royalty

fees, and the cost of materials to construct stage sets and props for the Productions, subject to conditions set forth herein. The total NOT-TO-EXCEED amount of City funding for the Program shall be that approved in the City's Annual Budget Allocation ("Program Allocation"), and the City shall make such amount available to the FOYT during the applicable fiscal year for purposes of administering the Program consistent with this Agreement. Except as approved by the City Council, the City's funding contribution to the FOYT shall not exceed that approved in the budget.

The Program Allocation will be made available to be drawn upon by FOYT during the applicable fiscal year in which it was allocated, and in no event will any portion of a fiscal year's Program Allocation be carried over to a subsequent year(s). Furthermore, the City reserves the right to adjust the amount of the Program Allocation in subsequent fiscal years. In the event costs paid on behalf of the FOYT total less than the Program Allocation in any fiscal year, any such remainder shall be reallocated to the City's general fund.

c. Twenty percent (20%) of all ticket sale proceeds for the Productions shall be paid to the FOYT, and eighty percent (80%) shall be retained by the City. The City shall allot up to twenty-four (24) tickets per Production to FOYT free of charge; provided such tickets must be requested three (3) weeks prior to the first show of each Production. Subject to the foregoing allotment, the FOYT may not gift or "comp" any additional Production tickets without reimbursing the City for their full face value, unless the City's written consent is first obtained.

d. The City will print an agreed-upon number of tickets and promotional materials for the Productions and the cost thereof shall be deducted from the Program Allocation.

e. The City will promote the auditions and performances for the Productions and the cost thereof shall be deducted from the Program Allocation.

f. The City will issue one (1) key to the Youth Theatre costume and set warehouse, located at the Ehlers Event Center, to the FOYT Production Manager annually. Additionally, the City will issue one (1) key to the Technical Director of FOYT, and one (1) key to the "Costumer" for each Production. The Technical Director and Costumer shall be assigned by the FOYT at the first parent production meeting, and the keys will be collected no later than two weeks after the last performance of each Production by City staff.

g. The City will provide an opportunity for Production cast members to perform a song off-stage preceding the Summer Concerts in the Park concert series to promote the spring Productions. FOYT will provide all technical requirements to the City two (2) weeks prior to each performance.

h. In coordination with Buena Park High School, the City will determine the number of audience seats permitted at the Buena Park High School Performing Arts Complex. The number of permitted seats shall be the number used to secure

the performance rights license for each Production.

i. In addition to the Program Allocation, and at its expense and discretion, the City may:

1. Advertise the Productions in the City newsletter and may print promotional materials for distribution.

2. Pending availability, provide City rooms and/or other areas in its discretion, to the FOYT for rehearsals, fundraisers, board meetings and for other FOYT programs and purposes; provided FOYT first enters into the City's standard Facilities Use Agreement. All use shall be coordinated with the City and shall be requested at least three (3) weeks in advance.

3. Provide custodial services for all City areas used by the FOYT, and for the areas of the Buena Park High School used by the FOYT in connection with the Productions.

4. Utilize its employees to pick up and deliver within five (5) miles of the City limits: sets, props, costumes and concession materials following each Production. Any other requests for services by City employees shall require the prior written approval of the Director of Community Services.

j. Upon execution of this Agreement, the City shall designate a main representative ("City Representative"), or their authorized designee, who shall be authorized to provide approvals and consent, and take any other actions reasonably necessary of the City in furtherance of the Program; except where otherwise expressly provided.

2. Obligations of the Friends of Youth Theatre.

a. The FOYT shall select and hire the director, costumer, and other Production Staff it deems reasonably necessary for the Productions, and approved in advance by the City. In the performance of this Agreement, FOYT, Production Staff, and its employees and volunteers shall not act as employees of the City. All such persons performing the services under this Agreement on behalf of or through FOYT shall at all times be under the exclusive direction and control of FOYT. Neither City nor any of its officers, employees, or agents shall have control over the conduct of FOYT, or any of its officers, employees, or volunteers, except as set forth in this Agreement.

b. The FOYT shall select the Productions for presentation, subject to approval by the City's Cultural and Fine Arts Commission. FOYT shall designate a Board member to agendize Production selection(s) for discussion at a Cultural and Fine Arts Commission meeting, and provide a proposed budget, and final Production selection(s) prior to securing a license for each Production.

c. The FOYT shall submit all licensing agreement contracts for each Production to the City. Prior to submitting an application for a Production license, FOYT will confirm that number of tickets to be made available for each Production is consistent with the number of audience seats permitted at the Buena Park High School Performing Arts Complex, as approved by the City above.

d. The FOYT will not use the City's logo or seal without prior written approval from the City, which shall be memorialized in a writing separate from this Agreement.

e. The FOYT will not publish promotional materials, billboards, or advertisements of any kind associated with the Productions without written approval from the City.

f. The FOYT will submit an "acknowledgments page" for each Production to the City Representative for approval at least two (2) weeks prior to printing.

g. The FOYT will choose a date, in consultation with the City Representative, to agendize an invitation for City Council to attend each Production.

h. The FOYT shall conduct all auditions and rehearsals and will provide scenery, props, and all costumes, and ensure that all essential representatives will attend all performances of the Productions.

i. The FOYT shall comply with all State laws governing contact with minors by adults eighteen (18) years of age and older including, but not limited to, requiring all such adults to undergo a criminal background check by the Buena Park Police Department, at no expense to FOYT, to determine the existence of any criminal convictions prohibiting such contact with minors, prior to the adult working with the minor. FOYT shall provide written notice to the City Representative of the start date of each Production at least thirty (30) days in advance of each Production season. Within fifteen (15) days of the written notification of the beginning of each new Production season, and upon the addition of any new adult who will be in contact with minors, the FOYT shall provide to the City Representative, a written list of the names of all of its adults, and thereafter any newly added adults, as well as any other identifying information required by the City Representative or Police Department in order to facilitate the required background checks. To the maximum extent permitted by law, the Friends of Youth Theatre shall defend, indemnify and hold the City, its elected officials, officers, employees, agents and volunteers free and harmless with respect to any and all claims and liabilities arising out of (i) any failure by FOYT to comply with the terms of this Subsection "i" including ensuring that the background checks required herein are performed; and/or (ii) any harm or injury caused to any minor Theatre participant by any person working on behalf of the FOYT who is prohibited by law from performing in any capacity over, or having contact with, minor children. The FOYT may not employ, contract with, or otherwise utilize in any capacity over minor children, any person who is prohibited from doing so by law.

j. The FOYT shall comply with the health orders, regulations, and guidelines issued by federal, state, and local agencies and officials relating to COVID-19, including any COVID-19 Guidance that is applicable to Program activities as set forth in California's "Statewide industry guidance to reduce risk," as the same may be modified from time to time ("COVID-19 Guidance"). Nothing herein authorizes FOYT to operate or participate in any activity that is prohibited by the COVID-19 Guidelines. The FOYT expressly assumes, and disclaims the City from, any and all claims, injuries, harms, damages, liabilities, and/or risks relating to or arising from operating or participating in the Program in context of the COVID-19 pandemic. FOYT shall be solely and exclusively responsible for the cost and expense of comply with COVID-19 Guidelines and protocols.

k. The FOYT shall conduct all fundraising activities and all concession sales at the Productions. All of the fundraising and concession proceeds shall be retained by the FOYT. In conducting all activities related to the preparation and sale of concessions, the FOYT shall comply with any and all City, County and State health and safety codes and regulations. Food preparation and storage areas shall be subject to inspection at any time by City and/or County health officers to ensure the safety of the public.

l. The FOYT may provide fee waivers to participants during each fiscal year. Each fee waiver shall provide for all participant fees (described below) to be waived as to such children provided, however, that nothing in this section shall relieve the FOYT of its obligation to pay its per participant fee to the City. The FOYT shall determine eligibility for the fee waiver based solely on financial hardship.

m. At all times, the FOYT shall maintain all City and Buena Park High School areas used by the FOYT, in a neat and orderly condition, with all props, costumes and sets placed into their proper storage areas, and in compliance with any and all safety regulations including requirements of the California Fire Code. At all times during the terms of this Agreement, the FOYT shall comply with any and all applicable local, State and federal laws including, without limitation, the Americans with Disabilities Act.

n. The FOYT shall be responsible for responding to and resolving any and all complaints received from the Buena Park High School concerning the condition of Buena Park High School property following use by the Friends of Youth Theatre.

o. In order to receive reimbursement for any costs not directly paid by the City, the FOYT shall submit a written request. Such costs may include costs of materials or supplies for sets or props necessary to rehearse and/or put on a Production. Each request shall state in detail the nature, quantity, and purpose of the materials or supplies, and shall include documentation of costs incurred. No individual request shall exceed $1000 and reimbursement for such costs shall not exceed $3000 per Production, without the City's prior, written consent. Purchases of materials and supplies for Productions shall be made only at local retailers. Online purchases of materials and supplies are not permitted without the City's prior, written consent. The City maintains discretion as to which purchases qualify for reimbursement under this

Agreement.

p. FOYT shall designate one of its Board members to be its representative for the purpose of submitting reimbursement requests, questions and concerns regarding reimbursement requests to the City.

q. Prior to commencing use of any City rooms, areas or facilities the Friends of Youth Theatre shall obtain workers' compensation and commercial general or other liability insurance satisfactory to the City's Risk Manager, protecting the FOYT and the City, and each of their officers, officials, employees, volunteers, invitees, participants, contractors and agents, from any and all claims and liabilities for personal injury, death and/or property damage, arising out of or related to the acts, omissions or willful misconduct of the FOYT, including any of its employees, volunteers, participants, contractors, agents, and/or invitees ("FOYT Parties") in the exercise of rights granted or performance of obligations imposed by this Agreement. Provided the City's Risk Manager approves the policies of insurance in advance, the City shall pay the costs of the premiums for such insurance on behalf of the FOYT. The City shall have the option of requiring the FOYT to directly procure the required insurance, subject to reimbursement by City, or to directly procure the foregoing insurance on behalf of the FOYT.

r. The FOYT shall promptly inform the City Representative of behavior issues and any injuries to any of the FOYT, of which it becomes aware, including any injury requiring an emergency response, and of any claims or lawsuits against any of the Friends of Youth Theatre relating to activities pursuant to this Agreement.

r. The FOYT shall have responsibility for selecting, training, and supervising volunteers. All volunteers must meet the background requirements of Section (2)(i), as acceptable to the City. At all times, activities of the FOYT while on the property of the City or the Buena Park High School shall be open to inspection and observation by any City representative.

s. Upon request by the City, at any time during any fiscal year, the FOYT shall provide the City Representative with a full, true and correct copy of any and all documents required to be filed with the State and/or federal government in order to establish and maintain the FOYT's tax-exempt status, as well as confirmation from the State or federal government of that tax-exempt status for the current fiscal year. The FOYT shall at all times maintain its tax-exempt status and shall promptly notify the City should that status be suspended, revoked, denied or not renewed.

t. In consideration of the financial and other support provided to the FOYT by the City, and to the maximum extent permitted by law, the FOYT shall defend, indemnify and hold the City of Buena Park, its elected officials, officers, employees, agents, and contracts, free and harmless with respect to any and all claims and liabilities arising out of or relating to: (i) the violation of any local, state or federal law, regulation, order, or COVID-19 Guidance, including any violation of any criminal laws committed or alleged to be committed, by any of the FOYT Parties in connection with this Agreement;

and/or (ii) breach of any provision of this Agreement by the FOYT.

u. The FOYT shall adhere to the City's minimum and maximum age standards for participants; five (5) through eight (8) years of age (Juniors cast); nine (9) years of age through High School Senior class (Main cast); except that the City Council has authorized recently graduating High School Seniors to participate for this year only, in light of the COVID-19 pandemic and cancellations of school-related functions experienced by such students, and subject to the criminal background check process detailed above for any person older than 18 years. Except as expressly authorized in the foregoing sentence, such FOYT age standards shall prohibit participation in rehearsals and the Productions by any person 18 years of age or older, unless such person will, throughout the current fiscal year, be validly enrolled in high school.

v. At no time shall the FOYT permit persons who are not officially participants in the Program, or any other groups of persons such as other performing groups, to utilize any City room or area, without the City's prior, written consent. Any such other groups must enter into the City's standard facilities use agreement and be subject to the adopted City fee and use schedule.

w. Participant fees. Each person participating in the Program shall pay the City the non-reimbursable amount of Ninety Dollars ($90.00), or such other amount as may be established by the City Council, for each performance run of a Production. The FOYT may require each such participant to pay no more than One-Hundred Twenty Dollars ($120.00) to the FOYT for costuming and materials, for each performance run of a Production. The FOYT may also require each participant to pay a deposit in the amount of not more than Three-Hundred Dollars ($300) for each performance run of a Production, which the FOYT shall refund upon the parent/guardian completing not less than twenty (20) hours of volunteer work. In addition, the FOYT may provide a "Juniors Program," may require each participant in their "Juniors Program" to pay no more than One-Hundred Dollars ($100.00) to the FOYT for costuming, Director fees and show T-shirt. The parent/guardian shall sign a liability waiver.

3. General Provisions

a. Term. The term of this Agreement shall be three (3) years, unless sooner terminated as provided herein. Either party may terminate this Agreement for any or no reason by providing the other with not less than thirty (30) days prior written notice. The City may suspend or terminate this Agreement immediately in the event of a breach by the FOYT that presents an immediate threat to the public health or safety, or which constitutes a violation of law.

b. Incorporation. This Agreement constitutes the entire understanding of the parties with respect to the subject matter herein. No promise or representation, whether oral, written, express or implied, that is not set forth herein, shall be binding or have any force or effect. A waiver of any provision of this Agreement by either party shall not constitute a waiver as to any performance required herein by such party.

c. Conflict of Interest. The FOYT shall comply with all applicable federal, state and local conflict of Interest laws, including the Political Reform Act (Cal. Gov. Code, § 81000 et seq.) and California Government Code Section 1090. The FOYT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by the FOYT under this Agreement, or which would conflict in any manner with the performance of its services hereunder. The FOYT further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, the FOYT shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

d. No-Discrimination. FOYT shall not discriminate on the basis of race, color, religion, creed, gender, gender expression, age, national origin, disability, marital status, sexual orientation, or military status, in any of its activities or operations. These activities include, but are not limited to, hiring and firing of staff, selection of volunteers and vendors, and provision of services.

Wherefore, the parties have entered this Agreement as of the date set forth above.

[Signature page follows]

CITY OF BUENA PARK	FRIENDS OF THE BUENA PARK YOUTH THEATRE
By: _____	By: _____
Attest:	By: _____
By: _____	

City of BUENA PARK

OFFICE OF THE CITY CLERK

September 21, 2016

Jim Book, President
Friends of the Buena Park Youth Theatre
5300 Beach Blvd., #10 PMB 36
Buena Park, CA 90620

Dear Mr. Book:

At its meeting of August 23, 2016, the City Council of the City of Buena Park approved an Agreement between the City of Buena Park and Friends of the Buena Park Youth Theatre for services related to the City's Youth Theater Program.

Enclosed for your records is a copy of the fully executed agreement.

Sincerely,

Michele Lewis
Assistant City Clerk

Enclosure

c: Meg Riley, Director of Community Services
Imani Tolliver, Community Services Supervisor
Jessica Fewer, Management Assistant

AGREEMENT

THIS AGREEMENT ("Agreement") is entered into by and between the City of Buena Park, a California charter city, and the Friends of the Buena Park Youth Theatre, a non-profit, tax exempt entity ("Friends of Youth Theatre"), on the 23rd day of August, 2016. It is the intent of the City of Buena Park and Friends of Youth Theatre in entering into this agreement to set forth terms and conditions with respect to the City's Youth Theater program.

A. Recitals.

1. The City of Buena Park sponsors a Youth Theater program in the city of Buena Park and stages two (2) productions annually. The Friends of Youth Theatre support, through its volunteers and fundraising efforts, the Youth Theater program in the City of Buena Park by facilitating all aspects of the two annual Youth Theater productions.

2. The City funds its Youth Theater program each fiscal year, and it provides the following pending availability: space for rehearsals, space for performances, fundraising, storage of props, equipment and other materials.

3. The Friends of Youth Theatre in conjunction with the City of Buena Park, recognizes and supports the following Youth Theater programs: The Main Cast of current production, The Junior Cast of current production, and the Youth Theatre Spotlight Performers.

4. The Friends of Youth Theatre, at their discretion, will provide support and services including but not limited to: volunteer labor to build sets, props, costuming; fundraising for additional funds necessary for production; supervision of volunteers and cast members; overview and management of the rehearsal and performance process; production team to manage Youth Theater operations and coordinate with the City of Buena Park representatives to support all aspects of the production including the involvement and responsibilities of any city contracted production team members.

B. Agreement.

NOW, THEREFORE, the City and Friends of Youth Theatre agree as follows:

1. City's Obligations.

a. At its discretion, the City shall pay the costs of professional services necessary to operate the Buena Park Youth Theater program, including the provision of two staged productions per year ("Production" or "Productions"). Such costs may include, but are not limited to, the cost of a director, choreographer and vocal director, and the City shall pay such persons directly. The City shall pay the documented costs of licensing and royalty fees, and the cost of materials to construct stage sets and props for the Productions, subject to conditions set forth herein. The total NOT-TO-EXCEED amount of City funding that will be made available to the Friends of Youth Theatre

during each City fiscal year for the foregoing purposes, is the total cost and fees not to exceed the City's Annual Budget Allocation.

The Annual Budget Allocation is made available to be drawn upon only during the current fiscal year in which it was allocated and no portion thereof shall be carried over to a subsequent year. Furthermore, the City reserves the right to adjust the amount of the Annual Budget Allocation in subsequent fiscal years. In the event costs paid on behalf of the Youth Theater in any fiscal year total less than the Annual Budget Allocation, any such remainder shall be reallocated to the City's general fund.

b. Fifteen percent (15%) of all ticket sale proceeds for the Productions shall be paid to the Friends of Youth Theatre. The City shall retain the rest. The City shall allot twenty-four (24) tickets per Production to Friends of Youth Theatre. Subject to the foregoing allotment, the Friends of Youth Theatre may not gift or "comp" any additional Production tickets without reimbursing the City for their full face value, unless the City's written consent is first obtained.

c. The City will print an agreed upon number of tickets and promotional material for the Productions and the cost thereof shall be deducted from the Annual Budget Allocation.

d. At its expense and discretion, the City shall advertise the Productions in the City newsletter and shall print promotional materials for distribution.

e. At its expense and discretion, and pending availability, the City shall provide City rooms and/or other areas in its discretion, to the Friends of Youth Theatre for rehearsals, fundraisers, board meetings and for other Friends of Youth Theatre programs and purposes provided the Friends of Youth Theatre first enters into the City's standard facilities use agreement, as provided hereinafter. All use shall be coordinated with Fine Arts division staff and shall be requested at least three (3) working days in advance.

f. At its expense and discretion, the City will provide custodial services for all City areas used by the Friends of Youth Theatre, and for the areas of the Buena Park High School used by the Friends of Youth Theatre in connection with the Productions.

g. At its expense and discretion, the City will utilize its employees to pick up and deliver within five (5) miles of the City limits sets, props, costumes and concession materials following each production. Any other requests for services by City employees shall require the prior written approval of the Director of Community Services.

h. Upon execution of this Agreement, the City shall designate a representative who shall be authorized to provide approvals and consent, and take any other actions required of the City, except where otherwise expressly provided. The City's representative shall be authorized to designate another City employee to act on

the representative's behalf at any time herein, and both the representative and any designee thereof are referred to herein as "City Representative."

2. Obligations of the Friends of Youth Theatre.

a. The Friends of Youth Theatre shall select the Productions for presentation, subject to approval by the City of Buena Park Fine Arts Commission.

b. The Friends of Youth Theatre shall conduct all auditions and rehearsals, and will provide props, all costumes, and confirm that all essential representatives will attend all performances of the Productions.

c. The Friends of Youth Theatre shall comply with all State laws governing contact with minors by adults eighteen (18) years of age and older including, but not limited to, requiring all such adults to undergo a criminal background check by the Buena Park Police Department, at no expense to Friends of Youth Theatre, to determine the existence or non-existence of any criminal convictions prohibiting such contact with minors. Within fifteen (15) days of the beginning of each new production season, and/or upon the addition of any new adult who will be in contact with minors, the Friends of Youth Theatre shall provide to the City Representative, a written list of the names of all of its adults, and thereafter any newly added adults, including any other identification information required by the Representative or Police Department in order to facilitate the required background checks. To the maximum extent permitted by law, the Friends of Youth Theatre shall defend, indemnify and hold the City, its elected officials, officers, employees, agents and volunteers free and harmless with respect to any and all claims and liabilities arising out of (i) any failure by Friends of the Youth Theatre to comply with the terms of this Subsection "c" including ensuring that the background checks required herein are performed; and/or (ii) any harm or injury caused to any minor Theatre participant by any person working on behalf of the Friends of the Youth Theatre who is prohibited by law from performing in any capacity over, or having contact with, minor children. The Friends of Youth Theatre may not employ, contract with, or otherwise utilize in any capacity over minor children, any person who is prohibited from doing so by law.

d. The Friends of Youth Theatre shall conduct all fundraising activities and all concession sales at the Productions. All of the fundraising and concession proceeds shall be retained by the Friends of Youth Theatre. In conducting all activities related to the preparation and sale of concessions, the Friends of Youth Theatre shall comply with any and all City, County and State health and safety codes and regulations. Food preparation and storage areas shall be subject to inspection at any time by City and/or County health officers to ensure the safety of the public.

e. The Friends of Youth Theatre may provide fee waivers to participants during each fiscal year. Each fee waiver shall provide for all participant fees (described below) to be waived as to such children provided, however, that nothing in this section shall relieve the Friends of Youth Theatre of its obligation to pay its per

participant fee to the City. The Friends of Youth Theatre shall determine eligibility for the fee waiver based solely on financial hardship.

f. The Friends of Youth Theatre shall provide an adult volunteer to assist City staff with ushering duties. All ticket proceeds and receipts shall be fully accounted for by City staff following the conclusion of each performance.

g. At all times, the Friends of Youth Theatre shall maintain all City and Buena Park High School areas used by the Friends of Youth Theatre, in a neat and orderly condition, with all props, costumes and sets placed into their proper storage areas, and in compliance with any and all safety regulations including requirements of the California Fire Code. At all times during the terms of this Agreement, the Friends of Youth Theatre shall comply with any and all applicable local, State and federal laws including, without limitation, the Americans With Disabilities Act.

h. The Friends of Youth Theatre shall be responsible for responding to and resolving any and all complaints received from the Buena Park High School concerning the condition of Buena Park High School property following use by the Friends of Youth Theatre.

i. In order to receive reimbursement for any costs not directly paid by the City, the Friends of Youth Theatre shall submit a written request. Such costs may include costs of materials or supplies for sets or props necessary to rehearse and/or put on a Production. Each request shall state in detail the nature, quantity, and purpose of the materials or supplies, and shall include documentation of costs incurred. No individual request shall exceed $1000 and reimbursement for such costs shall not exceed $3000 per Production, without the City's prior, written consent. Purchases of materials and supplies for Productions shall be made only at local retailers such as Home Depot, Lowes, and similar establishments. Online purchases of materials and supplies are not permitted without the City's prior, written consent.

Friends of the Youth Theater shall designate one of its Board members to be its representative for the purpose of submitting reimbursement requests, and questions and concerns regarding reimbursement requests, to the City.

j. Prior to commencing use of any City rooms or areas, the Friends of Youth Theatre shall obtain workers' compensation and commercial general or other liability insurance satisfactory to the City's Risk Manager, protecting the Friends of Youth Theatre and the City of Buena Park, and each of their officers, officials, employees, volunteers, invitees, participants, contractors and agents, from any and all claims and liabilities for personal injury, death and/or property damage, arising out of or related to the acts, omissions or willful misconduct of the Friends of Youth Theatre, including any of its employees, volunteers, participants, contractors, agents, and/or invitees ("Friends of Youth Theatre Parties") in the exercise of rights granted or performance of obligations imposed by this Agreement. Provided the policies of insurance are approved in advance by the City's Risk Manager, the costs of the premiums for such insurance shall be paid by the City. The City shall have the option of

requiring the Friends of Youth Theatre to directly procure the required insurance, subject to reimbursement by City, or to directly procure the foregoing insurance on behalf of the Friends of Youth Theatre.

k. The Friends of Youth Theatre shall promptly inform the City Representative of behavior issues and any injuries to any of the Friends of Youth Theatre Parties, including any injury requiring an emergency response, and of any claims or lawsuits against any of the Friends of Youth Theatre Parties relating to activities pursuant to this Agreement, of which it becomes aware.

l. The Friends of Youth Theatre shall have responsibility for training and supervising volunteers acceptable to the City . At all times, activities of the Friends of Youth Theatre while on property of the City or the Buena Park High School, shall be open to inspection and observation by any City representative.

m. Upon request by the City, at any time during any fiscal year, the Friends of Youth Theatre shall provide the City Representative with a full, true and correct copy of any and all documents required to be filed with the State and/or federal government in order to establish and maintain the Friends of Youth Theatre's tax exempt status, as well as confirmation from the State or federal government of that tax exempt status for the current fiscal year. The Friends of Youth Theatre shall at all times maintain its tax exempt status and shall promptly notify the City should that status be suspended, revoked, denied or not renewed.

n. In consideration of the financial and other support provided to the Friends of Youth Theatre by the City, and to the maximum extent permitted by law, the Friends of Youth Theatre shall defend, indemnify and hold the City of Buena Park, its elected officials, officers, employees, agents and contracts, free and harmless with respect to any and all claims and liabilities arising out of or relating to: (i) the violation of any local, state or federal law, including any violation of any criminal laws committed or alleged to be committed, by any of the Friends of Youth Theatre Parties in connection with this Agreement; and/or (ii) breach of any provision of this Agreement by the Friends of Youth Theatre.

o. The Friends of Youth Theatre shall adhere to the City's minimum and maximum age standards for participants; five (5) through eight (8) years of age (Juniors cast); nine (9) years of age through High School Senior class (Main cast). Such standards shall prohibit participation in rehearsals and the Productions by any person 18 years of age or older, unless such person will, throughout the current fiscal year, be validly enrolled in high school.

p. At no time shall the Friends of Youth Theatre permit persons who are not officially participants in the Youth Theater program, or any other groups of persons such as other performing groups, utilize any City room or area, without the City's prior, written consent. Any such other groups must enter into the City's standard facilities use agreement and be subject to the adopted City fee and use schedule.

q. Participant fees. Each person participating in the Youth Theater program shall pay the City the non-reimbursable amount of Ninety-Dollars ($90.00), or such other amount as may be established by the City Council, for each performance run of a Production. The Friends of Youth Theatre may require each such participant to pay no more than One-Hundred Dollars ($100.00) to the Friends of Youth Theatre for costuming and materials, for each performance run of a Production. The Friends of Youth Theatre may also require each participant to pay a deposit in the amount of not more than One-Hundred Dollars ($100) for each performance run of a Production, which the Friends of Youth Theatre shall refund upon the parent/guardian completing not less than twenty (20) hours of volunteer work. In addition, the Friends of Youth Theatre provide a "Juniors Program." Friends of Youth Theatre may require each participant in their "Juniors Program" to pay no more than One-Hundred Dollars ($100.00) to the Friends of Youth Theatre for costuming, Director fees and show T-shirt. The parents/guardians shall sign a liability waiver. In addition, the Friends of Youth Theatre provide a "Spotlight Performer Program." Friends of Youth Theatre may require each participant in their "Spotlight Performer Program" to pay no more than Two-Hundred Dollars ($200) to the Friends of Youth Theatre for costuming and music.

3. General Provisions.

a. The term of this Agreement shall be three (3) years, unless sooner terminated as provided herein. Either party may terminate this Agreement for any or no reason by providing the other with not less than thirty (30) days prior, written notice. The City may suspend or terminate this Agreement immediately in the event of a breach by the Friends of Youth Theatre that presents an immediate threat to the public health or safety, or which constitutes a violation of law.

b. This Agreement constitutes the entire understanding of the parties with respect to the subject matter herein. No promise or representation, whether oral, written, express or implied, that is not set forth herein, shall be binding or have any force or effect. A waiver of any provision of this Agreement by either party shall not constitute a waiver as to any performance required herein by such party.

Wherefore, the parties have entered this Agreement as of the date set forth above.

[Signature page follows]

CITY OF BUENA PARK

By: _____

Its: _____

FRIENDS OF THE BUENA PARK YOUTH THEATRE

By: J Book

Its: Jim Book - President

By: _____

Its: Board Member

Attest:

By: _____

Its: City Clerk

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/10/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
SWETT & CRAWFORD GROUP (WOODLAND HILLS, CA)
21650 OXNARD ST STE 1400
WOODLAND HILLS, CA 91367-4998
(818) 598-6438

CONTACT NAME:
PHONE (A/C, No, Ext): (818) 598-6438 FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	United States Fire Insurance	21113
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED: SPORTS AND RECREATION PROVIDERS ASSOCIATION (PURCHASING GROUP) AND ITS PARTICIPATING MEMBERS

Friends of Buena Park Youth Theatre
c/o City of Buena Park - Fine Arts Division
Buena Park, CA 90621

COVERAGES CERTIFICATE NUMBER: USP214222 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PROJECT LOC	X		SRPGP-101-0715	06/03/2016 12:01 AM	11/27/2016 12:01 AM	GENERAL AGGREGATE	$2,000,000.00
							PRODUCTS - COMP/OP AGG	$2,000,000.00
							PERSONAL & ADV INJURY	$1,000,000.00
							EACH OCCURRENCE	$1,000,000.00
							FIRE DAMAGE (Any one fire)	$300,000.00
							MED EXP (Any one person)	$5,000.00
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTO NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
							EACH OCCURRENCE	$
							GENERAL AGGREGATE	$
							EACH OCCURRENCE	$
							GENERAL AGGREGATE	$

INSURANCE APPROVED
6/13/16 Date
Risk Management

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The Certificate holder is added as an additional insured but only with respect to liability arising out of operations of the named insured during the policy period.

Covered Activity: Youth Theater Performances

CERTIFICATE HOLDER

City of Buena Park
6650 Beach Blvd
Buena Park, CA 90622

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Swett & Crawford Group (Woodland Hills, CA)

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/10/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SWETT & CRAWFORD GROUP (WOODLAND HILLS, CA) 21650 OXNARD ST STE 1400 WOODLAND HILLS, CA 91367-4998 (818) 598-6438	CONTACT NAME:	
	PHONE (A/C, No, Ext): (818) 598-6438	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : United States Fire Insurance	21113
INSURED SPORTS AND RECREATION PROVIDERS ASSOCIATION (PURCHASING GROUP) AND ITS PARTICIPATING MEMBERS' Friends of Buena Park Youth Theatre c/o City of Buena Park - Fine Arts Division Buena Park, CA 90621	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: USP214222 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC	X		SRPGP-101-0715	06/03/2016 12:01 AM	11/27/2016 12:01 AM	GENERAL AGGREGATE	$2,000,000.00
							PRODUCTS - COMP/OP AGG	$2,000,000.00
							PERSONAL & ADV INJURY	$1,000,000.00
							EACH OCCURRENCE	$1,000,000.00
							FIRE DAMAGE (Any one fire)	$300,000.00
							MED EXP (Any one person)	$5,000.00
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTO NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
							EACH OCCURRENCE	$
							GENERAL AGGREGATE	$
							EACH OCCURRENCE	$
							GENERAL AGGREGATE	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The Certificate holder is added as an additional insured but only with respect to liability arising out of operations of the named insured during the policy period.

Covered Activity: Youth Theater Performances

CERTIFICATE HOLDER

Fullerton Joint Unified School District/Buena Park High School
1051 Bastanchury Road
Fullerton, CA 92833

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Swett & Crawford Group (Woodland Hills, CA)

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AON

May 19, 2016

Alice Burnett, IPMA-SCP, Senior Human Resources Analyst
City of Buena Park
Human Resources/Risk Management Department
6650 Beach Blvd. | Buena Park, CA | 90621

RE: Accident Coverage, General Liability, and Optional Hired/Nonowned Auto Liability Coverage.

May 14th, 2016 to November 27th, 2017

Dear Ms. Burnett:

I am pleased to provide you with the following proposal for Accident Medical, General Liability, and optional Hired/Nonowned Auto Liability Coverage effective May 14th, 2016. We approached Francis L. Dean & Associates of California, LLC/ United States Fire Insurance Company (Admitted) through Swett & Crawford for quotations. I have summarized the quotes below.

Accident Medical – United States Fire Insurance Company (Admitted)
$ 210.00 – Premium @ 10.5% Commission to Aon
$ 300.00 – Policy Administration Broker Fee
$ 510.00 – Total for Accident Medical

General Liability – United States Fire Insurance Company (Admitted)
$ 1,089.00 - Premium @ 10.5 % Commission to Aon
$ 25.00 – Broker Fee (Non-Aon Fee)
$ 750.00 – Policy Administration Broker Fee
$ 1,864.00 – Total for GL

Increase Liability Limits – United States Fire Insurance Company (Admitted)
Option 1: $3,000,000 – AP $55
Option 2: $4,000,000 – AP $113
Option 3: $5,000,000 – AP $174

Hired/Nonowned Auto Liability – United States Fire Insurance Company (Admitted)
Option 1: $150,000 Hired/ Non-owned Auto Liability coverage- AP of $225
Option 2: $500,000 Hired/ Non-owned Auto Liability coverage- AP of $500
Option 3: $1,000,000 Hired/ Non-owned Auto Liability coverage (subject to minimum premium of $850). An application would need to be filled out for this coverage.

Primary Non Contributory Language can be added for $100 per additional insured

Waiver of Subrogation can be added for $100 per additional insured

Total for Accident Medical and GL Policies: $ 2,374.00 (please advise of any optional coverage desired in addition to this)

Please see our attached Quote Disclosure Report (QDR) for details regarding Aon's Compensation.

Please review the **Insurer Insolvency** and **Acknowledgement and Approval Statement** below and, if you approve of this placement, please sign the enclosed copy of this letter and return it to me by mail, email or fax prior to the binding deadline.

If you have any questions or concerns, please contact our office.

Sincerely,

William Deeb
Director of Public Entities

Acknowledgment and Acceptance of Insured

I hereby acknowledge receipt and review of the information in this letter, including the compensation disclosures provided in the Quote Disclosure Report above, and instruct Aon Risk Services to bind the insurance program(s) selected by me. I understand that my instruction to bind constitutes an acceptance of the terms and conditions and payments described in this letter. I further agree that Aon is entitled to collect from the insurers the compensation set forth in the Quote Disclosure Report. I also acknowledge that Aon has provided information about its contractual agreements and ownership interest(s), if any, in the insurers listed in this Renewal Proposal through Aon's website at www.aon.com/about-aon/corporate-governance/guidelines-policies/market-relationship.jsp

Client Signature: Eddie Fenton Date: 6/2/16

Phone #: (714) 562-3513 Fax: Email: efenton@buenapark.com

Unless mandated otherwise by applicable state law and regulation or by contractual agreement between ARS and underwriters, ARS's commission shall be deemed fully earned as of the effective date of the insurance programs described in this proposal. Any midterm program or coverage changes that result in a premium bearing endorsement will be negotiated at the same commission rate, as applicable.

ARS performs various administrative functions related to the procurement of coverage, including, but not limited to, electronic policy filing and storage, expiration tracking, and client data management and administration.

Fiduciary Funds

ARS receives premiums Clients pay for remittance to carriers, as well as refunds insurance companies pay for remittance to Clients, and deposits these payments into fiduciary accounts in accordance with applicable insurance laws until they are due to be remitted. ARS will retain the interest or investment earned while such funds are on deposit pursuant to those laws and carrier agreements.

Insurer Insolvency

Aon does not guarantee the solvency of any market with which we place business. Aon encourages our clients to review the publicly available information since only the client can make the ultimate decision to accept or reject a particular market. The decision to accept or reject an underwriter shall be made solely by you, the client.

Aon's Policy on Use of Intermediaries

It is Aon's policy that our retail brokers ("ARS") approach markets directly (without an intermediary) wherever possible. However, Aon will consider and recommend the use of a managing general agent/managing general underwriter ("MGA/MGU"), wholesale broker, or reinsurance broker (collectively, "Intermediary"*) where we believe it is in the client's best interest for one or more of the following reasons:

- Certain insurers will only underwrite through a designated wholesaler or other organization or agency, such as a Managing General Agent or Managing General Underwriter.

- If a client's particular risks and coverage needs require the unique or specialized expertise developed by certain intermediaries.
- There may be jurisdictional licensing requirements that preclude a US retail broker from accessing certain markets on behalf of its clients (e.g., Bermuda, United Kingdom).
- Certain insurers have multiple access points, some of which require access through an intermediary. This can occur in one of two ways:
    - Some insurers have different underwriting groups around the world. This kind of insurer may specify its risk appetite and capabilities by geographic location. In this instance, we would endeavor to match the client with the most suitable insurer access point.
    - Other insurers have similar appetites and capabilities in all geographic locations. In these scenarios, we will discuss with you our recommended access point, which will be based on our professional judgment and experience where we believe the best underwriting result will be obtained. In these instances, the preferred avenue is usually to access the market directly unless there are extenuating circumstances.

Whenever we recommend utilizing the services of and before approaching an intermediary to assist in accessing, negotiating, placing, or procuring insurance or reinsurance for your insurance programs, we will advise you of the available options, and whether or not the intermediary is affiliated with Aon. ARS will not be responsible for the non-Aon affiliated intermediary's actual or alleged acts, errors, or omissions or those of its officers, directors or employees arising out of this assistance. Any and all compensation earned by a non-ARS affiliated intermediary is in addition to compensation paid to ARS and to any compensation earned by an Aon affiliated intermediary.

*MGA/MGUs typically are appointed as agents or administrators of the insurance companies they represent and they usually are compensated by such companies in the form of commissions from premiums. Wholesale brokers and reinsurance brokers also are typically compensated by insurance companies in the form of commissions. Wholesale brokers may also receive fees from underwriters for services they provide to them. In some instances and subject to applicable law, wholesale brokers may assess a broker fee in addition to the compensation paid by insurance companies, and such broker fees typically are paid by the client.

Surplus Lines

Based on our marketing efforts, insurance for this proposal is not available in the admitted market for the terms and conditions specified. Therefore, this insurance proposal is with an insurer not licensed to transact insurance in the states of exposure and is issued and delivered as surplus lines coverage pursuant to the various state insurance laws. Persons insured by surplus lines insurers do not have the protection of the state insurance guaranty funds to the extent of any right of recovery for the obligation of an insolvent unlicensed insurer. The states do not audit the finances or review the solvency of the surplus lines insurer providing this coverage. Applicable surplus lines taxes and fees apply.

Attachment:
Copy of insurer quote(s)

Quote Disclosure Report

This insurance document is furnished to you as a matter of information for your convenience. It only summarizes the listed proposed policy(ies) and is not intended to reflect all the terms and conditions or exclusions of such proposed policy(ies). Moreover, the information contained in this document reflects proposed coverage as of the effective date(s) of the proposed policy(ies) and does not include subsequent changes. This document is not an insurance policy and does not amend, alter or extend the coverage afforded by the listed proposed policy(ies). The insurance afforded by the listed proposed policy(ies) is subject to all the terms, exclusions and conditions of such policy(ies).

Burnett, Alice .

From: William Deeb [billy.deeb@aon.com]
Sent: Thursday, May 19, 2016 7:02 PM
To: Burnett, Alice .
Cc: Anne Therese Boyd; Beth Cardall Leehy; Lana Wong; Bing Buenafe; Magdalena Pioquinto; William Deeb
Subject: RE: City of Buena Park /Friends of Buena Park Youth Theatre

Alice

A few things I forgot to mention:

- I have confirmed with underwriter that this quote **includes the 2 Additional Insured's requested in the app (City of Buena Park and Fullerton Joint USD/Buena Park High School)**. The app did not request Primary and Non-Contributory or Waiver of Subro so they are not included. If needed, you will see there is an option available.
- Quote contemplates the **3 locations** per application, if there are any others, please advise.
- FL Dean has attached a $25 broker Fee (which is non-Commissionable). Swett also has a broker fee of $450.
- They quoted the GL with $1 Mil occ/$2 Mil agg but you will note there are options to increase the Agg up to $5 Mil. They have also included an option for Hired/NonOwned Auto.

Best

Billy

From: William Deeb
Sent: Thursday, May 19, 2016 6:57 PM
To: Burnett, Alice .
Cc: William Deeb; Anne Therese Boyd; Beth Cardall Leehy; Lana Wong; Bing Buenafe; Magdalena Pioquinto
Subject: RE: City of Buena Park /Friends of Buena Park Youth Theatre

Alice

Please find attached a quote to cover these activities/events. The quote runs from 5/14/16 to 11/27/16. Let me know if that is not correct. In order to bind coverage, we will need the following:

Please sign, date and complete page 3 of our proposal letter. Also, let me know if there are any of the optional coverages that you would need.

Please feel free to call if you have any questions.

Also, I will be sending an application for a annual GL/D&O/etc coverage to provide a broader spectrum of coverage on an on-going basis.

Best wishes.

Billy

From: Burnett, Alice . [mailto:ABurnett@buenapark.com]
Sent: Tuesday, May 10, 2016 8:30 AM
To: William Deeb
Subject: RE: City of Buena Park /Friends of Buena Park Youth Theatre

Sorry for the delay – had to get the information for some of it.

I had a question – is special events insurance the only or appropriate insurance for all operations for this group? I only ask because they operate year round – they do fundraising – meet, have auditions and rehearse outside of just the performances. I just want to be sure I'm insuring the group properly.

Alice Burnett
(714) 562-3520

From: William Deeb [mailto:billy.deeb@aon.com]
Sent: Tuesday, May 03, 2016 8:47 AM
To: Burnett, Alice .
Subject: RE: City of Buena Park /Friends of Buena Park Youth Theatre

Any luck on completing the application? Thanks Alice.

From: William Deeb
Sent: Saturday, April 30, 2016 6:24 AM

To: Burnett, Alice .
Subject: Re: City of Buena Park /Friends of Buena Park Youth Theatre

Thanks Alice. We will await the application. Thanks again.

Sent from my iPhone

On Apr 29, 2016, at 8:30 PM, Burnett, Alice . <ABurnett@buenapark.com> wrote:

> Billy – here is some information from our Fine Arts Dept. below.
>
> As far as Als – none for now.
>
> **From:** William Deeb [mailto:billy.deeb@aon.com]
> **Sent:** Wednesday, April 27, 2016 2:24 PM
> **To:** Burnett, Alice .
> **Subject:** Fwd: City of Buena Park /Friends of Buena Park Youth Theatre
>
> Alice
>
> Can you please complete the attached application and answer the questions below so we can get the carrier to provide a quote? Thanks.

- Dates for performances – how many performances per day? There are eight performances per show; a total of 16 performances per year. For example, this year's performances are as follows; June 17, 2016 7:30pm

June 18, 2016	2:30pm & 7:30pm
June 19, 2016	2:30pm
June 24, 2016	7:30pm
June 25, 2016	2:30 pm & 7:30pm
June 26, 2016	2:30pm
November 18, 2016	7:30pm
November 19, 2016	2:30pm & 7:30pm
November 20, 2016	2:30pm
November 25, 2016	7:30pm

November 26, 2016 2:30 pm & 7:30pm
November 27, 2016 2:30pm

- Dates for practices – just a range i.e. June 1st – Sept 1st. How many days per week, # of hours per day? Rehearsals for the upcoming show began March 29 at Ehlers (Saturdays) and BP Community Center (Tuesday and Thursdays) and will continue through June 16th; rehearsals end on the day before each opening night. Saturday rehearsals are 10am-4pm; Tues/Thurs rehearsals are 6pm-9pm. Although they have not reserved rehearsal dates for the fall/November show yet, they will begin rehearsals approximately 3 months before each opening night.

- # of participants, # of volunteers, estimated # of attendees for performances This number will vary from show to show depending upon interest in the specific production. However, for the current show, there are 50 volunteers and 50 cast members (juniors and regular cast members).

- Any revenues? Any for food, merchandise etc? Yes, and all sales are collected and managed by Friends of BPYT exclusively. They sell homemade items (baked goods, pudding, etc), beverages (coffee, water, soft drinks), popcorn, prepackaged candy and a variety of confections.

- What other locations need to added on the policy besides Buena Park High School or will all practices be there also? Ehlers Event Center, Buena Park City Hall, and additional venues as they become available (they perform throughout Orange County at restaurants, theme parks, when asked and available). Also, since the Buena Park High School's theater will be renovated soon, they will need to relocate – the temporary location, commencement of construction project, and length of time allotted for renovation is unknown.

- Any A/I's required, Waiver of Subro? Please clarify.

If they don't have any of the dates set yet, can they give us approx dates, when we bind we can tie that down.

Thanks

Billy

AON

June 15, 2016

Alice Burnett, IPMA-SCP, Senior Human Resources Analyst
City of Buena Park
Human Resources/Risk Management Department
6650 Beach Blvd. | Buena Park, CA | 90621

Re: June 3, 2016 – November 27, 2016 - General Liability and Accident Medical Insurance Certificates and Endorsements Delivery

Dear Alice:

Enclosed are endorsements, effective 6/03/16, amending the above captioned policies as follows:

- Policyholder's name is changed to: Friends of Buena Park Youth Theater

Also, enclosed is the Certificate of Insurance for Additional Insured: Fullerton Joint Unified School District/Buena Park High School with correct address and Certificate of Insurance for Additional Insured: City of Buena Park with correct address.

We recommend that you review the endorsements/certificates of insurance and advise us of any changes you feel are needed. Please contact our office if you have any questions or requests.

Best Regards,

William S. Deeb
Director of Public Entities

Aon Risk Solutions | Public Entities Practice Group
707 Wilshire Blvd., Suite 2500 | Los Angeles CA 90017
t +1.213.630.3210 | m +1.213.200.0080 | o +1.213.630.3200 | f +1.213.996.1783 | aon.com
CA Corp Lic No 0353234

FRANCIS L. DEAN & ASSOCIATES, INC.
P.O. BOX 4200
WHEATON, ILLINOIS 60189
800-745-2409
630-665-7011
FAX 630-665-7294
WWW.FDEAN.COM

INSURANCE COMPANY:	United States Fire Insurance Company
POLICY NUMBER:	USP214222
POLICYHOLDER:	Friends of Buena Vista Park Youth Theatre
EFFECTIVE DATE OF CHANGE:	June 3, 2016 at 12:01 AM Standard Time at the address of the Policyholder.

The following change(s) has been made to the policy listed above:

The policyholder's name is changed to:

Friends of Buena Park Youth Theatre

Date Issued: 6/14/16

FRANCIS L. DEAN & ASSOCIATES, INC.
P.O. BOX 4200
WHEATON, ILLINOIS 60189
800-745-2409
630-665-7011
FAX 630-665-7294
WWW.FDEAN.COM

INSURANCE COMPANY:	United States Fire Insurance Company
POLICY NUMBER:	US490950
POLICYHOLDER:	Friends of Buena Vista Park Youth Theatre
EFFECTIVE DATE OF CHANGE:	June 3, 2016 at 12:01 AM Standard Time at the address of the Policyholder.

The following change(s) has been made to the policy listed above:

The policyholder's name is changed to:

Friends of Buena Park Youth Theatre

SPECIAL EVENT LIABILITY APPLICATION

A. INSURED INFORMATION

1. Insured Company Name (Applicant): Friends of Buena Park Youth Theatre
2. Contact Name: Imani Tolliver, Community Services Supervisor
3. Address: c/o City of Buena Park - Fine Arts Division
4. City: Buena Park State: CA Zip Code: 90621
5. Phone: 714-236-3870 Fax: 714-739-5012 E-mail: itolliver@buenapark.com

B. EVENT INFORMATION (Attach a copy of event brochure and/or flyer to this Application)

6. Event Name: Youth Theatre Spring Show, Youth Theatre Fall show

   Event Website: n/a

   Event Description: Friends of Buena Park Youth Theatre produces 2 musical productions per year. 8 performances per production. Rehearsals start 3 months prior to opening night. There are also auditions prior to staffing the show, plus misc. fundraisers.

7. Venue Name: Various - see attached list

   Venue Address:

   City/State/Zip Code:

8. Event Start Date: 5/1/2016 Event End Date: 12/01/2016
9. Coverage Start Date: 05/01/2016 Coverage End Date: 04/30/2017

   If the coverage start date is more than 5 days before the event start date OR the coverage end date is more than 5 days after the event end date, please explain:

   We're requesting coverage to include all operations involved in 2 annual musical youth theatre productions.

10. Is the Event Outdoors? ☐ Yes ☒ No
11. How many years has this event be held under the present management (if never, enter 0) 35 yrs
12. During this time has the insured had any claims regarding this event? ☐ Yes ☒ No
13. Type of Event: (check below as applicable)

☐ Art & Craft Festival ☐ Auction ☐ Beauty Pageant/ Fashion Show ☐ Concert (see No. 17-20) ☐ Chamber of Commerce event

SPECIAL EVENT LIABILITY APPLICATION

A. INSURED INFORMATION

1. Insured Company Name (Applicant): Friends of Buena Park Youth Theatre
2. Contact Name: Imani Tolliver, Community Services Supervisor
3. Address: c/o City of Buena Park - Fine Arts Division
4. City: Buena Park State: CA Zip Code: 90621
5. Phone: 714-236-3870 Fax: 714-739-5012 E-mail: itolliver@buenapark.com

B. EVENT INFORMATION (Attach a copy of event brochure and/or flyer to this Application)

6. Event Name: Youth Theatre Spring Show, Youth Theatre Fall show

   Event Website: n/a

   Event Description: Friends of Buena Park Youth Theatre produces 2 musical productions per year. 8 performances per production. Rehearsals start 3 months prior to opening night. There are also auditions prior to staffing the show, plus misc. fundraisers.

7. Venue Name: Buena Park High School

   Venue Address: 8833 Academy Drive

   City/State/Zip Code: Buena Park, CA 90621

8. Event Start Date: 5/1/2016 Event End Date: 12/01/2016
9. Coverage Start Date: 05/01/2016 Coverage End Date: 04/30/2017

   If the coverage start date is more than 5 days before the event start date OR the coverage end date is more than 5 days after the event end date, please explain:

   We're requesting coverage to include all operations involved in 2 annual musical youth theatre productions.

10. Is the Event Outdoors? ☐ Yes ☒ No
11. How many years has this event be held under the present management (if never, enter 0) 35 yrs
12. During this time has the insured had any claims regarding this event? ☐ Yes ☒ No
13. Type of Event: (check below as applicable)

☐ Art & Craft Festival ☐ Auction ☐ Beauty Pageant/ Fashion Show ☐ Concert (see No. 17-20) ☐ Chamber of Commerce event

☐ Consumer Show ☐ Convention ☐ Exhibition ☐ Fair/Festival ☒ Fundraiser

☐ Graduation ☐ Meeting/Luncheon/Seminar ☐ Music Festival (see No. 17-20) ☐ Party

☐ Picnic (see No. 19 & 20) ☐ Political Rally ☐ Reception ☐ Sporting Event (excludes Participants see No. 22)

☐ Walk-a-thon ☐ Wedding/Reception

*If Other Event Type than Listed Above: Youth Theatre Musical Production, auditions, reheasals, fundraisers

14. If Concert, Type:

☐ Classical ☐ Comedy ☐ Contemporary ☐ Country | Gospel/Jazz
☐ Opera ☐ Orchestra ☐ R&B Rock | Symphony

15. Name of Performer(s):

16. Is seating assigned? : ☐ Yes ☒ No

17. Please describe event type:
Friends of Buena Park Youth Theatre produces 2 musical productions per year.
8 performances per production. Rehearsals start 3 months prior to opening night.
There are also auditions prior to staffing the show. They also could have a fundraiser or two throughout the year.
There are approximately 50 volunteers and 50 cast members involved per show.

(Event description details are required. Please provide a complete description of events and activities associated with the insured event. The more comprehensive the information provided, the quicker the quote process will be).

18. Maximum Daily Attendance: 199 Total Attendance: 3,000

Gross Revenue: $ $5,000 to $9,000 per show depending on interest Expenses: $ Annual expense budget is $16,900

19. Will any of the events include any of the following? Please check all that apply indicating whether the applicant, vendor, or subcontractor will be the responsible party.

	Applicant	Vendor/Exhibitor	Subcontractor
Aircraft	☐	☐	☐
Animals (other than pet contests)	☐	☐	☒
Camping	☐	☐	☐
Cattle Drives Childcare	☐	☐	☐
Operations Firearms or	☐	☐	☐
Ammunition Fireworks	☐	☐	☐
Food Vendor	☒	☐	☐
Inflatables	☐	☐	☐
Knives/Cutlery	☐	☐	☐
Mechanical Amusement Rides	☐	☐	☐
Motorsports	☐	☐	☐
Open Water Exposure	☐	☐	☐
Paintball	☐	☐	☐
Parade	☐	☐	☐
Rock Climbing Walls	☐	☐	☐
Rodeos	☐	☐	☐
Tattooing/Body Piercing	☐	☐	☐
	☐	☐	☐

Temporary skating/skiing/skateboarding structures	☐	☐	☐
Trail Rides	☐	☐	☐

20. Do you require all Vendors/Exhibitors managing any of the above indicted activities to have their own liability insurance in place listing you as Additional Insured? ☐Yes ☐No n/a

21. Will any of the events occur in a bar or nightclub? ☐Yes ☒No

If Yes, are those events occurring in a bar of nightclub open to the public? ☐Yes N/A ☐No

22. Does the applicant hire any subcontractors for these insured event(s)? ☒Yes ☐No

23. Do these subcontractors carry their own insurance naming you as Additional Insured? ☒Yes ☐No

24. Will there be security at the insured event(s)? ☐Yes ☒No

25. Who is responsible for providing the security? ☐Venue ☐Applicant ☐Other N/A

If Other: Does the security company carry its own insurance naming you as Additional Insured?
☐Yes ☐No N/A

If No, please explain: _____

26. Required Limits:

- ☒ $1M Per Occurrence / $2M Aggregate
- ☐ $2M Per Occurrence / $2M Aggregate
- ☐ $3M Per Occurrence / $3M Aggregate
- ☐ $4M Per Occurrence / $3M Aggregate
- ☐ $5M Per Occurrence / $5M Aggregate

If larger limits are required, please specify: _____

C. LIQUOR LIABILITY COVERAGE:

27. Is Liquor Liability Required? ☐Yes ☒No (If Yes, please fill out section below)

Please note, if Insured is not either serving or selling the liquor, the additional liquor coverage is not required.

Will alcohol be served by a Licensed bartender? ☐Yes ☐No N/A

If No, who will be serving the alcohol? _____

Describe training and/or experience of persons serving the alcohol _____

_____

Average age of attendees: _____

What measures are in place to prevent the service of alcohol to minor and/or intoxicated persons?

_____

_____

Does the Applicant have a valid liquor license? ☐Yes ☐No N/A

Will there be an open bar? ☐Yes ☐No

Will alcohol be sold by the drink? ☐Yes ☐No

Is BYOB (bring your own bottle) allowed? ☐Yes ☐No
Estimated alcohol gross receipts? $_____

D. HIRED/NON-OWNED AUTO COVERAGE:

28. If Hired/Non-Owned Auto Required? ☐Yes ☒No (If Yes, please fill out section below)

☐ Check here if you are required by contract to acquire Hired/Non-Owned Auto **and** you are **not** being loaned, rented or leased any vehicles (If checked, please do not complete the rest of this section)

Amount being charged to rent or lease the vehicle(s) $_____

Are all drivers at least 25 years of age? ☐Yes ☐No

Do all drivers have a valid United States driver's license? ☐Yes ☐No

Do any of the hired vehicles seat more than 12 people? ☐Yes ☐No

What will the vehicles be used for? _____

_____

E. ADDITIONAL INSURED(S):

29. Are Additional Insured(s) Required? ☒Yes ☐No (If Yes, please fill out section below)

1. Additional Insured Name: CITY OF BUENA PARK

Address: 6650 Beach Boulevard

City: Buena Park

State: CA

Zip: 90620

Associated Event(s): Auditions, rehearsals, performances - all operations

2. Additional Insured Name: Fullerton Joint Unified School District/Buena Park High School

Address: 1051 Bastanchury Road

City: Fullerton

State: CA

Zip: 92833

Associated Event(s): Dress rehearsals, performances

F. WAIVER OF SUBROGATION:

30. Does your contract require a "waiver of subrogation"? ☐Yes ☒No (If Yes, please fill out section below)

What is the name of the entity requesting the waiver of subrogation? _____

What is their involvement in the event? _____

_____

G. **INLAND MARINE COVERAGE:**

31. Is Inland Marine coverage required? ☐Yes ☒No (If Yes, please fill out section below)

What type of property do you need coverage for? _____

_____

What is the value for this property? $_____

Will the property be stored overnight? ☐Yes ☐No

If Yes, please provide details on how it will be stored: _____

_____

Will the Insured be responsible for transporting the property? ☐Yes ☐No

If Yes, please describe how it is transported: _____

_____

If No, who is transporting the property: _____

Will the property stay in the possession of the Insured at all times prior to returning to rental company?

☐Yes ☐No

If No, please explain: _____

_____

NOTICE TO APPLICANTS: ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR, CONCEALS, FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT ACT, WHICH IS A CRIME AND MAY SUBJECT SUCH PERSON TO CRIMINAL AND CIVIL PENALTIES.

NOTICE TO ARKANSAS AND NEW MEXICO APPLICANTS: ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT, OR KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN PRISON.

NOTICE TO COLORADO APPLICANTS: IT IS UNLAWFUL TO KNOWINGLY PROVIDE FALSE, INCOMPLETE, OR MISLEADING FACTS OR INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING OR ATTEMPTING TO DEFRAUD THE COMPANY. PENALTIES MAY INCLUDE IMPRISONMENT, FINES, DENIAL OF INSURANCE, AND CIVIL DAMAGES. ANY INSURANCE COMPANY OR AGENT OF AN INSURANCE COMPANY WHO KNOWINGLY PROVIDES FALSE, INCOMPLETE, OR MISLEADING FACTS OR INFORMATION TO A POLICYHOLDER OR CLAIMANT FOR THE PURPOSE OF DEFRAUDING OR ATTEMPTING TO DEFRAUD THE POLICYHOLDER OR CLAIMANT WITH REGARD TO A SETTLEMENT OR AWARD PAYABLE FROM INSURANCE PROCEEDS SHALL BE REPORTED TO THE COLORADO DIVISION OF INSURANCE WITHIN THE DEPARTMENT OF REGULATORY AUTHORITIES

NOTICE TO DISTRICT OF COLUMBIA APPLICANTS: WARNING: IT IS A CRIME TO PROVIDE FALSE OR MISLEADING INFORMATION TO AN INSURER FOR THE PURPOSE OF DEFRAUDING THE INSURER OR ANY OTHER PERSON. PENALTIES INCLUDE IMPRISONMENT AND/OR FINES. IN ADDITION, AN INSURER MAY DENY INSURANCE BENEFITS IF FALSE INFORMATION MATERIALLY RELATED TO A CLAIM WAS PROVIDED BY THE APPLICANT.

NOTICE TO FLORIDA APPLICANTS: ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION IS GUILTY OF A FELONY IN THE THIRD DEGREE.

NOTICE TO KENTUCKY APPLICANTS: ANY PERSON WHO KNOWINGLY ANO WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME.

NOTICE TO LOUISIANA APPLICANTS: ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN PRISON.

NOTICE TO MAINE APPLICANTS: IT IS A CRIME TO KNOWINGLY PROVIDE FALSE, INCOMPLETE OR MISLEADING INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING THE COMPANY. PENALTIES MAY INCLUDE IMPRISONMENT, FINES OR A DENIAL OF INSURANCE BENEFITS.

NOTICE TO NEW JERSEY APPLICANTS: ANY PERSON WHO INCLUDES ANY FALSE OR MISLEADING INFORMATION ON AN APPLICATION FOR AN INSURANCE POLICY IS SUBJECT TO CRIMINAL AND CIVIL PENALTIES.

NOTICE TO NEW YORK APPLICANTS: ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME, AND SHALL ALSO BE SUBJECT TO A CIVIL PENALTY NOT TO EXCEED FIVE THOUSAND DOLLARS AND THE STATED VALUE OF THE CLAIM FOR EACH SUCH VIOLATION.

NOTICE TO OHIO APPLICANTS: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.

NOTICE TO OKLAHOMA APPLICANTS: WARNING: ANY PERSON WHO KNOWINGLY, AND WITH INTENT TO INJURE, DEFRAUD OR DECEIVE ANY INSURER, MAKES ANY CLAIM FOR THE PROCEEDS OF AN INSURANCE POLICY CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION IS GUILTY OF A FELONY (365:15-1-10, 36 §3613.1).

NOTICE TO PENNSYLVANIA APPLICANTS: ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS SUCH PERSON TO CRIMINAL AND CIVIL PENALTIES.

NOTICE TO TENNESSEE AND VIRGINIA APPLICANTS: IT IS A CRIME TO KNOWINGLY PROVIDE FALSE, INCOMPLETE OR MISLEADING INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING THE COMPANY. PENALTIES INCLUDE IMPRISONMENT, FINES AND DENIAL OF INSURANCE BENEFITS.

DECLARATION

To the best of my knowledge and belief the information provided in this application, whether in my own hand or not, is true and I have not withheld any material facts. I understand that non-disclosures or misrepresentation of a material fact will entitle the company to void the Insurance. I understand that signing this Application does not bind me to complete the insurance but agree that should an insurance policy be issued, this Application and the statements made therein shall form the basis of the insurance policy.

Eddie Fenton	Director of Human Resources/Risk Management
PRINT NAME OF APPLICANT	TITLE
Eddie Fenton	05/09/2016
SIGNATURE OF APPLICANT	DATE
SIGNATURE OF BROKER	DATE

Francis L. Dean & Associates of California, LLC
6167 Bristol Pkwy, Suite 115
Culver City, CA 90230

Cover Sheet

To: Celia Dangelo-Swett & Crawford Group (Woodland Hills, CA)

From: Michelle Masou

Date: 5/17/2016

Re: Friends of Buena Park Youth Theatre

Number Pages Including Cover Sheet: 3

Attached are the quotations you requested for the above.

Your firm's commission is 15% on the accident coverage and 15% on the liability commission.

Commission to Aon: 10.5%

Please send me a fax or e-mail if you would like to bind coverage. Thank you, and please feel free to contact me with any questions.

Please note: the broker fee is applied to the general liability policy only, which is non-commissionable.

Please note that effective 10/1/15 we are no longer accepting outside premium finance payments. However, premium finance is available through one of our approved financing partners.

*** *Please note that if paying with a credit card, a $10 service fee will be applied for accounts with a total premium under $1,000. For accounts with a total premium over $1,000, please contact us for applicable fee.*

AON

June 14, 2016

Alice Burnett, IPMA-SCP, Senior Human Resources Analyst
City of Buena Park
Human Resources/Risk Management Department
6650 Beach Blvd. | Buena Park, CA | 90621

Re: June 3, 2016 – November 27, 2016 - General Liability and Accident Medical Insurance

Dear Alice:

Enclosed are the renewal certificates for General Liability and Accident Medical Insurance for Friends of Buena Park Youth Theatre for period 6/03/16 – 11/27/16. The carrier did not issue policies for these respective coverages as they are part of a Master policy.

Please note that as soon as endorsements amending the Named Insured on the renewal certificates and amending the Additional Insureds on the General Liability are received from the carrier, it will be forwarded to you.

Also, enclosed are the Invoices for the General Liability and Accident Medical renewals. Please note that invoices are due upon receipt.

The renewal certificates have been checked for accuracy; and they are compliant with our binding requests.

We recommend that you review the renewal certificates and advise us of any changes you feel are needed. Please contact our office if you have any questions or requests.

Best Regards,

William S. Deeb
Director of Public Entities

Aon Risk Solutions | Public Entities Practice Group
707 Wilshire Blvd., Suite 2500 | Los Angeles CA 90017
t +1.213.630.3210 | m +1.213.200.0080 | o +1.213.630.3200 | f +1.213.996.1783 | aon.com
CA Corp. Lic. No. 0363334

Francis L. Dean & Associates of California, LLC
6167 Bristol Pkwy, Suite 115
Culver City, CA 90230

Quotation – Friends of Buena Park Youth Theatre - 5/17/2016

Accident Coverage	
Eligibility:	All Cast & Volunteers of the Policyholder's Programs
Benefits:	
$10,000.00	Maximum Medical Benefit per Claim
$2,500.00	Accidental Death/Dismemberment Benefit per Claim
$100.00	Deductible per Claim
Excess Coverage	
Dental Benefit:	Included in Maximum Medical Benefit
Policy Term:	5/14/2016 - 11/27/2016 12:01 AM
Carrier:	United States Fire Insurance Company (Admitted) (A Excellent XIII AM Best)
Premium:	$210.00
Minimum Premium:	$150.00 (Fully Earned at Inception)

General Liability Coverage	
$2,000,000.00	General Aggregate
$2,000,000.00	Products/Completed Operations
$1,000,000.00	Personal & Advertising Injury
$1,000,000.00	Each Occurrence
$300,000.00	Fire Damage (any one fire)
$5,000.00	Med Exp
$0.00	Deductible per Claim
Policy Term:	5/14/2016 - 11/27/2016 12:01 AM
Carrier:	United States Fire Insurance Co (Admitted) (A Excellent XIII A.M. Best)
Premium:	$1,089.00
Broker Fee:	$25.00 (Non-Commissionable) (Fully earned at Inception)
Total Due:	$1,114.00
Minimum Premium:	$325.00 (Fully Earned at Inception)
Swett Broker Fee:	$450.00

Inclusions/Program Highlights:

Occurrence-Form Policy

Coverage issued through Sports & Recreation Providers Assn Purchasing Group

Exclusions: Claims by Athletic Participants, War, Terrorism, Expected or Intended Injury, Sexual Abuse/Molestation, Asbestos, Nuclear Energy, Total Pollution, Fungi or Bacteria, Aircraft or Watercraft, Pyrotechnics, Employment Related Practices, Communicable Disease (Hepatitis, TSE, HIV, HTLV, or AIDS) Lead Liability.

Optional Coverages (Requires General Liability to be Purchased)

Increased Aggregate Limit Options

Option 1 The General Aggregate and Products/Completed Operations Limit can be increased to $3,000,000.00 for an additional premium of $55.00.

Option 2 The General Aggregate and Products/Completed Operations Limit can be increased to $4,000,000.00 for an additional premium of $113.00.

Option 3 The General Aggregate and Products/Completed Operations Limit can be increased to $5,000,000.00 for an additional premium of $174.00.

Hired/Nonowned Auto Liability Coverage Options

Option 1: $150,000 Hired/Non-owned Auto Liability Coverage can be added for an additional premium of $225.00.

Option 2: $500,000 Hired/Non-owned Auto Liability Coverage can be added for an additional premium of $500.00

Option 3: $1,000,000 Hired/Non-owned Auto Liability coverage is available for additional premium subject to a Minimum Premium of $850.00 and our receipt and approval of our Hired/Non-owned Auto supplemental application. Please note that 12 and 15+ Passenger Vans are excluded. Please contact me if you would like this application.

Please note all HNOA premiums are Fully Earned at Inception

Additional Insured Endorsements

Additional insured's must be submitted, approved and issued by our office. Submission must include the entity name, full mailing address and insurable interest for each Additional Insured. Additional Premium may Apply.

Standard additional insureds are included within the above GL premium.

Option 1: Primary and non-contributory wording endorsement can be added for an additional $100.00 per additional insured needed.

Option 2: Waiver of subrogation endorsement can be added for an additional $100.00 per additional insured needed.

Excess Liability

Follow form excess limits may be available upon request and carrier approval. Please contact with any inquiries.

This quotation is valid for 30 days. Thank you very much, and please feel free to contact our agency with any questions.

Please note:

-Premium is due within 20 days of Effective Date
-No Flat Cancellations

AON

California Insurance Pool Authority (CIPA)- Friends of Buena Park Youth Theatre

Quote Disclosure Report

Trade ID	Program	Line Of Business	Carrier	Carrier Response	Carrier Declination Reason	Premium[1]	Quoted ARS Commission	National Additional Commission Rate[2]	Intermediary, if applicable	Intermediary Commission	ARS Fee[4]	Total ARS Income[5,6,7]	Total Cost to Client (Premium +Fee)[6]
Policy Term: May 14, 2016 to November 27, 2016													
4873477	AIG	General Liability Coverage	National Union Fire Ins Co of Pittsburgh	Declined	Class of Business	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4873519	General Liability-US Fire Co	General Liability Coverage	United States Fire Insurance Co	Quoted	N/A	$1,299.00	10.5000%	N/A	N/A	N/A	N/A	$136.40	$1,299.00
4873475	James River	General Liability Coverage	James River Casualty Company	Declined	Pricing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4873476	Philadelphia	General Liability Coverage	Philadelphia Indemnity Insurance Company	Declined	Class of Business	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Presentation Date: 5/19/2016

Currency: USD

Disclosures

1. Aon Risk Services is an insurance producer licensed in your state. Insurance producers are authorized by their licenses to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the suitableness, benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction involves one or more of these activities. Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In placing, renewing, consulting on or servicing your insurance coverages, Aon Risk Services and its affiliates (\"Aon\") may participate in contingent commission arrangements with insurance companies that provide for additional contingent compensation, if, for example, certain underwriting, profitability, volume or retention goals are achieved.

Such goals are typically based on the total amount of certain insurance coverages placed by Aon with the insurance company or the overall performance of the policies placed with that insurance company, not on an individual policy basis. As a result, Aon may be considered to have an incentive to place your insurance coverages with a particular insurance company. The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by contacting your Account Executive or emailing Aon Email Box. Where Aon participates in contingent commission arrangements with insurance companies, Aon may be entitled to additional commission in the range of 0 to 6% depending upon whether and when specified thresholds are achieved.

2. ARS receives premiums Clients pay for remittance to carriers, as well as refunds insurance companies pay for remittance to Clients, and deposits these payments into fiduciary accounts in accordance with applicable insurance laws until they are due to be remitted. ARS will retain the interest or investment income earned while such funds are on deposit pursuant to these laws and carrier agreements.

3. Notwithstanding whether any commission amounts are shown in the Quoted ARS Commission column, ARS has national additional commission rates with some carriers for certain lines of business and/or for outsourced administrative services performed on the carrier's behalf. Where there is a National Additional Commission Rate shown, ARS expects to earn this commission rate on the premium amount quoted herein. Collecting this commission will not change in any way the Premium quoted above.

4. When a carrier does not pay ARS an amount sufficient to cover the brokerage and administrative services performed by ARS on the carrier's behalf for the benefit of our clients, ARS may charge such fees to the client as ARS deems necessary and where permitted by applicable law.

5. Total ARS Income equals the sum of the commission ARS will receive from the Carrier, including quoted and national additional commissions (as applicable), and the ARS fee, if any. Commission is calculated by multiplying the Premium amount by applicable commission rates.

6. The Total Cost to Client is Premium (inclusive of all ARS commission) plus ARS Fee (if applicable). Total Cost to Client does not include applicable surplus lines taxes and fees and it does not include applicable state fees, surcharges, or taxes assessed on the policy.

7. ARS performs various administrative functions related to the procurement of coverage, including, but not limited to, electronic policy filing and storage, expiration tracking, client data management, and administration. Where legally permitted to do so, ARS-US charges for its own account and collects from its clients, a $100 policy administrative charge per policy placed. In some countries where legally permitted to do so, ARS charges for its own account and collects administrative fees from its clients. Administrative fees are in addition to and not in lieu of any other service fees agreed to and paid to us by our clients and/or any commissions paid to us by insurers, and these administrative fees appear separately on the invoices we issue.

UNITED STATES FIRE INSURANCE COMPANY
Administrative Offices: 5 Christopher Way • 3rd Floor • Eatontown, NJ 07724

BLANKET BENEFITS FOR ACCIDENTS ONLY

CERTIFICATE OF COVERAGE

This Certificate contains the terms under which the United States Fire Insurance Company agrees to insure certain persons and pay benefits.

This Certificate is a part of, and is governed by, a Group Policy that has been issued in the state of **ILLINOIS** and shall be governed by its laws.

Coverage under this Certificate is provided in consideration of payment of the initial premium, continued payment of premiums when due, and completion of an Application. This Certificate is a part of, and is governed by, a Group Policy. The Group Policy has been issued to, and is the contract between, the Group Policyholder and The United States Fire Insurance Company. The Group Policy is held by the Group Policyholder and may be inspected upon request at any reasonable time. The name of the Group Policyholder is shown in the Schedule.

This Certificate has been issued to you, the Certificateholder, as a Participant under the Group Policy, in accordance with the terms, conditions, and limitations of the Group Policy.

10 DAY RIGHT TO RETURN THIS CERTIFICATE

If for any reason, you are not satisfied with this Certificate, you may return it to us within 10-days after receiving it. Upon its return, we will refund any premium paid and this Certificate will be deemed void, just as though it had never been issued.

THIS IS ACCIDENT ONLY COVERAGE.

READ IT CAREFULLY.

BENEFITS ARE NOT PAYABLE FOR LOSS DUE TO SICKNESS.

THIS CERTIFICATE PAYS BENEFITS FOR SPECIFIC LOSSES FROM ACCIDENTS ONLY.

THIS CERTIFICATE IS NOT RENEWABLE.

Signed for **The United States Fire Insurance Company** By:

Signature

Douglas M. Libby
Chairman and CEO

Signature

James Kraus
Secretary

TABLE OF CONTENTS

The following provisions appear within this Certificate in the following order:

Schedule of Benefits

Definitions

Scope of Coverage

Description of Hazards

Description of Benefits

Exclusions

Additional Exclusions

Limitations

Premium Provisions

General Provisions

Claim Provisions

SCHEDULE OF BENEFITS

COVERAGE IS PROVIDED UNDER GROUP POLICY NUMBER:	AH-GA26932-002
ISSUED TO GROUP POLICYHOLDER:	The Group and Blanket Accident & Health Insurance Trust
CERTIFICATEHOLDER:	Friends of Buena Vista Park Youth Theatre
CERTIFICATE NUMBER:	US490950
CERTIFICATE EFFECTIVE DATE:	06/03/2016 12:01 AM
CERTIFICATE EXPIRATION DATE:	11/27/2016 12:01 AM
BENEFIT PERIOD:	Provided treatment begins within 90 days from the date of Injury, Benefits are payable for 12 months from the date of an Injury. The Injury must occur after the Effective Date and prior to the Expiration Date and care must be Medically Necessary.
PREMIUM:	$210.00
DEDUCTIBLE AMOUNT:	$100.00
COINSURANCE PERCENTAGE:	100% of Usual, Reasonable & Customary Charges, URC
MAXIMUM BENEFIT AMOUNT:	$10,000.00
ELIGIBLE PERSONS:	All Cast & Volunteers of the Policyholder's Programs
SPECIFIED ACTIVITY:	Youth Theatre Performances

MEDICAL EXPENSE BENEFIT

Hospital Room & Board Daily Maximum Benefit Amount:	URC
Intensive Care Room & Board Daily Maximum Benefit:	URC
Hospital Miscellaneous Maximum Benefit Amount:	URC
Outpatient Pre-Admission Testing Benefit Amount:	URC
Outpatient Hospital Emergency Room Treatment Maximum Benefit Amount:	URC
Surgical Benefits:	
Primary Surgeons Maximum Benefit Amount:	URC
Assistant Surgeon, Second Surgical Opinion, Consultation Maximum Benefit:	URC
Anesthesia Maximum Benefit:	URC
Surgical Facility Maximum Benefit per Operating Session:	URC
Doctor's Visits	
In-Hospital Maximum Benefit:	URC
Office Visits Maximum Benefit:	URC
Maximum for All In-Hospital and Office Doctor's Visits:	URC
X-ray and Laboratory Maximum Benefit Amount:	URC
Nursing Maximum Benefit Amount:	URC
Physiotherapy Benefit	
Maximum Benefit Amount (Hospital Inpatient):	URC
Maximum Benefit Amount (Outpatient):	URC
Maximum for All Physiotherapy Combined (Inpatient & Outpatient):	URC
Ambulance Maximum Benefit Amount:	URC

Medical Equipment Rental Charges Maximum Benefit Amount:	URC
Medical Services and Supplies Maximum Benefit Amount (Blood, Blood Transfusions, Oxygen):	URC
Dental Treatment For Injury Only Maximum Benefit Amount:	URC

OUT-PATIENT PRESCRIPTION DRUG BENEFIT

Maximum Benefit Amount:	URC

ACCIDENTAL DEATH, DISMEMBERMENT, LOSS OF SIGHT, SPEECH, OR HEARING

Principal Sum:	$2,500.00

DEFINITIONS

The terms shown below shall have the meaning given in this section whenever they appear in this Certificate. Additional terms may be defined within the provision to which they apply.

"Accident" means a sudden, unforeseeable external event which:
(1) Causes Injury to one or more Covered Persons; and
(2) Occurs while coverage is in effect for the Covered Person.

"Benefit Period" means the period of time from the date of Injury, as shown in the Schedule of Benefits.

"Covered Person" means a person eligible for coverage as identified in the Application for whom proper premium payment has been made, and who is therefore insured under this Certificate.

"Deductible" means the amount of Eligible Expenses which must be paid by the Covered Person before benefits are payable under this Certificate. It applies separately to each Covered Person.

"Doctor" means a licensed practitioner of the healing arts acting within the scope of his license. Doctor does not include:
(1) The Covered Person;
(2) The Covered Person's spouse, child, parent, brother, or sister; or
(3) A person living with a Covered Person.

"Eligible Expenses" means the Usual, Reasonable and Customary charges for services or supplies which are incurred by the Covered Person for the Medically Necessary treatment of an Injury. Eligible Expenses must be incurred while this Certificate is in force.

"He", "his" and "him" includes "she", "her" and "hers."

"Health Care Plan" means any contract, policy or other arrangement for benefits or services for medical or dental care or treatment under:
(1) Group or blanket insurance, whether on an insured or self-funded basis;
(2) Hospital or medical service organizations on a group basis;
(3) Health Maintenance Organizations on a group basis.
(4) Group labor management plans;
(5) Employee benefit organization plan;
(6) Professional association plans on a group basis; or
(7) Any other group employee welfare benefit plan as defined in the Employee Retirement Income Security Act of 1974 as amended.

"Hospital" means an institution which:
(1) Is operated pursuant to law;
(2) Is primarily and continuously engaged in providing medical care and treatment to sick and injured persons on an inpatient basis;
(3) Is under the supervision of a staff of doctors;
(4) Provides 24-hour nursing service by or under the supervision of a graduate registered nurse, (R.N.);
(5) Has medical, diagnostic and treatment facilities, with major surgical facilities;
    (a) On its premises; or
    (b) Available to it on a prearranged basis; and
(6) Charges for its services.

"Hospital" does not include:
(1) A clinic or facility for:
    (a) Convalescent, custodial, educational or nursing care;
    (b) The aged, drug addicts or alcoholics; or
    (c) Rehabilitation; or
(2) A military or veterans hospital or a hospital contracted for or operated by a national government or its agency unless:

(a) The services are rendered on an emergency basis; and
(b) A legal liability exists for the charges made to the individual for the services given in the absence of insurance.

"**Hospital Stay**" means a Medically Necessary overnight confinement in a Hospital when room and board and general nursing care are provided for which a per diem charge is made by the Hospital.

"**Injury**" means bodily harm which results, directly and independently of disease or bodily infirmity, from an Accident. All injuries to the same Covered Person sustained in one accident, including all related conditions and recurring symptoms of the Injuries will be considered one Injury.

"**Medically Necessary**" or "**Medical Necessity**" means the service or supply is:
(1) Prescribed by a Doctor for the treatment of the Injury; and
(2) Appropriate, according to conventional medical practice for the Injury in the locality in which the service or supply is given.

"**Nurse**" means either a professional, licensed, graduate registered nurse (R.N.) or a professional, licensed practical nurse (L.P.N.).

"**School**" means the participating School or School District where the Covered Person is enrolled or employed. The School must be a duly accredited (state certified or accredited) primary, elementary, secondary, or collegiate School.

"**Sickness**" means illness or disease which begins or for which an expense was first incurred while coverage is in force under this Certificate for the Covered Person. Sickness includes complications of pregnancy. All related conditions and recurring symptoms of sickness to the same person will be considered one sickness.

"**Student Infirmary**" means an on campus facility which:
(1) Provides medical care and treatment to sick and injured students and faculty;
(2) Is under the supervision of a Doctor;
(3) Provides nursing services; and
(4) Charges for its services.

"Student Infirmary" does not include:
(1) Medical, diagnostic or treatment facilities with major surgical facilities:
    (a) On its premises; or
    (b) Available to it on a prearranged basis; or
(2)In-patient care.
(No benefits are payable for services, supplies, or treatment in a Student Infirmary. This definition is applicable only to its reference in the provision titled Additional Exclusions.)

"**Supervised or Sponsored Activity**" means a Certificateholder or School authorized function:
(1) In which the Covered Person participates;
(2) Which is organized by or under its auspices;
which is within the scope of customary activities for such entity and is shown on the Schedule of Benefits.

"**Usual, Reasonable and Customary** means:
(1) With respect to fees or charges, fees for medical services or supplies which are;
    (a) Usually charged by the provider for the service or supply given; and
    (b) The average charged for the service or supply in the locality in which the service or supply is received; or
(2) With respect to treatment or medical services, treatment which is reasonable in relationship to the service or supply given and the severity of the condition.

SCOPE OF COVERAGE

We will provide the benefits described in this Certificate to all Covered Persons who suffer a covered loss which:
(1) Is within the scope of the **DESCRIPTION OF BENEFITS PROVISIONS** and results, directly and independently of disease or bodily infirmity, from an Injury which is suffered in an Accident;
(2) Occurs while the person is a Covered Person under this Certificate; and

(3) Is within the scope of the risks set forth in the **DESCRIPTION OF HAZARDS** provisions.

Full Excess Medical Expense:
If an injury to the Covered Person results in his incurring Eligible Expenses for any of the services in the SCHEDULE OF BENEFITS, we will pay the Eligible Expenses incurred, subject to the Deductible Amount and Coinsurance Percentage (if any), that are in excess of Expenses payable by any other Health Care Plan, regardless of any Coordination of Benefits provision contained in such Health Care Plan.

The Covered Person must be under the care of a Doctor when the Eligible Expenses are incurred. The Expense must be incurred solely for the treatment of a covered Injury:
(1) While the person is insured under this Certificate; or
(2) During the Benefit Period stated on the SCHEDULE OF BENEFITS.

The first Expense must be incurred within the time frame shown on the SCHEDULE OF BENEFITS.

The total of all medical benefits payable under this Certificate is shown on the SCHEDULE OF BENEFITS: and
(1) Subject to the specific maximums shown on the SCHEDULE OF BENEFITS; and
(2) Subject to compliance with the requirement, set forth in the Limitations section of this Certificate.

Non-Duplication of Benefits Provision:
This provision applies if a Covered Person:
(1) Is covered by any other blanket or group health care plan; and
(2) Would, as a result, receive total medical expense or service benefits in excess of the expenses actually incurred.

In this case, the medical expense benefits we will pay under this Certificate will be reduced by such excess. This provision does not apply if we would be primary under any coordination of benefit guidelines contained in the other health care plans.

PROVISIONS CONCERNING COVERED PERSONS

Eligibility:
Persons eligible to be insured under this Certificate are those persons described as an ELIGIBLE CLASS on the Application who have completed any applicable Service Waiting Period. This includes anyone who may become eligible while this Certificate is in force.

Effective Dates:
A Covered Person will become an insured under this Certificate, provided proper premium payment is made, on the latest of:
(1) The Effective Date of this Certificate; or
(2) The day he becomes eligible according to the referenced date shown in the Application.

Termination:
Insurance for a Covered Person will end on the earliest of:
(1) The date he is no longer in an Eligible Class.
(2) The date he reports for active duty in any Armed Forces, according to the referenced date shown in the Application. We will refund, upon receipt of proof of service, any premium paid, calculated from the date active duty begins until the earlier of:
    (a) The date the premium is fully earned; or
    (b) The Expiration Date of this Certificate.
    This does not include Reserve or National Guard duty for training;
(3) The end of the period for which the last premium contribution is made; or
(4) The date the Group Policy is terminated.

DESCRIPTION OF HAZARDS

HAZARD: CERTIFICATE HOLDER FUNCTIONS

Subject to all other provisions of this Certificate, coverage is provided for a Covered Person while he is:
(1) Attending or participating in a Supervised or Sponsored Activity; or
(2) Attending a Certificate holder function.

The Covered Person must be:
(1) On the premises of the Certificate holder:
    (a) During its normal hours;
    (b) During scheduled functions; or
    (c) During other periods if he is attending or participating in a Supervised or Sponsored Activity;
(2) Not on Certificate holder premises and attending or participating in a Supervised or Sponsored Activity;
(3) Traveling directly, without interruption:
    (a) Between his home and the Certificate holder's premises for participation in a Supervised or Sponsored Activity;
    (b) Between the site of the Supervised or Sponsored Activity and his home or the Certificate holder's premises.
    (c) In a vehicle which is:
        (i) Designated or furnished by the Certificate holder;
        (ii) Operated by a properly licensed adult driver; and
        (iii) Under the direct supervision of the Certificate holder; or
    (d) In a vehicle other than that described in (3)(c) when operated by a properly licensed driver.

    Travel time includes the time:
        (i) To or from home, the Certificate holder's address and the Supervised or Sponsored Activity;
        (ii) Before the appointed time; and
        (iii) After the Supervised or Sponsored Activity is completed.

Unless otherwise stated, we will pay benefits for a covered loss, only once, even if coverage was provided under more than one Description of Hazards.

DESCRIPTION OF BENEFITS

BENEFIT A: BENEFITS FOR ACCIDENTAL DEATH, DISMEMBERMENT, LOSS OF SIGHT, OR SPEECH AND HEARING

If, within 1-year from the date of an Accident covered by this Certificate, Injury from such Accident, results in Loss listed below, we will pay the percentage of the Principal Sum set opposite the loss in the table below. If the Covered Person sustains more than one such Loss as the result of one Accident, we will pay only one amount, the largest to which he is entitled. This amount will not exceed the Principal Sum which applies for the Covered Person.

Loss	Percentage of Principal Sum
Loss of Life	100%
Loss of Both Hands	100%
Loss of Both Feet	100%
Loss of Entire Sight of Both Eyes	100%
Loss of One Hand and One Foot	100%
Loss of One Hand and Entire Sight of One Eye	100%
Loss of One Foot and Entire Sight of One Eye	100%
Loss of Speech and Hearing (both ears)	100%
Loss of One Hand	50%
Loss of One Foot	50%

Loss of Entire Sight of One Eye	50%
Loss of Speech	50%
Loss of Hearing (both ears)	50%
Loss of Thumb and Index Finger of the Same Hand	25%

Loss of a hand or foot means complete Severance through or above the wrist or ankle joint.

Loss of sight means the total, permanent loss of sight of the eye. The loss of sight must be irrecoverable by natural, surgical or artificial means.

Loss of speech means total, permanent and irrecoverable loss of audible communication.

Loss of hearing means total and permanent loss of hearing in both ears which cannot be corrected by any means.

Loss of a thumb and index finger means complete Severance through or above the metacarpophalangeal joints (the joints between the fingers and the hand).

In California, loss of a thumb and index finger means loss by complete Severance of at least one whole phalanx of each.
In South Carolina, the complete severance of four whole fingers from one hand equals the loss of one hand.

"**Severance**" means the complete separation and dismemberment of the part from the body.

BENEFIT - MEDICAL EXPENSE

We will pay, Eligible Expenses for a Covered Person's Injury, subject to the Deductible Amount and Coinsurance Percentage, if any, shown in the Schedule of Benefits. Eligible Expenses are those incurred for:

(1) **Hospital Room and Board** – charges for the most common semi-private daily room rate for each day of the Hospital Stay, up to the Maximum Daily Benefit Amount shown in the Schedule of Benefits for Hospital Room and Board.

(2) **Intensive Care Room and Board** - charges for each day of Intensive Care Unit confinement, up to the Daily Maximum Benefit Amount shown in the Schedule of Benefits for the Intensive Care Room and Board benefit. This payment is in lieu of payment for the Hospital Room and Board charges for those days.

(3) **Hospital Miscellaneous** - charges during a Hospital Stay, up to the Maximum Daily Benefit Amount shown in the Schedule of Benefits for the Hospital Miscellaneous benefit. Miscellaneous charges do not include charges for telephone, radio or television, extra beds or cots, meals for guests, take home items, or other convenience items.

(4) **Outpatient Hospital Expenses** - charges by a Hospital for:
   (a) Pre-admission testing (confinement must occur within 7 days of the testing); or
   (b) Emergency room treatment, up to the Maximum Benefit Amount per emergency shown in the Schedule of Benefits for the Outpatient Emergency Room Treatment benefit.

(5) **Surgical Benefits** - charges for:
   (a) A Doctor, for primary performance of a surgical procedure, up to the Maximum Benefit Amount shown in the Schedule of Benefits per procedure. Two or more surgical procedures through the same incision will be considered as one procedure. However, we will pay up to 50% of the surgical procedure charge when more than one surgical procedure through different operating fields are performed during the same surgical session.
   (b) A Doctor, for: (i) assistant surgeon duties; (ii) a second surgical opinion; or (iii) consultation, up to the Maximum Benefit shown in the Schedule of Benefits for an Assistant Surgeon, Second Surgical Opinion, and Consultation.

(c) Anesthesia and its administration, up to the Maximum Benefit Amount shown in the Schedule of Benefits for the Anesthesia benefit.
(d) Use of surgical facilities, up to the Maximum Benefit Amount per operating session, as shown in the Schedule of Benefits for the Surgical Facility benefit.

(6) **Doctor's Visits** - charges by a Doctor for other than pre- or post-operative care:
(a) For in-Hospital visits, up to the Maximum Benefit Amount shown in the Schedule of Benefits for Doctor's Visit – In-Hospital.
(b) For office visits, up to the Maximum Benefit Amount shown in the Schedule of Benefits for Doctor's Office Visits.
Total visits per Injury will not exceed the combined Maximum shown in the Schedule of Benefits for All In-Hospital and Office Doctor's Visits.

(7) **X-Ray and Laboratory** - charges for X-ray and laboratory tests, up to the Maximum Benefit Amount shown in the Schedule of Benefits for the X-ray & Laboratory benefit.

(8) **Nursing Services** - Charges for nursing services (other than routine Hospital care) by or under the supervision of a licensed graduate registered nurse, up to the Maximum Benefit Amount shown on the Schedule of Benefits for the Nursing benefit.

(9) **Physiotherapy** - Charges for physiotherapy:
(a) While Hospital confined, up to the Maximum Benefit Amount shown in the Schedule of Benefits for the Hospital Inpatient Physiotherapy benefit;
(b) As an outpatient, up to the Maximum Benefit Amount shown on the Schedule of Benefits for the Outpatient Physiotherapy benefit.

Physiotherapy includes:
(a) Heat treatment;
(b) Diathermy;
(c) Microtherm;
(d) Ultrasonic;
(e) Adjustment;
(f) Manipulation;
(g) Massage therapy and
(h) Acupuncture.

Total treatment per Injury will not exceed the Maximum Benefit Amounts for Physiotherapy shown in the Schedule of Benefits.

(10) **Ambulance** - from the place where the Injury occurred to the Hospital, up to the Maximum Benefit Amount shown in the Schedule of Benefits for the Ambulance benefit.

(11) **Medical Equipment Rental** - charges for medical equipment for:
(a) A wheelchair;
(b) An iron lung; or
(c) Other medical equipment for which prior approval by us has been given;
up to the Maximum Benefit Amount shown in the Schedule of Benefits for the Medical Equipment Rental benefit.

(12) **Medical Services and Supplies** - Charges for medical services and supplies for:
(a) Oxygen and its administration;
(b) Blood and blood transfusions;
up to the Maximum Benefit Amount shown in the Schedule of Benefits for the Medical Service & Supply benefit.

(13) **Dental Treatment** - Charges for dental treatment for Injury to a tooth which was sound and natural at the time of Injury, up to the Maximum Benefit Amount shown in the Schedule of Benefits for the Dental Treatment benefit.

The amounts payable under this Medical Expense benefit could be greatly reduced if the Covered Person does not comply with the requirements in the Limitations section of this Certificate.

BENEFIT - OUT-PATIENT PRESCRIPTION DRUG BENEFIT

We will pay the Eligible Expenses, subject to the Deductible Amount and Coinsurance Percentage shown in the Schedule of Benefits, if any; for a Prescription Drug or medication when prescribed by a Doctor on an outpatient basis.

Prescription Drug means a drug which:
(1) Under Federal law may only be dispensed by written prescription; and
(2) Is utilized for the specific purpose approved for general use by the Food and Drug Administration.

The Prescription Drug must be dispensed for the out-patient use by the Covered Person:
(1) On or after the Covered Person's Effective Date; and
(2) By a licensed pharmacy provider.

Benefits are payable up to the Maximum Benefit Amount shown on the Schedule of Benefits.

The amount payable under this benefit could be greatly reduced if the Covered Person does not comply with the requirements in the Limitations section of this Certificate.

EXCLUSIONS

Benefits will not be paid for a Covered Person's loss which:

(1) Is caused by or results from the Covered Person's own:
   (a) Intentionally self-inflicted Injury, suicide or any attempt thereat. (In Missouri this applies only while sane.);
   (b) Voluntary self-administration of any drug or chemical substance not prescribed by, and taken according to the directions of, a doctor (Accidental ingestion of a poisonous substance is not excluded.);
   (c) Commission or attempt to commit a felony;
   (d) Participation in a riot or insurrection;
   (e) Driving under the influence of a controlled substance unless administered on the advice of a doctor; or
   (f) Driving while Intoxicated. "Intoxicated" will have the meaning determined by the laws in the jurisdiction of the geographical area where the loss occurs;
(2) Is caused by or results from:
   (a) Declared or undeclared war or act of war;
   (b) An Accident which occurs while the Covered Person is on active duty service in any Armed Forces. (Reserve or National Guard active duty for training is not excluded unless it extends beyond 31 days.);
   (c) Aviation, except as specifically provided in this Certificate;
   (d) Sickness, disease, bodily or mental infirmity or medical or surgical treatment thereof, bacterial or viral infection, regardless of how contracted. This does not include bacterial infection that is the natural and foreseeable result of an accidental external bodily injury or accidental food poisoning.
   (e) Nuclear reaction or the release of nuclear energy. However, this exclusion will not apply if the loss is sustained within 180 days of the initial incident and:
      (i) The loss was caused by fire, heat, explosion or other physical trauma which was a result of the release of nuclear energy; and
      (ii) The Covered Person was within a 25-mile radius of the site of the release either:
         1) At the time of the release; or
         2) Within 24 hours of the start of the release.

ADDITIONAL EXCLUSIONS

Benefits will not be paid for:

1. Normal health checkups;

2. Dental care or treatment other than care of sound, natural teeth and gums required on account of Injury resulting from an Accident while the Covered Person is covered under this Certificate, and rendered within 6 months of the Accident;
3. Services or treatment rendered by a doctor, nurse or any other person who is:
   (a) Employed or retained by the Certificateholder; or
   (b) Who is the Covered Person or a member of his immediate family;
4. Charges which:
   (a) The Covered Person would not have to pay if he did not have insurance; or
   (b) Are in excess of Usual, Reasonable and Customary charges.
5. An Injury that is caused by flight in:
   (a) An aircraft, except as a fare-paying passenger;
   (b) A space craft or any craft designed for navigation above or beyond the earth's atmosphere; or
   (c) An ultra light, hang-gliding, parachuting or bungi-cord jumping;
6. Travel in or upon:
   (a) A snowmobile;
   (b) Any two or three wheeled motor vehicle;
   (c) Any off-road motorized vehicle not requiring licensing as a motor vehicle;
7. Any Accident where the Covered Person is the operator of a motor vehicle and does not possess a current and valid motor vehicle operator's license;
8. That part of medical expense payable by any automobile insurance policy without regard to fault. (Does not apply in any state where prohibited);
9. Injury that is:
   (a) The result of the Covered Person being Intoxicated. ("Intoxicated" will have the meaning determined by the laws in the jurisdiction of the geographical area where the loss occurs); or
   (b) Caused by any narcotic, drug, poison, gas or fumes voluntarily taken, administered, absorbed or inhaled, unless prescribed by a doctor;
10. Any Sickness, except infection which occurs directly from an Accidental cut or wound or diagnostic tests or treatment, or ingestion of contaminated food,
11. Expenses to the extent that they are paid or payable under other valid and collectible group insurance or medical prepayment plan;
12. Blood or Blood plasma, except for charges by a Hospital for the processing or administration of blood;
13. Elective treatment or surgery, health treatment, or examination where no Injury is involved;
14. Injury sustained while in the service of the armed forces of any country. When the Covered Person enters the armed forces of any country, we will refund the unearned pro rata premium upon request;
15. Eyeglasses, contact lenses, hearing aids, braces, appliances, or examinations or prescriptions therefore;
16. Treatment in any Veterans Administration or Federal Hospital, except if there is a legal obligation to pay;
17. Treatment of temporomandibular joint (TMJ) disorders involving the installation of crowns, pontics, bridges or abutments, or the installation, maintenance or removal of orthodontic or occlusal appliances or equilibration therapy;
18. Cosmetic surgery, except for reconstructive surgery on a diseased or injured part of the body;
19. Any loss which is covered by state or federal worker's compensation, employers liability, occupational disease law, or similar laws;
20. The repair or replacement of existing artificial limbs, orthopedic braces, or orthotic devices;
21. Rest cures or custodial care;
22. The repair or replacement of existing dentures, partial dentures, braces or fixed or removable bridges;
23. Expenses incurred for an Accident or Sickness after the Benefit Period shown in the Schedule of Benefits;
24. Orthopedic appliances which are used mainly to protect an Injury so that a covered student can take part in interscholastic or intercollegiate sports;
25. Services and supplies furnished by the Policyholder's infirmary, its employees, or doctors who work for the Policyholder's;
26. Hernia of any kind; or any bacterial infection that was not caused by an Accidental cut or wound;
27. Prescription medicines unless specifically provided for under this Certificate.

LIMITATIONS

Any benefits payable under this Certificate will be limited to the following:

(1) The medical benefits otherwise payable under this Certificate will be reduced by 50% if:

(a) Excess insurance is provided under this Certificate; and
(b) The Covered Person has coverage under another plan providing medical expense benefits; and
(c) The other plan is an HMO, PPO or similar arrangement ("PPO-Preferred Provider Organization" means an Organization offering health care services through designated health care providers who agree to perform these services at rates lower than nonpreferred providers.); and
(d) The Covered Person does not use the facilities or services of the HMO, PPO or similar arrangement for the provision of benefits.

The Covered Person's limitation does not apply to emergency treatment required within 24 hours after an Accident which occurred outside the geographic area serviced by the HMO, PPO or similar arrangement.

(2) Costs that exceed the Usual, Reasonable and Customary charges in the area where the services are furnished or supplies provided. Services, supplies and equipment must be:
a) Medically necessary for the care or treatment of a covered Injury;
b) Received while coverage is in force under this Certificate; and
c) Rendered and/or prescribed by a licensed Doctor other than the Covered Person (or a member of his household or immediate family) in accordance with current medical standards and practices.

(3) The application of the Coordination of Benefits or Non-Duplication of Benefits provision.

(4) If the Covered Person is admitted into the Hospital on a Friday or a Saturday on a non-emergency basis and the procedure for which he is admitted is not performed on the day of or the day after admission, we will not pay the Hospital charges for room and board or miscellaneous Hospital charges for the initial Friday or Saturday preceding the procedure.

PREMIUM PROVISIONS

GRACE PERIOD:
A grace period of 31-days is granted for each premium due after the first premium due date. Coverage will stay in force during this period unless notice has been sent, in accordance with the POLICY TERMINATION provision, of the intent to terminate coverage under this Certificate. Coverage will end if the premium is not paid by the end of the grace period.

PREMIUMS:
Premium due dates are the first of every month. Premium payment made in advance or for more than a one month period will not affect any provisions of this Certificate with regard to change. Failure by the Certificateholder to pay premiums when due or within the grace period shall be deemed notice to us to terminate coverage at the end of the period for which premium was paid.

CHANGES IN RATES:
We have the right to change the premium rates on any premium due date:
(1) After the first 12 months insurance is in effect;
(2) Coinciding with a change in the coverage provided or classes eligible; or
(3) Coinciding with a change in the risks we have assumed.

We will give 31 days written notice of any change under (1) above. Notice will be sent to the Certificateholder's most recent address in our records.

GENERAL PROVISIONS

ENTIRE CONTRACT; CHANGES:

This Certificate, the application of the Certificateholder (if any, a copy of which is attached), endorsements, riders and attached papers constitute the entire contract between the parties. If an application of a Covered Person is required, the application of any Insured, at our option, may also be made a part of this contract.

All statements made by the Certificateholder or by a Covered Person are deemed representations and not warranties. No such statement will cause us to deny or reduce benefits or be used as a defense to a claim unless a copy of the instrument containing the statement is or has been furnished to such person; or, in the event of his death or incapacity, his beneficiary or representative. After 2-years from the Covered Person's effective date of coverage, no such statement, except in the case of fraud or with respect to eligibility for coverage, will cause such coverage to be contested.

No change in this Certificate will be valid until approved by one of our executive officers. This approval must be endorsed on or attached to this Certificate. No agent may change this Certificate or waive any of its provisions.

WORKERS' COMPENSATION INSURANCE:
This Certificate is not in lieu of and does not affect any requirement for coverage under any Workers' Compensation Insurance.

CERTIFICATES OF INSURANCE:
A certificate of insurance will be delivered to the Certificateholder for delivery to a Covered Person. Each certificate will list the benefits, conditions and limits of the Certificate. It will state to whom the benefits will be paid.

CONFORMITY WITH STATE STATUTES:
Any provision of this Certificate in conflict, on the Effective Date of this Certificate, with the laws of the state where it is delivered, is amended to conform to the minimum requirements of such laws.

CLAIM PROVISIONS

NOTICE OF CLAIM:
Written notice must be given to us within 30 days after a covered loss occurs or begins or as soon as reasonably possible. Notice can be given at our administrative office as shown on the cover page or to our agent. Notice should include the Certificateholder's name and number and a Covered Person's name and address.

CLAIM FORMS:
When we receive the notice of claim, we will send forms for filing proof of loss. If claim forms are not sent within 15 days after notice is given, the proof requirements will be met by submitting, within the time required under PROOF OF LOSS, written proof of the nature and extent of the loss.

PROOF OF LOSS:
Written proof of loss must be furnished to us in the case of a claim for loss for which this Certificate provides periodic payment contingent upon continuing loss within 90 days after the end of the period for which we are liable. Written proof that the loss continues must be furnished to us at intervals required by us.

In case of claim for any other loss, proof must be furnished within 90 days after the date of such loss.

If that is not reasonably possible, we will not deny or reduce any claim if proof is furnished as soon as reasonably possible. Proof must, in any case, be furnished not more than a year later, except for lack of legal capacity.

TIME OF PAYMENT OF CLAIMS:
Benefits due under this Certificate for a loss, other than a loss for which this Certificate provides installments, will be paid immediately upon receipt of due written proof of such loss.

Subject to written proof of loss, all accrued benefits for loss for which this Certificate provides installments will be paid Monthly; any balance remaining unpaid upon the termination of liability will be paid immediately upon receipt of a written proof of loss, unless otherwise stated in the Description of Benefits.
PAYMENT OF CLAIMS:

Benefits for a Covered Person's loss of life will be paid to the beneficiary named in our records, if any, at the time of payment. The benefits can be paid in one sum or, at a Covered Person's written request, in accordance with one of our settlement plans. If a Covered Person has not requested any settlement plan, the beneficiary can do so in writing after a Covered Person's death. If there is no named beneficiary or surviving beneficiary, a Covered Person's loss of life benefits will be paid in one sum to the first surviving class of following in the order shown below:

(1) The beneficiary named to receive a Covered Person's proceeds;
(2) Spouse;
(3) Child or children;
(4) Mother or father;
(5) Sisters or brothers; or
(6) The estate of a Covered Person.

If we are to pay benefits to the estate or to a person who is incapable of giving a valid release, we may pay up to $1,000 to a relative by blood or marriage whom we believe is equitably entitled. This good faith payment satisfies our legal duty to the extent of that payment.

Any other accrued benefits which are unpaid at a Covered Person's death may, at our option, be paid either to his beneficiary or to his estate. All other benefits, unless specifically stated otherwise, will be paid to a Covered Person.

PAYMENT OF CLAIMS; OTHER BENEFITS:
All other benefits will be paid to the Covered Person, if he is living, if not, we will pay his beneficiary or his estate.

CHANGE OF BENEFICIARY: (Applicable only if an Accidental Death or Dismemberment benefit is provided)
The Insured can change the beneficiary at any time by giving us written notice. The beneficiary's consent is not required for this or any other change which a Covered Person may make unless the designation of beneficiary is irrevocable or otherwise required by law.

CONDITIONAL CLAIM PAYMENT:
If a Covered Person incurs expenses for Injuries received in a covered Accident, and in our opinion a third party may be liable, we will pay benefits if:

(1) The Covered Person first agrees in writing to refund the lesser of:
    (a) The amount we actually paid for such expenses; or
    (b) The amount actually received from the third party for such expenses; and
(2) The third party's liability is determined and satisfied whether by settlement, judgment, arbitration or otherwise.

However, prior to our payment of benefits under this Certificate, if the third party's liability is satisfied in an amount less than the benefits payable under this Certificate, we will pay the difference.

PHYSICAL EXAMINATION AND AUTOPSY:
We will pay the cost and have the right to have the Covered Person examined as often as reasonably necessary while the claim is pending. We can have an autopsy made at our expense unless prohibited by law. (Autopsies are not permitted to be required in Massachusetts, Mississippi and South Carolina.)

RECOVERY OF BENEFITS:
We reserve the right to recover from a Covered Person any benefits we have paid to him for injuries:

(1) Received in a covered Accident; and
(2) Which are covered under:
    (a) workers' compensation or similar statutory remedies available under law; or
    b) Any employer's liability Insurance.

It will be assumed that the Covered Person is in receipt of such benefits unless he gives us proof such benefits have been denied to him.

SUBROGATION:

If we have paid benefits to a Covered Person for Injuries received in a covered Accident, and in our opinion a third party may be liable, we will be subrogated to the extent of such payment and to all of the rights of the Covered Person regarding the recovery of benefits paid or to any settlement or judgment which results from the exercise of these rights. The Covered Person agrees to sign papers and do whatever else is necessary to transfer his rights to us. We will exercise such rights on his behalf. He further agrees to furnish us with all relevant information and documents.

LEGAL ACTIONS:
No action at law or in equity shall be brought to recover benefits under this Certificate less than 60 days after written proof of loss has been furnished as required by this Certificate. No such action shall be brought more than 3 years after the time written proof of loss is required to be furnished.

When used throughout this document "The Company", "Our", "We", or "Us" means:

☐ United States Fire Insurance Company

☐

PRIVACY POLICY AND PRACTICES

The Company values your business and your trust. In order to administer insurance policies and provide you with effective customer service, we must collect certain information about our customers. We want you to know that we are committed to protecting your private information and we will comply with all federal and state privacy laws. Below is a Privacy Notice describing our policy regarding the collection and disclosure of personal information. Please review this Notice and keep a copy of it with your records.

Your Privacy is Our Concern

When you apply to The Company for insurance or make a claim against a policy written by The Company, you disclose information about yourself to us. There are legal requirements governing the collection, use, and disclosure of such information. The Company maintains physical, electronic, and procedural safeguards that comply with state and federal regulations to guard your personal information. We also limit employee access to personally identifiable information to those with a business reason for knowing such information. The Company instructs our employees as to the importance of the confidentiality of personal information, and takes measures to enforce employee privacy responsibilities.

What kind of information do we collect about you and from whom?

We obtain most of our information from you. The application or claim form you complete, as well as any additional information you provide, generally gives us most of the information we need to know. Sometimes we may contact you by phone or mail to obtain additional information. We may use information about you from other transactions with us, our affiliates, or others. Depending on the nature of your insurance transaction, we may need additional information about you or other individuals proposed for coverage. We may obtain the additional information we need from third parties, such as other insurance companies or agents, government agencies, medical personnel, the state motor vehicle department, information clearinghouses, credit reporting agencies, courts, or public records. A report from a consumer reporting agency may contain information as to creditworthiness, credit standing, credit capacity, character, general reputation, hobbies, occupation, personal characteristics, or mode of living.

What do we do with the information collected about you?

If coverage is declined or the charge for coverage is increased because of information contained in a consumer report we obtained, we will inform you, as required by state law or the federal Fair Credit Reporting Act. We will also give you the name and address of the consumer reporting agency making the report. We may retain information about our former customers and may disclose that information to affiliates and non-affiliates only as described in this notice.

To whom do we disclose information about you?

We may disclose all the information that we collect about you, as described above. We may disclose such information about you to our affiliated companies, such as:

- Insurance companies;
- Insurance agencies;
- Third party administrators;
- Medical bill review companies; and
- Reinsurance companies.

We may also disclose nonpublic personal information about you to affiliated and nonaffiliated third parties as permitted by law. You have a right to access and correct the personal information we collect, maintain, and disclose about you.

How to contact Us

You may obtain a more detailed description of the information practices prescribed by law by contacting us at the address below. Remember to include your name, address, policy number, and daytime phone number.

Privacy Policy Coordinator
Fairmont Speciality
5 Christopher Way, 3rd Floor
Eatontown, New Jersey 07724

When used throughout this document "Company", "Our", "We", or "Us" means:
☐ United States Fire Insurance Company

GRIEVANCE PROCEDURES

When you submit a claim and that claim is denied, we will provide a written statement containing the reasons for the Adverse Determination. You have the right to request a review of any Company decision or action pertaining to our contractual relationship and to appeal any adverse claim determination we've made by filing a Grievance. These procedures have been developed to ensure a full investigation of a Grievance through a formal process.

DEFINITIONS

A **"Grievance"** is a written complaint requesting a change to a previous claim decision, claims payment, the handling or reimbursement of health care services, or other matters pertaining to your coverage and our contractual relationship.

An **"Adverse Determination"** is a determination by the Company or its designated utilization review organization that (i) a service, treatment, drug, or device, is experimental, investigational, specifically limited or excluded by your coverage; or (ii) a facility admission, the availability of care, continued stay or other health care services proposed or furnished have been reviewed and, based upon the information provided, does not meet the contractual requirements for medical necessity, appropriateness, health care setting, level of care or effectiveness and therefore, the benefit coverage is denied, reduced or terminated in whole or in part.

INFORMAL GRIEVANCE PROCEDURE

You, your authorized representative, or a provider acting on your behalf may submit an oral complaint to us within 60-days after an event that causes a dispute. Telephoning allows you to discuss your complaint or concerns and gives us the opportunity to immediately resolve the problem.

If we don't have all the information necessary to review your complaint, we will request any additional information within 5 business days of receiving your complaint. After we receive all the necessary information, we will provide you, your authorized representative, or a provider acting on your behalf with our written decision within 30-days after receiving the complaint and all necessary information.

If the problem cannot be resolved in this manner, you still have the right to submit a written request for the complaint to be reviewed through the Formal Grievance Procedure, as outlined below.

FORMAL GRIEVANCE PROCEDURE

A formal Grievance may be submitted by you, your authorized representative, or in the event of an Adverse Determination, by a provider acting on your behalf.

If you file a formal Grievance, you will have the opportunity to submit written comments, documents, records and other information you feel are relevant to the Grievance, regardless of whether those materials were considered in the initial Adverse Determination.

First Level Review

Within 3 working business days after receiving the Grievance, we must acknowledge the Grievance and provide you, your authorized representative or a provider with the name, address, and telephone number of the coordinator handling the Grievance and information on how to submit written material. The person(s) who reviews the Grievance will not be the same person(s) who made the initial Adverse Determination. During the review, all information, documents, and other materials submitted relating to the claim will be considered, regardless of whether they were considered in making the previous claim decision. The Insured will not be allowed to attend, or have a representative attend, a First Level Review. The Insured may, however, submit written material for consideration by the reviewer(s).

Grievance

When the Grievance is based in whole or in part on a medical judgment, the review will be conducted by, or in consultation with, a medical doctor with appropriate training and expertise to evaluate the matter.

Following our review of your Grievance, we must issue a written decision to you and, if applicable, to your representative or provider, within 20-days after receiving the Grievance. The written decision must include:

(1) The name(s), title(s) and professional qualifications of any person(s) participating in the First Level Review process.

(2) A statement of the reviewer's understanding of the Grievance.

(3) The specific reason(s) for the reviewer's decision in clear terms and the contractual basis or medical rationale used as the basis for the decision in sufficient detail for the Insured to respond further to our position.

(4) A reference to the evidence or documentation used as the basis for the decision.

(5) If the claim denial is based on medical necessity, experimental treatment or similar exclusion, instructions for requesting an explanation of the scientific or clinical rationale used to make the determination.

(6) A statement advising you of your right to request a Second Level Review, if applicable, and a description of the procedure and timeframes for requesting a Second Level Review.

Second Level Review

The Second Level Review process is available if you are not satisfied with the outcome of the First level Review for an Adverse Determination. Within ten business days after receiving a request for a Second Level Review, we will advise you of the following:

(1) the name, address, and telephone number of a person designated to coordinate the Grievance review for the Company;

(2) a statement of your rights, including the right to:

- attend the Second Level Review
- present his/her case to the review panel;
- submit supporting materials before and at the review meeting;
- ask questions of any member of the review panel;
- be assisted or represented by a person of his/her choice, including a provider, family member, employer representative, or attorney.
- request and receive from us free of charge, copies of all relevant documents, records and other information that is not confidential or privileged that were considered in making the Adverse Determination.

We must convene a review panel and hold a review meeting within 45-days after receiving a request for a Second Level Review. We will notify you in writing of the meeting date at least 15-days prior to the date. The review meeting will be held during regular business hours at a location reasonable accessible to you. In cases where a face-to-face meeting is not practical for geographic reasons, we will offer you the opportunity to communicate with the review panel at our expense by conference call or other appropriate technology. Your right to a full review may not be conditioned on whether or not you appear at the meeting.

If you choose to be represented by an attorney, we may also be represented by an attorney. If we choose to have an attorney present to represent our interests, we will notify you at least 15 working days in advance of the review that an attorney will be present and that you may wish to obtain legal representation of your own.

The panel must be comprised of persons who:

(1) were not previously involved in any matter giving rise to the Second Level Review;

(2) are not employees of the Company or Utilization Review Organization; and

(3) do not have a financial interest in the outcome of the review.

A person previously involved in the Grievance may appear before the panel to present information or answer questions.

All persons reviewing a Second Level Grievance involving a Utilization Review non-certification or a clinical issue will be providers who have appropriate expertise, including at least one clinical peer. If we use a clinical peer on an appeal of a Utilization Review non-certification or on a First Level Review, we may use one of our employees on the Second Level Review panel if the panel is comprised of 3 or more persons.

We must issue a written decision to you and, if applicable, to your representative or provider, within 10 business days after completing the review meeting. The decision must include:

(1) the name(s), title(s) and qualifying credentials of the members of the review panel;
(2) a statement of the review panel's understanding of the nature of the Grievance and all pertinent facts;
(3) the review panel's recommendation to the Company and the rationale behind the recommendation;
(4) a description of, or reference to, the evidence or documentation considered by the review panel in making the recommendation;
(5) in the review of a Utilization Review non-certification or other clinical matter, a written statement of the clinical rationale, including the clinical review criteria, that was used by the review panel to make the determination;
(6) the rationale for the Company's decision if it differs from the review panel's recommendation;
(7) a statement that the decision is the Company's final determination in the matter;
(8) notice of the availability of the Commissioner's office for assistance, including the telephone number and address of the Commissioner's office.

EXPEDITED REVIEW

You are eligible for an expedited review when the timeframes for an Informal, formal First Level review or Second Level review would reasonably appear to seriously jeopardize your life or health, or your ability to regain maximum function. An expedited review is also available for all Grievances concerning an admission, availability of care, continued stay or health care service for a person who has received emergency services, but who has not been discharged from a facility.

A request for an expedited review may be submitted orally or in writing. An expedited review must be evaluated by an appropriate clinical peer in the same or similar specialty as would typically manage the case being reviewed. If we don't have the information necessary to decide an appeal, we will send you notification of precisely what is required within 24-hours of our receipt of your Grievance. All necessary information, including our decision, will be transmitted by telephone, facsimile, or the most expeditious method available. Provided we have enough information to make a decision, you, your authorized representative, or a provider acting on your behalf will be notified of the determination as expeditiously as the medical condition requires, but in no event more than 72-hours after the review has commenced. Written confirmation of our decision will be provided within 2 working business days of the decision and will contain the same items described in the written decision requirements for First Level reviews.

If the expedited review does not resolve the situation, you, your representative or a provider acting on your behalf may submit a written Grievance.

We will not provide an expedited review for retrospective reviews of Adverse Determinations.

Swett Crawford

Friends of Buena Park Youth Theatre

Quotation

This quotation for coverage is subject to the terms and conditions of the specified insurance company forms currently in use including any listed amendatory endorsements. THIS QUOTATION FOR COVERAGE MAY NOT CONFORM TO THE TERMS AND CONDITIONS REQUESTED. Should a change in insurance company be involved, terms and conditions may vary from those currently in force. A copy of the form to be used is available upon request. As the retail broker, if you choose to deliver documents electronically to the insured, you acknowledge that you have obtained the consent of the insured in accordance with applicable law.

For Non-Admitted Policies Only:

The Nonadmitted and Reinsurance Reform Act (NRRA) was enacted into law in July 2010 as part of the Dodd-Frank Wall Street Reform and Consumer Protection Act and became effective in July 2011. A number of states have revised their laws and regulations to conform to the new law, and many more have legislation or interpretive guidance pending. The new state laws focus on surplus lines premium taxation and/or other issues addressed by the NRRA. Because of the changing rules and new laws, we may modify or update taxes or other items needed with this policy. You acknowledge that the actual applicable surplus lines taxes and/or fees may therefore be different than those shown on this document, and your acceptance of this constitutes your agreement to pay any additional amount that may be required by the state.

Swett & Crawford
CA Insurance Lic.0532269
21650 Oxnard Street
Suite 1400 | Woodland Hills, CA 91367

Celia Dangelo
Vice President/Broker
Celia_Dangelo@swett.com
(818) 598-6404

October 13, 2026
CONSENT CALENDAR
Item No. 4L.

City Council Agenda Report

AGREEMENT WITH HINDELITER, DE LLAMAS & ASSOCIATES (HDL) FOR SALES AND USE TAX AUDIT AND INFORMATION SERVICES

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve an agreement with Hindeliter, de Llamas & Associates (HDL) for sales and use tax audit and information services; 2) Authorize the City Manager and City Attorney to make any necessary non-monetary changes to the agreement; and 3) Authorize the City Manager and City Clerk to execute the agreement.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

Hindeliter, de Llamas & Associates (HDL) has provided consulting services to analyze and audit the City's sales tax revenues since 1991. The City renewed the agreement in 2012 due to the dissolution of the former Redevelopment Agency. During that entire time, the general terms have remained unchanged at $9,600 per year and 15% of revenue generated by auditing services. HDL desires to enter into a new agreement to adjust fees and terms. The City was able to negotiate a two-year implementation of the proposed new fees.

- Year 1 - $11,500 base fee and 16.5% for auditing
- Year 2 - $14,000 + CPI base fee and 18% for auditing

In subsequent years, the base fee will be adjusted by the CPI, subject to the City Manager's approval.

BUDGET IMPACT

The FY2026-27 budget impact for base fees will be $11,500. Any fees resulting from auditing services will be offset by increased sales tax revenues.

Attachments

PSA HDL Sales Tax Services

CITY OF BUENA PARK
PROFESSIONAL SERVICES AGREEMENT

DATE: September __, 2026

SERVICES: Sales & Use Tax Analysis, Audit and Recovery Services

PARTIES TO THE AGREEMENT:

"CITY": City of Buena Park, a California Municipal Corporation

City Representative:
Name: Aaron France
Title: City Manager
Tel.: 714-562-3551
Email: **afrance@buenapark.com**

"CONSULTANT": Hinderliter de Llamas and Associates, a California Corporation

Consultant Representative:
Name: Andy Nickerson
Title: CEO
Tel.: 714-879-5000
Email: **anickerson@hdlcompanies.com**

SUMMARY OF TERMS:

Start Date: _____

Term: **2-Year Initial Term w/ Optional Annual Renewals**

Contract Value: See Section 4 of Agreement

Services a "Public Work": NO [X] YES [___] (add "PW Exhibit")

Community Workforce Agreement: NO [X] YES [___] (add "CWA Exhibit")

Insurance Approved By Risk Management: NO [___] YES [___]

APPROVED BY: *(select one)*

(___) Department Head
Contract Value ≤ $10,000

(___) City Manager
Contract Value ≤ $80,000

(X) City Council
Contract Value > $80,000
("Levine Act Exhibit" Required)

AGREEMENT MUST BE FIRST EXECUTED BY CONSULTANT BEFORE IT MAY BE EXECUTED ON BEHALF OF THE CITY.

CITY OF BUENA PARK
PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("*Agreement*") is dated as of _____, between the City of Buena Park, a California charter city ("*CITY*"), and Hinderliter de Llamas and Associates, a California Corporation ("*CONSULTANT*"). CITY and CONSULTANT are at times referred to herein jointly as "Parties" and individually as a "Party."

1. TERM. The term of this Agreement shall commence on _____ and shall remain in full force and effect for an initial term of two years expiring on _____, 2028, unless earlier terminated pursuant to Section 16.2 of this Agreement ("*Initial Term*"). Prior to expiration of the Initial Term or any Renewal Term, the Parties may agree in writing to extend the Term of this Agreement for an additional year (each a "Renewal Term").

2. SERVICES. Subject to the terms and conditions in this Agreement, CONSULTANT shall provide to CITY those services that are specifically described in Exhibit "A" (the "*Services*"). CITY may request changes or expansion of the Services (each a "*Modification*") and in such cases the Modification to the Services, and any resulting increase or decrease in the Compensation to be paid CONSULTANT and/or any changes to the Schedule of Performance (defined below), shall be documented in a written amendment to this Agreement. Increases or decreases in Compensation resulting from any Modification to the Services shall be based on the rate specified in the Compensation Schedule (defined below), or if not specified in the Compensation Schedule at then-applicable prevailing market rate charged by CONSULTANT to other customers for the same service.

3. SCHEDULE OF PERFORMANCE. CONSULTANT shall commence providing the Services upon receipt of a written "Notice to Proceed" from the City Representative and CONSULTANT shall proceed only to the extent of such authorization. CONSULTANT shall perform all Services in the time required by the schedule of performance described in Exhibit "A" ("*Schedule of Performance*"), or if not specified in the Schedule of Performance in a timely and diligent manner reasonably acceptable to CITY.

4. COMPENSATION. The total compensation paid to CONSULTANT for complete performance of the Services, including any authorized reimbursable expenses, shall in accordance with the compensation schedule set forth in Exhibit "B" ("*Compensation*" or "*Compensation Schedule*"). CONSULTANT shall be paid for performing the Services at the on the terms and in the amounts specified in the Compensation Schedule. The Compensation specified in this section shall be the sole and exclusive consideration paid to CONSULTANT for full and complete performance of the Services and may only be increased by formal amendment to this Agreement.

5. PAYMENT.

5.1 Invoices. Each quarter after CITY's issuance of the Notice to Proceed, CONSULTANT shall submit an invoice to CITY for the Services performed and any authorized reimbursable expenses incurred in the immediately preceding calendar quarter. The invoices shall describe in detail the Services rendered during each invoice period such as the days worked, personnel involved, number of hours worked, rates charged, milestones achieved, work product generated, or reimbursable expenses incurred, as applicable. CONSULTANT shall remit the invoices to the address and in the manner specified by CITY.

5.2 Payment. CITY shall review all invoices and notify CONSULTANT in writing of any disputed charges or amounts. CITY shall pay all undisputed portions of the invoice within thirty (30) calendar days after receipt. CITY shall not withhold federal or state payroll or other taxes, or make deductions, from payments made to CONSULTANT.

6. STANDARD OF SKILL. CONSULTANT shall perform all Services in the manner and according to the standards currently observed by a competent practitioner of CONSULTANT's profession in California, and shall at all times, meet or exceed any applicable professional standards of care, workmanship, or conduct. All products of whatsoever nature that CONSULTANT delivers to CITY pursuant to this Agreement shall be prepared in a professional manner and conform to the standards of quality normally observed by a person currently practicing in CONSULTANT's profession. The acceptance of the Services by CITY shall not operate as a release of CONSULTANT from such standards of care, workmanship, or conduct.

7. INDEPENDENT CONTRACTOR. CONSULTANT is and shall at all times remain as to CITY a wholly independent contractor. Neither CITY nor any of its agents shall have control over the conduct of CONSULTANT or any of CONSULTANT's employees or agents, except as herein set forth. CONSULTANT shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY. CONSULTANT shall have no power to incur any debt, obligation, or liability on behalf of CITY or otherwise act on behalf of CITY as an agent.

7.1 CONSULTANT shall not have the status of an employee of CITY under this Agreement, or be entitled to participate in any insurance, medical care, vacation, sick leave or other benefits provided for CITY's officers or employees.

7.2 In the event that CONSULTANT, or any of its employees, agents, or subcontractors providing Services under this Agreement, claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System ("*PERS*") to be eligible for enrollment in PERS as an employee of CITY, CONSULTANT shall indemnify, defend, and hold CITY harmless for the payment of any employee and/or employer contributions for PERS benefits on behalf of CONSULTANT or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of CITY.

7.3 CONSULTANT represents that it has, or will secure at its own expense, all personnel required to perform the Services under this Agreement. All of the Services shall be performed by CONSULTANT or under its direct supervision, and all personnel engaged in the work shall be qualified to perform it. CONSULTANT reserves the right to determine the assignment of its own employees to the performance of the Services under this Agreement, but CITY reserves the right, for good cause, to require CONSULTANT to exclude any employee from performing Services on CITY's premises.

8. ADMINISTRATION.

8.1 City's Representative. The City Representative identified on the cover page of this Agreement shall have authority to administer this Agreement and oversee CONSULTANT's performance of the Services, and the City Manager shall have authority to approval any Renewal Term so long as any increases in Compensation are limited an amount equal to the consumer price index for All Urban Consumers (CPI-U), as reported by the U.S. Bureau of Labor Statistics for the immediately preceding 12-month period. Except for the foregoing, an individual's authority to amend this Agreement shall be governed by applicable provisions of the Buena Park Municipal

Code. All activities performed by CONSULTANT shall be coordinated through the City Representative. CITY may change the identity of the City Representative upon written notice to CONSULTANT.

8.2 Consultant's Representative. Consultant's Representative identified on the cover page of this Agreement has the authority to administer this Agreement on behalf of CONSULTANT and to act, bind, and approve all matters relating to this Agreement on behalf of CONSULTANT. Consultant's Representative shall not be replaced without the advance consent of CITY, which consent shall not be unreasonably withheld.

9. SAFETY REQUIREMENTS. All work performed under this Agreement shall be performed in such a manner as to provide safety to the public and to meet or exceed the safety standards outlined by CAL OSHA. CITY may issue restraint or cease and desist orders to CONSULTANT when unsafe or harmful acts are observed or reported relative to the performance of the Services. CONSULTANT shall maintain the work sites free of hazards to persons and property resulting from its operations. CONSULTANT shall immediately report to CITY any hazardous condition noted by CONSULTANT.

10. INDEMNIFICATION AND HOLD HARMLESS.

10.1 Purpose of Section. CONSULTANT agrees that CITY, and its elected officials, officers, employees, and agents (cumulatively "*City Indemnitees*") shall, to the fullest extent permitted by California law, be fully protected from any loss, injury, damage, claim, liability, taxes, fees, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other cost or damages of any kind arising out of or in any way related to CONSULTANT's provision of the Services or performance of this Agreement. This Section is intended by the Parties to provide the fullest protection possible under California law to CITY and the City Indemnitees. CONSULTANT acknowledges that CITY would not have entered into this Agreement without the covenants and commitments of CONSULTANT in this Section 10.

10.2 Reserved.

10.3 Indemnification for Services. Other than in the performance of design professional services by a design professional, as covered by Section 10.2 above, to the fullest extent permitted by law CONSULTANT shall, at its sole cost and expense, hold harmless and indemnify the City Indemnitees from and against any and all damages, costs, taxes, fees, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens and/or losses of any nature whatsoever, including fees of accountants, attorneys and other professionals, and all costs associated therewith, and the payment of all consequential damages (collectively "Claims"), in law or equity, whether actual, alleged or threatened, which arise out of, pertain to, or relate to the negligent acts or omissions, or willful misconduct, of CONSULTANT, or its officers, agents, servants, employees, subcontractors, materialmen, suppliers, or contractors, or their officers, agents, servants or employees (or any entity or individual that CONSULTANT shall bear the legal liability thereof) in the performance of this Agreement, including CONSULTANT's active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of CITY, as determined by final arbitration or court decision or by the agreement of the Parties. CONSULTANT shall reimburse the Indemnitees for any and all legal expenses and costs incurred by City Indemnitees in connection therewith.

10.4 Taxes, Assessments, Workers Compensation. CONSULTANT shall pay all required taxes on amounts paid to CONSULTANT under this Agreement and indemnify and hold CITY harmless from any and all taxes, assessments, penalties and interest asserted against CITY

by reason of the independent contractor relationship created by this Agreement. CONSULTANT shall fully comply with applicable workers' compensation laws and shall indemnify and hold CITY harmless from any failure of CONSULTANT to comply with applicable workers' compensation laws.

10.5 Obligations Not Limited by Insurance. The obligations and covenants of CONSULTANT in this Section 10 are independent and separate from any requirement or covenant to carry insurance. The obligations of CONSULTANT under this Section 10 shall not be limited by the limits of any policies of insurance by this Agreement or otherwise maintained by CONSULTANT, nor shall CONSULTANT's obligations by limited by the provisions of any workers' compensation act or similar act. CONSULTANT expressly waives any statutory immunity under such statutes or laws as to the CITY or City Indemnitees.

10.6 Survival; Enforcement. CONSULTANT's obligations and covenants under this Section shall survive the expiration or termination of this Agreement and shall continue in full force and effect for a time at least equal to the statute of limitations that is applicable to the underlying Claim, demand, cost or liability. CITY may offset against the amount of any compensation due CONSULTANT any amount due to CITY from CONSULTANT as a result of CONSULTANT's failure to promptly pay CITY any obligation for reimbursement or indemnification arising under this Section 10.

11. INSURANCE. At all times during the term of this Agreement CONSULTANT shall maintain insurance coverage in the forms, types, and amounts that are set forth in this Section 11, and upon CITY's request CONSULTANT shall provide evidence of such coverage to the satisfaction of CITY's Director of Risk Management, which may include a visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance.

11.1 Minimum Scope of Insurance. CONSULTANT shall maintain policies with coverage at least as broad as:

.1 Commercial General Liability insurance using the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, which shall include insurance for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations, products and completed operations, and contractual liability.

.2 The most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, which shall include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1-Any Auto).

.3 Workers' Compensation insurance as required by the California Labor Code and Employer's Liability Insurance.

.4 Professional Liability (Errors and Omissions) insurance appropriate to CONSULTANT's profession. If such insurance policy is written on a claims-made form, the retroactive date must be shown and must be before the effective date of the Agreement or the commencement of Services by Consultant.

11.2 Minimum Limits of Insurance. CONSULTANT shall maintain insurance coverage limits not less than:

.1 Commercial General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit is used, either the general aggregate limit shall apply separately to the Services / location or the general aggregate limit shall be $4,000,000 and contain specific language creating a duty to defend against any suit seeking damages.

.2 Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

.3 Employer's Liability: $1,000,000 per accident for bodily injury or disease.

.4 Professional liability: $2,000,000 per claim, with an extended reporting period of not less than two years.

11.3 Umbrella or Excess Insurance. In the event CONSULTANT purchases an umbrella or excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies) required by this Section 11.

11.4 Deductibles and Self-insured Retentions: CONSULTANT shall be responsible for payment of any deductibles contained in any insurance policy(ies) required hereunder and CONSULTANT shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the City Manager or his/her designee. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects CITY and City Indemnitees; or (ii) CONSULTANT shall provide a financial guarantee, satisfactory to the City Manager or his/her designee, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall CITY be responsible for the payment of any deductibles or self-insured retentions.

11.5 Required Endorsements. Each insurance policy shall be endorsed as follows:

.1 Except with respect to Employer's Liability or Professional Liability/E&O policies required by this Section 11, CITY and City Indemnitees shall be named as additional insureds (collectively "*Additional Insureds*"). Additional Insured endorsements shall not: (a) be limited to "Ongoing Operations"; (b) exclude "Contractual Operations"; (c) restrict coverage to the "Sole" liability of CONSULTANT; or (d) contain any other exclusion contrary to this Agreement.

.2 For any claims related to this Agreement or the Services performed under this Agreement, CONSULTANT's insurance coverage shall be primary to any other similar insurance carried by Additional Insureds. Any insurance or self-insurance maintained by Additional Insureds shall be in excess of CONSULTANT's insurance and shall not be called upon to contribute with it.

.3 All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) calendar days' prior written notice from insurer to CITY. The notice shall be provided via certified mail, return receipt requested. CONSULTANT shall require its insurer to modify the applicable policy and all certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

.4 Each policy shall be endorsed to state that the insurer waives the right of subrogation against CITY and City Indemnitees.

11.6 Duration of Insurance. The requirements of this Section 11 shall survive expiration or termination of the Agreement. Insurance must be maintained, and evidence of insurance must be provided for at least 3 years after any expiration or termination of the Agreement or, in the alternative, the policy shall be endorsed to provide not less than a 3-year discovery period.

11.7 Acceptability of Insurers. All insurance coverage required by this Agreement shall be written by insurers admitted to conduct business in the State of California by the Department of Insurance and rated "A:VIII" in the most recent A.M. Best's Insurance Rating Guide.

11.8 Verification of Coverage. CONSULTANT shall furnish CITY with evidence of the insurance required by this Agreement to the satisfactory to CITY. Such evidence shall consist of original certificates of insurance and amendatory endorsements, including an additional insured endorsement. The endorsements shall be on forms provided by CITY or on such other forms approved by CITY and conforming to CITY's requirements. CONSULTANT shall file all certificates of insurance and fully executed endorsements with CITY before commencing performance of the Services. Where and at the times applicable, CONSULTANT shall also provide proof that the policies of insurance required under this Agreement and expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. CONSULTANT shall furnish such proof to CITY prior to the expiration of the original policies. CITY may require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time. CONSULTANT shall provide complete copies of policies to CITY upon request.

11.9 Other Insurance Provisions.

.1 All insurance coverage and limits provided pursuant to this Agreement shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Agreement or any other agreement relating to CITY or its operations limits the application of the insurance coverage.

.2 Requirements of specific coverage features or limits contained in this Section 11 are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any Party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

.3 All insurance coverage shall cover CONSULTANT's operations pursuant to the terms of this Agreement.

.4 Any actual or alleged failure on the part of CITY or any other additional insured under these requirements to obtain proof of insurance required under this Agreement in no way waives any right or remedy of CITY or any additional insured, in this or any other regard.

.5 In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, CITY has the right, but not the duty, to obtain the insurance it deems necessary, and CONSULTANT shall promptly reimburse to CITY any premium paid by CITY.

.6 CONSULTANT shall provide immediate notice to CITY of any claim or loss against CONSULTANT that includes CITY or any of the Additional Insureds as a defendant. CITY assumes no obligation or liability from the notice. CITY shall have the right, but not the duty, to monitor the handling of the claim or claims if they are likely to involve CITY.

11.10 Subcontractors. CONSULTANT shall include all subcontractors, or any other party involved in the performance of the Services, as insureds under its policies or shall require subcontractors or any other party involved in the Services by CONSULTANT to carry the same insurance as required in this Section 11. CONSULTANT shall obtain certificates evidencing the coverage and make reasonable efforts to ensure that the coverage is provided as required in this Section. CONSULTANT shall require that no contract used by any subcontractor, or contract CONSULTANT enters into on behalf of CITY, shall reserve the right to charge back to CITY the cost of insurance required by this Agreement. CONSULTANT shall, upon request, submit to CITY for review, all agreements with subcontractors or others with whom CONSULTANT contracts with on behalf of CITY, and all certificates of insurance obtained in compliance with Section 11.8. CITY's failure to request copies of the documents shall not impose any liability on CITY, or its employees, or be deemed a waiver of any of CITY's rights.

12. WORK PRODUCT.

12.1 Deliverables. CONSULTANT shall, in such time and in such form as CITY may require, furnish reports concerning the status of Services required under this Agreement. CONSULTANT shall, upon request by CITY and upon completion or termination of this Agreement, deliver or return to CITY all material furnished to CONSULTANT by CITY.

12.2 Ownership.

.1 All draft and final reports, documents and other written material, and any and all images, ideas, concepts, designs including website designs, source code, object code, electronic data and files or other media whatsoever, created or developed by CONSULTANT in the performance of this Agreement (collectively, "*Work Product*") shall be considered to be "works made for hire" for the benefit of CITY. All Work Product and any and all intellectual property rights arising from their creation, including all copyrights and other proprietary rights, shall be and remain the property of CITY without restriction or limitation upon their use, duplication or dissemination by CITY upon final payment being made. CONSULTANT shall not obtain or attempt to obtain copyright protection as to any of the Work Product.

.2 CONSULTANT hereby assigns to CITY all rights of ownership to the Work Product, including any and all related intellectual property and proprietary rights that are not otherwise vested in CITY pursuant to subsection .1 above.

.3 CONSULTANT warrants and represents that it has secured all necessary licenses, consents or approvals necessary to the production of the Work Product, and that upon final payment, CITY shall have full legal title to the Work Product, and full legal authority and the right to use and reproduce the Work Product for any purpose. CONSULTANT shall defend, indemnify and hold CITY and the City Indemnitees harmless from any loss, claim or liability in any way related to a claim that CITY's use of any of the Work Product is violating federal, state or local laws, or any contractual provisions, or any rights or laws relating to trade names, licenses, franchises, copyrights, patents or other means of protecting intellectual property rights or interests in products, ideas or inventions. CONSULTANT shall bear all costs arising from the use of patented, copyrighted, trade secret or trademarked documents, materials, equipment, devices or processes in connection with its provision of the Work Product produced under this Agreement.

In the event any the use of any of the Work Product or other deliverables hereunder by CITY is held to constitute an infringement and the use of any of the same is enjoined, CONSULTANT, at its expense, shall: (a) secure for CITY the right to continue using the Work Product and other deliverables by suspension of any injunction, or by procuring a license or licenses for CITY; or (b) modify the Work Product and other deliverables so that they become non-infringing while remaining in compliance with the requirements of this Agreement. CONSULTANT's covenants under this Section 12.2 shall survive the expiration or termination of this Agreement.

13. CONFIDENTIALITY. During performance of this Agreement, CONSULTANT may gain access to and use CITY information regarding inventions, machinery, products, prices, apparatus, costs, discounts, future plans, business affairs, governmental affairs, processes, trade secrets, technical matters, systems, facilities, customer lists, product design, copyright, data, and other vital information (hereafter collectively referred to as "*City Information*") that are valuable, special and unique assets of CITY. CONSULTANT agrees to protect all City Information and treat it as strictly confidential, and further agrees that CONSULTANT shall not at any time, either directly or indirectly, divulge, disclose or communicate in any manner any City Information to any third party without the prior written consent of CITY. In addition, CONSULTANT shall comply with all CITY policies governing the use of CITY network and technology systems. A violation by CONSULTANT of this section shall be a material violation of this Agreement and shall justify legal and/or equitable relief.

14. RECORDS. CONSULTANT shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information relating to the Services, as required by CITY or the City Representative. CONSULTANT shall maintain adequate records on services provided in sufficient detail to permit an evaluation of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. At all times during regular business hours, CONSULTANT shall provide access to such books and records to the City Representative, or his or her designees, and shall give the City Representative, or his or her designees, the right to examine and audit such books and records and to make transcripts as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement.

15. ASSIGNMENT AND SUBCONTRACTING. This Agreement is personal to CONSULTANT and CITY has entered this Agreement in reliance on CONSULTANT's skill, competence and experience. CONSULTANT shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without CITY's prior written consent, by and through the City Representative. CITY's consent to an assignment of rights under this Agreement shall not release CONSULTANT from any of its obligations or alter any of its obligations to be performed under this Agreement. Any attempt at assignment or delegation by CONSULTANT in violation of this Section shall be void and of no effect and shall entitle CITY to immediately terminate this Agreement for cause. As used in this section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs. CONSULTANT shall not subcontract any performance required under this Agreement without CITY's prior written consent.

16. SUSPENSION AND TERMINATION.

16.1 Right to Suspend. CITY shall have the right at any time to temporarily suspend CONSULTANT's performance hereunder, in whole or in part, by giving a written notice of

suspension to CONSULTANT. If CITY gives such notice of suspension, CONSULTANT shall immediately suspend its activities under this Agreement as specified in such notice.

16.2 Termination. CITY shall have the right to terminate this Agreement at any time by giving a forty-five day written notice of termination to CONSULTANT. If CITY gives such notice of termination, CONSULTANT shall immediately cease rendering Services pursuant to this Agreement. If CITY terminates this Agreement:

.1 CONSULTANT shall, not later than forty-five days after such notice of termination, deliver to CITY copies of all Work Product or other information prepared pursuant to this Agreement.

.2 CITY shall pay CONSULTANT the reasonable value of Services rendered by CONSULTANT prior to termination; provided, however, CITY shall not in any manner be liable for lost profits that might have been made by CONSULTANT had the Agreement not been terminated or had CONSULTANT completed the Services required by this Agreement. In this regard, CONSULTANT shall furnish to CITY such financial information as in the judgment of CITY is necessary for CITY to determine the reasonable value of the Services render by CONSULTANT. The foregoing is cumulative and does not affect any right or remedy that CITY may have in law or equity.

17. Conflicts of Interest. CONSULTANT shall comply with all applicable federal, state and local conflict of Interest laws, including the Political Reform Act (Cal. Gov. Code § 81000 *et seq.*), the Levine Act (Cal. Gov. Code § 84308), and California Government Code Section 1090. CONSULTANT covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, that would conflict in any manner with the interests of CITY or that would in any way hinder CONSULTANT's performance of Services under this Agreement. CONSULTANT further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor, without the written consent of CITY. CONSULTANT agrees to avoid conflicts of interest or the appearance of any conflicts of interest with the interests of CITY at all times during the performance of this Agreement.

18. NOTICES. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be given in writing to the person at the addresses specified on first page of this Agreement and deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during CONSULTANT's and CITY's regular business hours, or (c) three business days after deposit in the United States mail, by first class mail, postage prepaid. Either Party may change the specified person or address at which it is to receive notices by advising the other Party in writing.

19. MISCELLANEOUS TERMS.

19.1 Exhibits; Precedence. All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement by this reference. In the event of any inconsistency between the express provisions of this Agreement and any provision of an exhibit, the provisions of this Agreement shall prevail.

19.2 Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance.

19.3 Nuisance; Compliance with Laws. CONSULTANT shall not maintain, commit or permit the maintenance or commission of any nuisance in connection with performing the Services. In the performing the Services CONSULTANT shall abide by and conform with and to any and all applicable laws of the United States and the State of California, and the local laws, regulations, and policies of the City of Buena Park.

19.4 Permits and Licenses. CONSULTANT, at its sole expense, shall obtain and maintain during the term of this Agreement all appropriate permits, licenses, and certificates that may be required in connection with performing the Services.

19.5 Governing Law; Venue. The terms of this Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, without regard for its conflicts of laws principles, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. The venue for resolving any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be a court with jurisdiction that is located in the County of Orange, California.

19.6 Cost of Litigation. If any legal action is necessary to enforce any provision of this Agreement or for damages by reason of an alleged breach of any provisions of this Agreement (whether in contract, tort, or both), the prevailing Party shall be entitled to receive from the losing Party all attorneys' fees, costs and expenses in such amount as the courts may determine to be reasonable.

19.7 Waiver. No delay or omission to exercise any right, power or remedy accruing to CITY under this Agreement shall impair any right, power or remedy of CITY, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver by CITY of any breach, any failure of a condition, or any right or remedy under this Agreement shall be: (1) effective unless it is in writing and signed by the Party making the waiver; (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy; or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

19.8 Efficient Performance. CONSULTANT shall commence, carry on and complete its assignments with all practicable dispatch, in a sound, economical, and efficient manner in accordance with all applicable laws and generally accepted industry and applicable professional standards.

19.9 No Third-Party Beneficiaries. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19.10 When Rights and Remedies Not Waived. In no event shall the making by CITY of any payment to CONSULTANT constitute or be construed as a waiver by CITY of any breach of covenant, or any default that may then exist, on the part of CONSULTANT, and the making of any such payment by CITY while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to CITY with regard to such breach or default.

19.11 Severability. If any part, term or provision of this Agreement shall be held illegal, unenforceable or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, the validity of the remaining portions or provisions shall not be affected by such holding.

19.12 Captions. The titles of the sections, subsections and paragraphs set forth in this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of the provisions of this Agreement and the rights or obligations of the Parties to this Agreement.

19.13 Word Usage. Unless the context clearly requires otherwise, (a) the word "shall" is mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

19.14 Integrated Agreement and Modification of Agreement. This Agreement, and all exhibits referred to in this Agreement, constitutes the final, complete and exclusive statement of the terms of the agreement between CITY and CONSULTANT with respect to the subject matter of this Agreement. This Agreement supersedes all prior or contemporaneous oral or written negotiations, representations or agreements of the Parties. No verbal agreement or implied covenant shall be held to vary the provisions of this Agreement. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may be modified only by a writing signed by both Parties.

19.15 Authority to Bind Parties. Each of the undersigned hereby represents that he or she has the authority to execute this Agreement on behalf of his or her contracting Party.

In recognition of the obligations stated in this Agreement, the Parties have executed this Agreement on the date indicated above by and through their duly authorized representatives.

CITY OF BUENA PARK **a California municipal corporation**	**CONSULTANT*** **Hinderliter de Llamas and Associates** **Name of Business**
Signature	Signature
Name:	Name: Andy Nickerson
Title:	Title: CEO

***If CONSULTANT is a corporation, then pursuant to California Corporations Code Section 313 this Agreement must be executed by either: (1) the chairperson of the board; (2) the president; or (3) the vice president plus any one of the following: the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer.**

Signature

Name:

Title:

ATTEST:

BY: _____
Adria M. Vicuña, City Clerk

APPROVED AS TO FORM:

BY: _____
Christopher Cardinale, City Attorney

EXHIBIT A

PREMIUM SERVICES – Sales and Use Tax

1. Sales and Use Tax and Economic Analysis/Reports

1.1. Establish a special database with California Department of Tax and Fee Administration ("CDTFA") registration data for businesses within applicable district boundaries holding seller's permit accounts.

1.2. Consultant shall make available to CITY the HdL proprietary software program and database containing all applicable registration and quarterly allocation information for CITY business outlets registered with the Department of Tax and Fee Administration. The database will be updated quarterly.

1.3. Consultant shall provide updated reports each quarter identifying changes in allocation totals by individual businesses, business groups and by categories. Quarterly aberrations due to State audits, fund transfers, and receivables, along with late or double payments, will also be identified.

1.4. Following each calendar quarter shall provide a summary analysis for City to share with Council Members, Chamber of Commerce, other economic development interest groups and the public that analyze City's sales tax trends by major groups without disclosing confidential individual tax records.

1.5. Provide periodic updated reports endeavoring to identify and assist with budget forecasting including (i) changes in allocation totals by individual businesses, business groups and categories, and (ii) aberrations due to State audits, fund transfers, and receivables, along with late or double payments.

1.6. Consultant shall provide a presentation led by an HdL Sales Tax Principal discussing latest sales tax results, emerging retail trends, business retention needs, leveraging of economic clusters and reviewing successes in client jurisdictions with similar characteristics. This presentation will occur following each calendar quarter.

2. Allocation and Audit Recovery Services

2.1. Conduct (when mutually agreed with City) initial and on-going sales and use tax audits of businesses to help identify and correct allocation errors, and to proactively affect favorable registration, reporting or formula changes thereby generating previously unrealized sales and use tax income for the City and/or recovering misallocated tax from registered taxpayers. Common errors that will be monitored and corrected include but are not limited to: transposition errors resulting in misallocations; erroneous consolidation of multiple outlets; misreporting of "point of sale" to the wrong location; delays in reporting new outlets; misallocating use tax payments to the allocation pools or wrong jurisdiction; and erroneous fund transfers and adjustments.

2.2. Initiate contacts with sales, management and accounting officials in companies that have businesses where a probability of error exists to endeavor to help verify whether current tax receipts accurately reflect the local sales activity. Such contacts will be conducted in a professional and courteous manner.

2.3. Prepare and submit to the CDTFA information for the purpose of correcting any identified allocation errors, and follow-up with individual businesses and the CDTFA to promote recovery by the City of back or prospective quarterly payments that may be owing.

2.4. If, during the course of its audit, Consultant finds businesses located in the City's jurisdiction that are properly reporting sales and use tax but have the potential for modifying their operation to provide an even greater share to City, Consultant may so advise City and collaborate with those businesses and City to encourage such changes.

3. Consulting and Other Optional Services

Consultant may from time to time in its sole discretion, consult with City's staff, including without limitation, regarding (i) technical questions and other issues related to sales, use and transactions tax, (ii) utilization of reports to enhance business license collection efforts, (iii) sales tax projections for proposed annexations, economic development projects and budget planning, (iv) negotiating/review of tax sharing agreements, (v) establishing purchasing corporations, (vi) meeting with taxpayers to

encourage self-assessment of tax obligations, and (vii) other sales, use or transactions tax revenue-related matters.

4. Confidentiality Information

Section 7056 of the State of California Revenue and Taxation Code ("R&T Code") specifically limits the disclosure of confidential taxpayer information contained in the records of the CDTFA. Section 7056 specifies the conditions under which a city, county or district may authorize persons other than such city, county or district's officers and employees to examine state sales and use tax records.
The following conditions specified in Section 7056-(b)(1) of the State of California R&T Code are hereby made part of this Agreement:

4.1. Consultant is authorized by this Agreement to examine sales, use or transactions and use tax records of the CDTFA provided to City pursuant to contract under the Bradley-Burns Uniform Local Sales and Use Tax Law R&T Code Section 7200 et.seq.

4.2. Consultant is required to disclose information contained in, or derived from, those sales or transactions and use tax records only to an officer or employee of City who is authorized by City resolution provided to the CDTFA to examine the information.

4.3. Consultant is prohibited from performing consulting services for a retailer (as defined in R&T Code Section 6015), during the term of this agreement.

4.4. Consultant is prohibited from retaining the information contained in or derived from those sales, use or transactions and use tax records after this agreement has expired. Information obtained by examination of the CDTFA records shall be used only for purposes related to collection of local sales and use tax or for other governmental functions of the City as set forth by resolution adopted pursuant to Section 7056 (b) of the Revenue and Taxation Code. The resolution shall designate the Consultant as a person authorized to examine sales and use tax records and certify that this agreement meets the requirements set forth above and in Section 7056 (b), (1) of the Revenue and Taxation Code.

EXHIBIT B

FEES – Sales and Use Tax Services

1. Sales and Use Tax and Economic Analysis/ Reports

1.1. Fees for performing the sales tax and economic analysis Services as described above shall be as follows, commencing with the month of the Effective Date (hereafter referred to as "monthly fee"). The monthly fee shall be invoiced quarterly in arrears, and shall be paid by City no later than 30 days after the invoice date.

- Year 1: $11,500 annually ($958.33 per month).
- Year 2: $14,000 annually + CPI, ($1,166.68 per month).

1.2. For any Renewal Term (as defined in Section 1 of the Agreement), Consultant may increase the non-hourly Fees established above with reference to the 12-month percent change in the most recently published annual Consumer Price Index for All Urban Consumers (CPI-U), as reported by the U.S. Bureau of Labor Statistics (the "CPI Change").

2. Allocation and Audit Recovery Services

2.1. Fees for performing the allocation and audit recovery Services described above shall be **16.5% during the first year and 18% beginning in the second year and the following years** of all new, increased and recovered sales and use tax revenue received by the City as a result, in whole or in part, of the allocation audit and recovery services (hereafter referred to as "audit fee"). The fee shall be paid notwithstanding any related City assistance, work in parallel, and/or incurrence of attorneys' fees or other costs or expenses in connection, with the relevant Services.

2.2. The Fee described above include, without limitation, State fund transfers received for back quarter reallocations and monies received in the first eight (8) consecutive reporting quarters following completion of Consultant's allocation audit and confirmation of the corrections by the CDTFA.

2.3. These Fees shall be paid by City upon Consultant's submittal of evidence of Consultant's relevant Services in support thereof, including, without limitation, copies of relevant communications between Consultant and the CDTFA and/or taxpayers.

ADDITIONAL TERMS – Sales, Use and Transactions Tax Services

3. Consulting and Other Optional Services

3.1. Fees for performing other optional services are described below:

3.1.1. Fees for performing City Staff training, public representation, or technical seminars for elected officials shall be $3,000 for one-time service and $2,000 for recurring service

3.1.2. Fees for performing transactional tax ballot measure estimates shall be $2,600 per report.

3.1.3. On-site travel to the city shall be $2,600 plus any associated travel expenses per visit

3.1.4. Incremental non-core packet reporting shall be $2,600 for a one-time report and $700 for recurring reporting service

3.2. Any other consulting and optional Services not listed shall be based on the following initial hourly rates: (i) Principal - $325; (ii) Programmer - $295; (iii) Senior Analyst - $245; and (iv) Analyst - $195

4. General Provisions Relating to Fees

4.1. Fees for travel and lodging expenses will be invoiced at cost and applied to all meetings (including implementation, training, operations and support). Travel expenses only apply to out of scope travel and must therefore be pre-approved by City.

4.2. Fees will be invoiced monthly to City for Services performed during the prior month. To the extent that Consultant has commercially reasonable means to do so, Fees will be netted out of City's monthly revenue disbursement.

EXHIBIT C

REQUIRED FOR ALL CONTRACTS AWARDED BY THE CITY COUNCIL
(OTHER THAN COMPETITIVELY BID, LABOR, OR PERSONAL EMPLOYMENT CONTRACTS)

LEVINE ACT DISCLOSURE STATEMENT

California Government Code section 84308, commonly referred to as the "Levine Act," precludes an elected or appointed officer of a local government agency from making, participating in, or in any way attempting to influence the awarding of a contract by the agency if the officer receives any political contributions totaling more than $500 in the 12 months preceding the contract award, during the proceeding leading to the contract award, and for 12 months following the final decision on the contract, when the contribution is from any person that has a financing interest in the contract. This prohibition applies to contributions made directly to the officer, received by the officer on behalf of any other officer, or received on behalf of any candidate for office or on behalf of any committee. The Levine Act also requires disclosure of any such contributions to be made by a party to be awarded a contract by the local agency. The Levine Act does not apply to contracts that are competitively bid, labor, or personal employment contracts.

LEVINE ACT DISCLOSURES:

1. Have you or your company, or any agent on behalf of you or your company, made any contributions of more than $500 to any member of the Buena Park City Council in the 12 months preceding the date the City issued the request for proposals leading to the contract?

   YES ___ NO X___

   If yes, please identify the Councilmember(s) and amount of any such campaign contribution(s):

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any contributions of more than $500 to any member of the Buena Park City Council after the date of the issuance of the request for proposals, or in the 12 months after the City Council's decision on the contract?

   YES ___ NO X___

   If yes, please identify the Councilmember(s):

NOTE: Answering yes to either of the two (2) questions above does not preclude the City of Buena Park from awarding a contract to your firm. It does, however, preclude the identified officer(s) from making, participating in, or in any way attempting to influence the contract award process. Failing to provide full and accurate information on this form may be grounds for disqualification and other legal penalties.

9/9/2026 DATE	SIGNATURE OF AUTHORIZED OFFICIAL
Hinderliter de Llamas & Associates NAME OF COMPANY	Andy Nickerson, CEO NAME, TITLE

October 13, 2026
CONSENT CALENDAR
Item No. 4M.

City Council Agenda Report

ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2025-2026 PURSUANT TO CA GOVERNMENT CODE SECTIONS 66000 ET SEQ.

PREPARED BY	PRESENTED BY
Matt Foulkes, Director of Community and Economic Development	Matt Foulkes, Director of Community and Economic Development
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

RECOMMENDED ACTION

1) Receive and file the Annual Report on Development Impact Fees for the fiscal year ending June 30, 2026, prepared pursuant to CA Government Code Sections 66006 and 66013.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

State law sets the legal and procedural parameters for the imposition and administration of development impact fees. The Mitigation Fee Act, originally enacted as Assembly Bill 1600 and codified as Government Code Sections 66000–66025, requires that impact fees be deposited in separate capital facilities accounts or funds, expended solely for the purpose for which they were collected, and accounted for publicly each year. Government Code Section 66006(b) requires that, within 180 days after the last day of each fiscal year, the City make available to the public specified information for each fund, including a description and the amount of each fee; beginning and ending fund balances; fees collected and interest earned; each public improvement on which fees were expended, including the percentage of the improvement's cost funded with fees; the approximate date construction will commence on incomplete improvements for which sufficient funds have been collected; a description of each interfund transfer or loan; and any refunds of surplus fees.

Section 66006(b)(2) further requires the City Council to review this information at the next regularly scheduled public meeting held not less than 15 days after the information is made available to the public. The report was filed with the City Clerk's Office and posted on the City's website on September 28, 2026.

The City's development impact fee program was comprehensively updated in Fiscal Year 2024-25. On January 28, 2025, the City Council held a duly-noticed public hearing and adopted a resolution approving the Development Impact Fee Update Study prepared by Willdan Financial Services (the "Nexus Study"), an ordinance adding Chapter 3.60 (Development Impact Fees) to Title 3 of the Municipal Code, and a resolution establishing fee amounts. The updated program continues the City's existing Quimby Act park fee (first adopted 1991) and traffic impact fee (first adopted 1993), adds a new Mitigation Fee Act parks and recreation fee for residential projects not subject to the Quimby Act fee, established new water and sewer impact fees, and the affordable housing in-lieu fee recommended in the City's Housing Incentive Overlay program. Fiscal Year 2025-26 was the first full fiscal year of the updated fee program, which is reflected in the increase in development impact fee revenue reported this year compared to prior years.

Additionally, every fifth year, Government Code Section 66001(d) requires the City to make findings regarding unexpended fund balances; the status of each fund's five-year cycle is described in Attachment A. Separately, Assembly Bill 1483 (2019, Government Code Section 65940.1) requires the City to post on its website its current fee schedules, the current and five previous annual fee reports, and an archive of impact fee nexus studies conducted on or after January 1, 2018, including the 2024 Nexus Study, and to update that information within 30 days of any change. Website posting under AB 1483 supplements, and does not replace, the City Council review required.

The City maintains five separate funds for development impact fees and related in-lieu fees. During FY 2025-26 the City collected $1,415,891.96 in impact fees, earned $30,200.88 in interest, and expended $387,632.12 on eligible capital improvements. The combined ending balance of all funds as of June 30, 2026, was $1,798,340.45, which is programmed to eligible improvements in the City's Capital Improvement Program. Activity in each fund is summarized below; the complete statutory disclosures are provided in Attachment A.

Fund	Beginning Balance 7/1/25	Fees + Interest	Expenditures	Ending Balance 6/30/26
Park In-Lieu (Fund 32)*	$12,989.45	$1,370,128.42	$387,632.12	$1,633,594.75
Traffic Impact (Fund 33)	$86,979.48	$46,564.49	–	$133,543.97
Water Impact (Fund 54)	$953.89	$15,479.98	–	$16,433.87
Sewer Impact (Fund 55)	$847.91	$13,919.95	–	$14,767.86
A.H. In-Lieu (Fund 99)	–	–	–	–

**Fund 32 revenue additionally includes $638,109.00 in Whitaker School State Park Grant proceeds, which are State grant funds and not development impact fees; total Fund 32 revenues were $2,008,237.42.*

Park In-Lieu Fund (Fund 32). The fund received $1,344,952.70 in fee revenue during the fiscal year. Revenue in this account is primarily attributable to accessory unit development, and partial payment of fees by the Trellis residential development at 8030 Dale Street, along with $25,175.72 in interest and $638,109.00 in State grant proceeds for the Whitaker School Park project.

Expenditures of $387,632.12 supported the Community Gardens Master Plan, the Heroes Park pickleball court, and park monument signs, each an eligible park improvement: the Nexus Study permit in-lieu fee revenue to be used for parkland acquisition, park improvements including recreation facilities, and rehabilitation of existing park and recreation facilities, serving a citywide network of park facilities. Over the next five fiscal years, the City anticipates applying the fund balance to the redevelopment of Friendship Park, John Beat Park and Brenner Park, and the development of Coyote Park, which cumulatively have estimated expenses of over $25 million.

Traffic Impact Fund (Fund 33). The fund collected $42,336.13 in fees and earned $4,228.36 in interest, with no expenditures. For comparison, the fee generated an average of approximately $11,000 per year from 2019 through 2024 under the 1993 fee schedule; the updated fee adopted in January 2025 is designed to fund new development's 25.8% share of the capacity-enhancing transportation projects identified in the Nexus Study, including citywide signal upgrades, the Knott Avenue at Holder Street signal, and the Dale at Whitaker Complete Streets project. The fund balance of $133,543.97 is not yet sufficient to complete financing of these improvements, so fees will continue to accumulate, demonstrating the continued need for this fee.

Water and Sewer Impact Funds (Funds 54, 55). These new fees, established in January 2025, completed their first full year of collections: $15,060.30 (water) and $13,542.83 (sewer), plus interest, with no expenditures. The Nexus Study allocates $4,381,999 of planned water facilities and $4,559,604 of planned sewer facilities to new development. Balances will accumulate toward those improvements. Reporting for these capacity charges is also provided in accordance with Government Code Section 66013.

Affordable Housing In-Lieu Fund (Fund 99). This fund receives in-lieu payments that Housing Incentive Overlay developers may elect in exchange for a reduction of up to 25 percent of required on-site affordable units; revenues are restricted to deepening affordability or increasing affordable unit production. This fee is imposed under the City's land use authority rather than the Mitigation Fee Act and is included in the report for transparency. No fees were collected during the fiscal year.

PUBLIC NOTIFICATION

The Annual Report was made available for public review on the City's website on September 28, 2026, which meets the 15-day requirement and is within 180 days of the close of the fiscal year (i.e., December 27, 2026. The report was posted along with the City's current fee schedules, its current and previous annual fee reports, and its nexus study pursuant to Government Code Section 65940.1.

BUDGET IMPACT

There is no fiscal impact associated with receiving and filing this report. Development impact fee revenues and expenditures are incorporated in the City's adopted budget and Capital Improvement Program.

Attachments

Attachment A - Development Impact Fee Annual Report FY25-26.pdf

ATTACHMENT A

Annual Report – Mitigation Fee Act
Pursuant to Government Code Sections 66006 and 66013
Fiscal Year Ending June 30, 2026

Government Code Section 66006 provides that a local agency that requires the payment of development impact fees shall prepare an annual report detailing the status of those fees, and that every fifth year the agency shall make the findings required by Government Code Section 66001(d) with respect to any unexpended funds. The annual report must be made available to the public within one hundred eighty (180) days after the close of the fiscal year. The City Council must review the report at the next regularly scheduled public meeting of the Council that falls at least fifteen (15) days after the information is made available to the public. Notice of the time and place of the meeting, including the address where the information may be reviewed, has been mailed at least fifteen (15) days prior to the meeting to each interested party that has filed a written request for such notice with the City.

The City's development impact fee program was comprehensively updated through the Development Impact Fee Update Study prepared by Willdan Financial Services (May 2024) (the "Nexus Study"). A noticed public hearing was held on January 28, 2025. At that meeting, the City Council adopted Resolution No. 14946 approving the Nexus Study, Ordinance No. O-1747 adding Chapter 3.60 (Development Impact Fees) to Title 3 of the Buena Park Municipal Code, and Resolution No. 14947 establishing the fee amounts, effective March 29, 2025. Fiscal Year 2025-26 was the first full fiscal year of the updated fee program. Park in-lieu fees for residential subdivisions continue to be collected under the Quimby Act (Government Code Section 66477) and Title 18 of the Municipal Code; the water and sewer impact fees, first established by the January 2025 actions, are capacity charges also subject to the accounting and reporting provisions of Government Code Section 66013. The affordable housing in-lieu fee is imposed under the City's land use and police power authority through the Housing Incentive Overlay program rather than the Mitigation Fee Act, and is included in this report for transparency.

Pursuant to Government Code Section 66006(b)(1), the following information is made available to the public for each separate account or fund for the fiscal year ending June 30, 2026:

1. A brief description of the type of fee in the account or fund.

   a. Park In-Lieu Fee (Fund 32): Fees collected for park and recreation facilities under two authorities established in the Nexus Study: Quimby Act in-lieu fees and Mitigation Fee Act parks and recreation impact fees. Per the Nexus Study, revenues are used to either purchase parkland and/or construct improvements that add to the citywide network of park facilities serving new development. Deed-restricted affordable housing units (for-sale) are exempt from the Mitigation Fee Act parks fee and deed-restricted affordable housing units (for-rent) are provided with a fifty-percent reduction in Mitigation Act parks fees per City Council resolution.

   b. Traffic Impact Fee (Fund 33): Fees paid by all new development to fund its proportional share of capacity-enhancing transportation improvements identified in the City's Capital Improvement Program, including citywide traffic signal upgrades and safety elements, the Knott Avenue at Holder Street traffic signal, Traffic Management Center upgrades, the Dale at Whitaker Complete Streets project, and capacity-expanding striping and signal improvements. The traffic impact fee was first adopted in 1993 and was comprehensively updated by the January 2025 actions.

   c. Water Impact Fee (Fund 54): Capacity charges paid by new development to fund its proportional share of planned water system facilities identified in the City's Water Master Plan, including pipeline construction and upsizing, pressure regulating station improvements, a new reservoir, a new high capacity well, and new interconnections. This is a new fee first established by the January 2025 City Council action and is accounted for pursuant to Government Code Section 66013.

d. Sewer Impact Fee (Fund 55): Capacity charges paid by new development to fund its proportional share of planned sewer collection facilities identified in the City's Sewer Master Plan, including pipe upsizing and lining projects throughout the City. This is a new fee first established by the January 2025 City Council action and is accounted for pursuant to Government Code Section 66013.

e. Affordable Housing In-Lieu Fee (Fund 99): Fees that may be paid by developers within the City's Housing Incentive Overlay (HIO) districts in lieu of providing up to 25 percent of required on-site affordable dwelling units, pursuant to HIO Objective Design and Development Standards Section 1.6.4 and Chapter 3.60 fee resolution. Revenues are restricted to deepening affordability or increasing the number of affordable units constructed in the City. This fee is imposed under the City's land use authority rather than the Mitigation Fee Act. No fees were collected in this fund during the fiscal year.

2. The amount of the fee.

   The fee amounts in effect during the fiscal year, as established by Resolution No. 14947 adopted January 28, 2025, are summarized in the table below. Impact fees for accessory dwelling units under 750 square feet are not imposed, consistent with Government Code Section 65852.2(f)(2); larger ADUs are charged proportionately to the primary dwelling.

Development Impact Fee Schedule During FY 2025-26

Fee	Amount	Applies To
Park In-Lieu Fee (Quimby Act)	$18.31 per square foot	Residential development in subdivisions
Parks & Recreation Impact Fee (Mitigation Fee Act)	$10.47 per square foot	Residential development not in subdivisions; deed-restricted affordable units pay a reduced rate
Transportation Impact Fee	Residential $0.11/square foot; Commercial $0.31; Office $0.32; Industrial $0.19	All new development
Water Impact Fee	Residential $0.27/square foot; Commercial $0.21; Office $0.05; Industrial $0.05	All new development
Sewer Impact Fee	Residential $0.24/square foot; Commercial $0.20; Office $0.32; Industrial $0.24	All new development
Affordable Housing In-Lieu Fee	For-sale $107.16/square foot; For-rent $99.59/square foot	HIO residential projects electing in-lieu payment for up to 25% of required affordable units

Source: Nexus Study Tables 3.8, 4.5, 5.5, 6.5 and 7.11; fee resolution adopted January 28, 2025.

3. **The beginning and ending balance of the account or fund.**

   The beginning balance of each fund as of July 1, 2025 and ending balance as of June 30, 2026 are set forth in the summary table below.

4. **The amount of the fees collected and the interest earned.**

   Fees collected and interest earned during the fiscal year for each fund are set forth in the summary table. In addition to impact fee revenue, the Park In-Lieu Fund received $638,109.00 in State grant proceeds (Whitaker School State Park Grant). Grant proceeds are not development impact fees; they are shown separately for full disclosure of fund activity and are restricted to the eligible park project for which the grant was awarded.

Summary of Fund Activity – Fiscal Year 2025-26

	Park In-Lieu Fund 32	Traffic Impact Fund 33	Water Impact Fund 54	Sewer Impact Fund 55	A.H. In-Lieu Fund 99
Beginning Fund Balance, 7/1/25	$12,989.45	$86,979.48	$953.89	$847.91	–
Impact Fees Collected	$1,344,952.70	$42,336.13	$15,060.30	$13,542.83	–
Interest Earned	$25,175.72	$4,228.36	$419.68	$377.12	–
Other Revenue – Whitaker School State Park Grant*	$638,109.00	–	–	–	–
Total Revenues	$2,008,237.42	$46,564.49	$15,479.98	$13,919.95	–
Expenditures	$387,632.12	–	–	–	–
Ending Fund Balance, 6/30/26	$1,633,594.75	$133,543.97	$16,433.87	$14,767.86	–

**State grant proceeds; not a development impact fee.*

5. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees.

   a. Park In-Lieu Fee (Fund 32): Expenditures totaling $387,632.12 were incurred on the following public improvements:

Public Improvement	FY 25-26 Fee Expenditure	Total Project Cost to Date	% of Cost Funded with Fees
Community Gardens Master Plan (32-290158)	$338,632.12	$870,061.82	38.9%
Heroes Park Pickleball Court (11-190067)	$21,000.00	$81,044.52	25.9%
Park Monument Signs (11-190065)	$28,000.00	$151,055.00	18.5%
Total	**$387,632.12**	**$1,102,161.34**	

   Each of these projects is an eligible park improvement, which permits in-lieu fee revenue to be used for park improvements, including recreation facilities, and the rehabilitation of existing park and recreation facilities, and under the Nexus Study's citywide benefit findings. No expenditure was made from the Traffic Impact, Water Impact, Sewer Impact, or Affordable Housing In-Lieu funds during the fiscal year.

6. Identification of an approximate date by which the construction of the public improvement will commence, if the city determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

   a. Park In-Lieu Fee (Fund 32): The ending fund balance of $1,633,594.75 is programmed for park improvements identified in the City's Capital Improvement Program. Funds will be utilized for the construction of Friendship Park, this will include upgrades to playground structures, additions of basketball and pickleball courts, dog park, water fountains, and cultural themed improvements. The remaining balance may also be allocated for the construction of Coyote Park which will include outdoor walkways, benches, seats, and open space for the public.

   b. Traffic Impact Fee (Fund 33): The Nexus Study allocates $2,823,680 of planned transportation improvement costs to new development. The fund's balance of $133,543.97 is not sufficient to

complete financing of these improvements; fees will continue to accumulate toward the planned facilities identified in Nexus Study and the CIP.

c. Water Impact Fee (Fund 54): The Nexus Study allocates $4,381,999 of planned water facility costs to new development. The fund's balance of $16,433.87 is not sufficient to complete financing of these improvements; fees will continue to accumulate toward the planned facilities identified in Nexus Study.

d. Sewer Impact Fee (Fund 55): The Nexus Study allocates $4,559,604 of planned sewer facility costs to new development. The fund's balance of $14,767.86 is not sufficient to complete financing of these improvements; fees will continue to accumulate toward the planned facilities identified in Nexus Study.

e. Affordable Housing In-Lieu Fee (Fund 99): Not applicable; no funds have been collected.

7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

   a. Park In-Lieu Fee (Fund 32): During the fiscal year, the following interfund transfers were recorded: (i) a transfer in to Fund 32 of $831,395.79 from the General Fund; and (ii) a transfer out of $49,000.00 to the General Fund to fund the Pickleball Court at Heroes Pak and Park Monument signage at several parks throughout the city. Neither transfer constitutes an interfund loan; no repayment terms or interest apply.

   b. – e. All Other Funds: No interfund transfers or loans were made from the Traffic Impact, Water Impact, Sewer Impact, or Affordable Housing In-Lieu funds during the fiscal year.

8. The amount of any refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

   a. – e. All Funds: None. No refunds of surplus fees were made pursuant to Government Code Section 66001(e), and no allocations were made pursuant to Section 66001(f), during the fiscal year.

Five-Year Findings (Government Code Section 66001(d))

Section 66001(d) requires that, in the fifth fiscal year following the first deposit into an account or fund and every five years thereafter, the City make findings with respect to any unexpended funds identifying the purpose of the fee, demonstrating a reasonable relationship between the fee and its purpose, identifying all sources and amounts of funding anticipated to complete financing of incomplete improvements, and designating the approximate dates on which that supplemental funding is expected to be deposited.

ATTACHMENTS

Attachment 1 – Development Impact Fee Schedule in Effect for FY 2025-26

RESOLUTION NO. 14947

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK ESTABLISHING DEVELOPMENT IMPACT FEE AMOUNTS FOR WATER FACILITIES, SEWER COLLECTION AND TREATMENT FACILITIES, TRANSPORTATION FACILITIES, PARKS AND RECREATION FACILITIES, AND AFFORDABLE HOUSING IN-LIEU

A. Recitals.

(i) The City of Buena Park ("City") is a charter city, incorporated under the City charter and laws of the State of California;

(ii) Pursuant to its police powers, the City may enact and enforce laws within its boundaries that promote the public health, safety, or general welfare of the community, and such police power includes applying fees to new developments to offset the City's cost of expanding public facilities needed to serve development projects so long as the fees have an essential nexus to the City's land use interest and are roughly proportional" to the development's impact on the City's cost or interest;

(iii) California Government Code section 66000 *et seq.* ("Mitigation Fee Act") authorizes the City to levy fees in connection with the approval of a development project to defray all or a portion of the cost of the public facilities needed to serve the development, provided that before adopting any new development impact fees the City first commissions and adopts a nexus study that complies with the standards and practices specified in Section 66015.5 of the Government Code;

(iv) Prior to adopting this resolution, the City Council for the City of Buena Park ("City Council) held' a duly noticed public hearing and adopted a Resolution approving a development impact fee nexus study from Willdan Financial Services ("Nexus Study");

(v) The Nexus Study supports the City's adoption and establishment of development impact fees for water facilities, sewer collection and treatment facilities, transportation facilities, and parks and recreation facilities, as well as an affordable housing in-lieu fee, as such fees and the amounts are set forth in the schedule of fees set forth in Exhibit "A" to this resolution ("Schedule of Fees"), in that the Nexus Study: (a) identifies the purpose of each proposed fee; (b) identifies the use to which the fee is to be put with reference to capital improvement plans, general or specific plan requirements, and other public documents identifying the public facilities for which the fee is charged; (c) describes the reasonable relationship between each proposed fee's use and the type of development project for which each fee is proposed to apply; (d) describes how there is a reasonable relationship between the need for the public facility and the type of development project to which each proposed fee applies; and (e) describes how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which each proposed fee is imposed.

(vi) Contemporaneously with adoption of this resolution, the City Council has adopted Ordinance No. 1747 adding Chapter 3.60 (Development Impact Fees) to the Buena Park Municipal Code establishing development impact fees for water facilities, sewer collection and treatment facilities, transportation facilities, and parks and recreation facilities, and Section

3.60.040 of said chapter states that the specific amount of each fee is to be set by resolution of the City Council;

(vii) Section 1.6.4 of the City's Objective Design and Development Standards Regulating the Housing Incentive Overlay Zone, approved by Ordinance No. 1733 (hereinafter the "Housing Incentive Ordinance") states that a per dwelling unit fee may be paid in lieu of a development providing up to 25% of the affordable units required for new developments in areas covered by the Housing Incentive Ordinances, and Section 1.6.4 states that the amount of the fee is to be set by resolution of the City Council;

(viii) The City Council now desires to establish and adopt the amount of such development impact fees in the manner prescribed by law;

(ix) A duly noticed public hearing was held by the City Council for the City of Buena Park ("City Council") on January 28, 2025, and during which the City Council considered the Nexus Study, the proposed Schedule of Fees and each individual development impact fee listed therein (each an "Impact Fee"), and all oral and written presentations made at the hearing; and

(x) All legal prerequisites to the adoption of this resolution and associated Schedule of Fees have been duly performed.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Buena Park as follows:

Section 1. Findings. After considering all information and evidence submitted during the public hearing, the City Council finds and declares that:

(a) The recitals set forth above are true and correct and are hereby incorporated into this resolution as substantive findings.

(b) The amount of the Impact Fees listed in the Scheule of Fees are calculated such that revenues generated will not exceed the estimated amount required to provide the public facilities for which the fee is levied, as supported by the Nexus Study; and

(c) The City has evaluated the proposed Impact Fees pursuant to Section 66016.6 and 66013, as applicable, and the Nexus Study provides evidence to support the City's conclusion that the Impact Fees do not exceed the estimated reasonable cost of providing service.

(d) Chapter 3.60 of the Municipal Code (enacted by Ordinance No. ____ contemporaneously with this resolution) authorizes the City to apply the development impact fees for water facilities, sewer collection and treatment facilities, transportation facilities, and parks and recreation facilities, and Section 1.6.4 of the Housing Incentive Ordinance authorizes the City to apply housing in-lieu fees to developments not complying with the City's zoning regulations regarding affordability, and based on the Nexus Study and consistent with the requirements of the Mitigation Fee Act, the City Council does hereby find and declare that:

(1) The purpose of each Impact Fees has been identified;

(2) The use of each Impact Fees has been identified;
(3) There is a reasonable relationship between the use of each Impact Fee and the type of project on which it is levied;
(4) There is a reasonable relationship between the need for public improvements and the type of project on which each Impact Fee is imposed; and
(5) There is a reasonable and proportional relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which each Impact Fee will be levied.

Section 2. Schedule of Fees; Approved. The City Council does hereby adopt and approve the Schedule of Fees and listed Impact Fees that are attached to this resolution in Exhibit "A," incorporated fully herein by this reference, and the Impact Fees shall be added to the City's Comprehensive Schedule of Fees maintained and on file with the City Clerk.

Section 3. Applicability. The Impact Fees approved by this resolution shall become effective 60 days after the date this resolution was adopted, and shall apply to all applications for development that are not deemed complete prior to the effective date of this resolution.

Section 4. Inflationary Increases. The Impact Fees adopted by this resolution and added to the Schedule of Fees set forth in Exhibit " A" shall be adjusted annually for inflation based on the California Construction Cost Index "CCCI") one year after the effective date of this resolution, with the amount of increase equal to the percentage change in CCCI when compared to the base year of the Nexus Study (2023).

Section 5. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 6. CEQA. City Council finds the introduction and adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 7. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 28th day of January 2025, by the following called vote:

AYES: COUNCILMEMBERS: Sonne, Traut, Franco, Hoque, Ahn

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

Mayor

ATTEST:

City Clerk

I, Adria Jimenez, MMC, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the 28th day of January 2025.

City Clerk

EXHIBIT A

Development Impact Fee Schedule
water facilities, sewer collection and treatment facilities, transportation facilities, parks and recreation facilities, and affordable housing in-lieu

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

	Description	Fee	Notes
A. AGREEMENTS			
1.	Density Bonus Affordability Covenant	$1,285*	Per Agreement
2.	Reciprocal Parking Agreement	$400*	Per Agreement
3.	Easement	$490*	Per Agreement
4.	Mutual Access Agreement	$420*	Per Agreement
5.	Deferred Completion	$340*	Per Agreement

*Plus an initial deposit estimated by staff if City Attorney review is required based on current hourly City Attorney rate.

B. PLANNING APPLICATIONS			
1.	Adjustment	$1,330	Per Application
	Appeal	75% of Application Fee	Per Application
3.	Adult Use	Actual Cost including the Fully-Burdened Hourly Rate of staff plus the cost of deposit-tracking charged against an initial deposit of $3,000	Per Application
	Appeal	75% of Application Fee	Per Application
4.	Conditional Use Permit		
	a. Major	$4,575	Per Application – Includes up to 15 hours of the project planner. If the project requires additional hours, The City will charge the fully-burdened hourly rate for a planner against a deposit as determined by the Director of Community Development
	Appeal	75% of initial Application Fee	Per Application

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

	Description	Fee	Notes
	b. Minor	$2,885	Per Application
	Appeal	75% of Application Fee	Per Application
6.	Covenants, Conditions, & Restrictions	$835 Plus an initial deposit estimated by staff if City Attorney review is required	Per Application
	Appeal	75% of Application Fee	Per Application
7.	Development Agreement	Fully-Burdened Hourly Rate of staff, deposit tracking costs and the actual cost of the City Attorney charged against an initial deposit of $6,000	Per Agreement
8.	Driveway Zoning Review	$155	Per Review
9.	Environmental Impact Review		
	a. Categorically Exempt	$100 plus County Fee	Per Application
	b. Negative Declaration	Full Consultant contract price plus 20% of consultant contract price for City administration of project and staff review	Per Application
	c. Environmental Impact Report	Full Consultant contract price plus 20% of consultant contract price for City administration of project Staff review	Per Application
10.	Extension of Approval		
	a. Administrative	$680	Per Application

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

	Description	Fee	Notes
	Appeal	75% of Application Fee	Per Application
	b. Planning Commission	$1,105	Per Application
	Appeal	75% of Application Fee	Per Application
11.	Extension of Non-Conforming Privileges	$2,435	Per Application
	Appeal	75% of Application Fee	Per Application
12.	Fireworks Temporary Stand Permit	$1,010	
	Private Meeting	$250	If Mandatory Meeting is not attended
13.	General Plan Land Use Amendment	$5,335	Per Application – Includes up to 18 hours of the project planner. If the project requires additional hours, the City will charge the fully-burdened hourly rate a planner against a deposit as determined by the Director of Community Development
	Appeal	75% of initial Application Fee	Per Application
14.	Home Occupation Permit	$90	Per Permit
15.	Interdepartmental Review	$2,190	Requiring more than one department
		$1,810	If required by Community Development Department only
16.	Interpretation / Determination of Uses	Fully-Burdened Hourly Rate of staff plus deposit-tracking costs charged against an initial deposit of $2,500	Per Application
	Appeal	75% of Application Fee	Per Application
17.	Mechanical Equipment Zoning Review	$60	Per Review
19.	Minor Modification of Conditions	$1,395	Per Application
	Appeal	75% of Application Fee	Per Application

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
20. Miscellaneous		
a. Pennant and Banner Permit	$45	Per Permit
b. Home Occupation Permit	$90	Per Permit
c. Temporary Use Permit	$545	Per Permit
21. Preliminary Review Development Check		
a. Single Family Residence	$860*	Per Application
b. Multi-Family/Commercial/Industrial	$1,290*	Per Application
*Amount will be used as a credit against the subsequent application fee for the project if paid within six (6) months		
27. Sale of Maps, Publications		
a. Zoning Ordinance	$44	+ $3.50 if mailed*
(1) Div. 1 Administration	$8	+ $2.00 if mailed*
(2) Div. 3 Single Family Zones	$5	+ $2.00 if mailed*
(3) Div. 4 Multi-Family Zones	$7	+ $2.00 if mailed*
(4) Div. 5 Commercial/Industrial Zones	$10	+ $2.00 if mailed*
(5) Div. 6 Open Space Zones	$5	+ $2.00 if mailed*
(6) Div. 9 Signs	$2	+ $1.00 if mailed*
(7) Permitted Use Chart Comm./Industrial Zones	$2	+ $1.00 if mailed*
b. General Plan (Excludes Housing Element)	$26	+ $3.50 if mailed*
c. Housing Element	$16	+ $3.00 if mailed*
d. Zoning Map	$3	+ $1.00 if mailed*
e. General Plan Maps	$3	+ $1.00 if mailed*
f. Address Maps/ City Maps	$3	per page + $1.00 if mailed*
g. Vacant Land Directory	$3	+ $1.00 if mailed*
h. Landscaping Guidelines	$3	+ $1.00 if mailed*
i. Subdivision Ordinance	$5	+ $2.00 if mailed*
j. Entertainment Corridor Specific Plan	$15	+ $3.00 if mailed*
k. Entertainment Corridor Specific Plan	$11.25	+ $3.00 if mailed*

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
Economic Analysis		
l. Other Specific Plans	$10	+ $3.00 if mailed*
m. Multi-Family Design Guidelines	$3	+ $1.00 if mailed*
n. Architectural Design Guidelines	$14.25	+ $1.00 if mailed*
o. Photocopies	$0.10	per page
p. Auto Center Specific Plan	$10	+ $3.00 if mailed
		* Fees are per document
28. Sign Program Review	$1,200	Per Application
Appeal	75% of Application Fee	Per Application
30. Sign Plan – Monument Sign Fee	$310	Plan Check and Inspection which requires structural engineering review
31. Site Plan Review (Reso. 12317, adopted 12/8/09)		
a. Single Family Residence	$1,620	Per Application
Appeal	75% of Application Fee	Per Application
b. Other than Single Family Residence	$2,680	Per Application
Appeal	75% of Application Fee	Per Application
32 Specific Plan		
a. City Staff Processed	$4,135	Per Application – Includes up to 13 hours of the project planner. If the project requires additional hours, the City will charge the fully-burdened hourly rate for a planner against a deposit as determined by the Director of Community Development
Appeal	75% of the initial Application Fee	Per Application
b. Consultant processed		Per Application – Cost of the Consultant plus 20% for Administrative processing and review
Appeal	75% of the initial Application Fee	Per Application
34. Tentative Parcel/Tract Map	$2,350	Per Application

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

	Description	Fee	Notes
		plus $33 per lot over 5	
	Appeal	75% of Application Fee	Per Application
36.	Underground Utility Waiver	$565	Per Application
	Appeal	75% of Application Fee	Per Application
37.	Variance	$3,030	Per Application
	Appeal	75% of Application Fee	Per Application
38.	Zone Changes (map/text amendment)	$4,620	Per Application - Includes up to 18 hours of the project planner. If the project requires additional hours, the City will charge the fully-burdened hourly rate for a planner against a deposit as determined by the Director of Community Development
	Appeal	75% of Application Fee	Per Application
39.	Zoning Compliance Plan Check		
	a. Plan Check/Inspection Fee		
	(1) $250,000 or less (valuation)	$1.40	Per $1000
	(2) $250,001 to $500,000 (valuation)	$350	+$.50 per $1000 over $250,001
	(3) $500,001 and over (valuation)	$475	+$.25 per $1,000 over $500,000
	b. Fire Services Plan	$45	Per Plan Check or 10% whichever is greater
	c. Landscaping/Irrigation Plan Check Fee	$210	Per Plan Check

Note: No zoning fee shall be required when a proceeding is initiated by action of an authorized officer or official body of the City. Plan check or inspection fee shall be prior to checking of plans.

40.	Business License Zoning Review Fee	$65	Per Application
41.	Accessory Dwelling Unit Review	$605	Per Application
42.	Fence Review – Commercial/Industrial	$345	Per Application

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
43. Miscellaneous Planning Inspection Fee	$135	One-hour minimum. If additional hours are required, the City will charge the fully-burdened hourly rate for a planner against a deposit as determined by the Director of Community Development
44. Plan Check – Accelerated a. Charge hourly at the overtime rate for City staff to perform the work after hours; or b. Charge the full cost of a 3rd party contractor plus 20% overhead to cover City administrative costs and review c. Both a and b charged against an initial deposit determined by staff that includes the deposit-tracking charge		
45. Sign Permit	$255	Includes Planning Plan Check
46. Zoning Verification Letter	$190	
47. General Plan Maintenance 4% surcharge added to all Building fees except for repairs and alterations to single-family residences and commercial or industrial tenant improvements (no expansion of square footage).		
48. Short Term Rental Permit	$445	3 years
Annual Inspection	$105	
Appeal	$335	Refunded if appeal is upheld
49. Public Hearing Notification (General)	Actual Cost	Charge for Newspaper Noticing costs in the Buena Park/Anaheim Independent based on actual costs when noticing is required
50. Landscaping / Irrigation Plan Check	$210	To review landscaping and irrigation plans for multi-family, single-family, Commercial and Industrial developments with 500 square feet or more of new landscaped area or 2,500 square feet or more of altered landscaped area
51. Affordable Housing In-Lieu Fee (For Rent)	$99.59	Per square foot in-lieu fee may be paid in-lieu of constructing up to 25% of the required affordable housing units.
52. Affordable Housing In-Lieu Fee (For Sale)	$107.16	Per square foot in-lieu fee may be paid in-lieu of constructing up to 25% of the required affordable housing units.

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
53. Parks In-Lieu Fee* **	$10.47	Per square foot of residential development.

* Residential units (for rent) which are deed restricted affordable shall receive a 50% reduction in Parks In-Lieu for each affordable unit.
** Residential units (for sale) which are deed restricted affordable shall receive a 100% reduction in Parks In-Lieu for each affordable unit.

C. BUILDING FEE SCHEDULE

Fee Type	Fee Basis	Fee Amount / Rate
Permit Issuance Fee	Flat Fee at Permit or Plan Review Submittal	$25
Building Permit Fee – new commercial, Industrial and residential	Based upon Project Valuation per Table A	See Table A
Electrical Permit Fee – new commercial, Industrial and residential	Fee as a % of Base Building Permit Fee	10%
Plumbing Permit Fee – new commercial, Industrial and residential	Fee as a % of Base Building Permit Fee	6%
Mechanical Permit Fee – new commercial, Industrial and residential	Fee as a % of Base Building Permit Fee	6%

TABLE A – PROJECT VALUATION

Based on Building Valuation as Determined by the Building Official[1] or Data Published by the International Code Council

Project Valuation	Base Permit Fee amount
$1 to $500	$65 = Minimum Permit Fee
$501 to $2,000	$65 for the first $500; plus $4 for each $100 or fraction thereof, to and including $2,000
$2,001 to $25,000	$125 for the first $2,000; plus $15 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$470 for the first $25,000; plus $11 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$745 for the first $50,000; plus $8 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001 to $500,000	$1,145 for the first $100,000; plus $5.50 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$3,345 for the first $500,000; plus $5.15 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 and above	$5,920 for the first $1,000,000; plus $4 for each additional $1,000 or fraction thereof

1 *Section 109.3 of the 2019 California Building Code (CBC) – "The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.*

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description | Fee | Notes

Fee Type	Fee Basis	Fee Amount
Building Permit Fee – Other: Additions to buildings or structures, tenant improvements, interior and/or exterior alterations to buildings or structures, demolition to buildings or structures, and construction or demolition of swimming pools.	Based upon Project Valuation per Table A	See Table A
Electrical Permit Fee - Other	Based upon Project Valuation per Table A	See Table A
Plumbing Permit Fee - Other	Based upon Project Valuation per Table A	See Table A
Mechanical Permit Fee - Other	Based upon Project Valuation per Table A	See Table A
Building Plan Review	Collected at time of building plan submittal and assessed at a percent of building permit (inspection) fee Exceptions: • Standard production units after the model unit has been reviewed at a percent of the building permit fee with changes from the standard reviewed on an hourly basis • Projects requiring review in excess of Project Valuation — # of reviews $100,000 or less — 2 $100,001 to $1,000,000 — 3 $1,000,001 or more — 4	85% with a $82 minimum 30% $164 per hour with a one-hour minimum
Electrical/Plumbing/Mechanical Plan Review - Other	As required by the Building Official	Greater of 85% of the Permit Fee or $82

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
Photovoltaic (Solar) System Permit Fee	Based on a valuation of $1,000 per panel or as amended by State Law (AB1124)	Table A
Roofing Permit Fee	Based on Project Valuation	Table A
Sign Permit Fee	Based on Project Valuation	Table A
Fee Type	**Fee Basis**	**Fee Amount**
Sign Plan Check Fee	Valuation / Flat	Greater of 85% of the Permit Fee or $82
Temporary Power Pole Permit Fee (Main Pole)	Flat	$65
Temporary Power Pole Permit Fee (Each Additional Pole)	Flat	$35
House Moving Building/Electrical/Plumbing/Mechanical Permit Fee	Valuation determined by Building Official	Table A
House Moving Plan Check Fee	Valuation / Flat	Greater of 85% of the Permit Fee or $164
California Energy Conservation Compliance	Percentage	10% of Building Permit
National Pollutant Discharge Elimination System Requirements	Percentage	10% of Building Permit
Additional Plan Review – Re-checks, changes, or revisions to approved plans as determined by the Building Official	Hourly	$164 per hour with one-hour minimum
Additional Plan Review – Special consultant review of geotechnical reports, complex plans or as required by the Building Official	Percentage	Actual cost plus 10% for administration
Re-Inspection Fee	Flat	$130
Inspection Outside of Business Hours	Hourly	$195 per hour (two-hour minimum)
Change of Contractor Fee	Flat	$94
Travel to Inspect Building to be Relocated to within the City	Hourly	$130 per hour with two-hour minimum

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
Duplicate Job Card Charge	Flat	$47
Records Retention Fee – Each Sheet of Permitted Drawings	Flat	$4
Records Retention Fee – Each Permit Issues	Flat	$1.50
Records Retention Fee – Each Page	Flat	$1
Fee Type	**Fee Basis**	**Fee Amount**
Refund (Building Permit) - No work done and permit still active	Percentage	Up to 80% as determined by Building Official
Refund (Building Permit) – Fees paid erroneously	Percentage	90% of fee amount
Refund (Building Plan Check) – Cancelled Prior to Review	Percentage	Up to 80% as determined by Building Official
Refund (Building Plan Check) – Fees paid erroneously	Percentage	90% of fee amount
Investigation Fee	Hourly	$130 per hour minimum one-hour
Penalty for Work Without Permit	Flat	2x's regular Permit Fee amount
Virtual Inspection Fee	Actual Cost	Actual Cost from Vendor
Plan Review Extension Fee	Flat	$94
Building Permit Extension Fee	Flat	$94
Expired Permit Reinstatement Fee	Flat	$94
Certificate of Occupancy	Flat	$47
Temporary Certificate of Occupancy	Flat	$47
Address Assignment Charge – First address + Additional address	Flat	$94 + $10 for each additional address

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
Miscellaneous Permit	Hourly	Actual Hourly Rate for service not identified in fee schedule

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT COMMUNITY DEVELOPMENT

Description	Fee	Notes
D. CODE ENFORCEMENT FEE SCHEDULE		
1. Newsrack Permits		
a. Initial Permit		$30
b. More than one Newsrack (per distributor) at same location		$15 Each - Initial Permit Fee
c. Renewal		$20
d. More than one Newsrack (per distributor) at same location		$10 Each - Renewal
e. Re-inspection for violations		$85 Annual Renewal
f. Impound News Rack		$70 Each
2. Rental Housing Inspection Fees (Reso. 10990, adopted 07/24/01)		
a. Annual Inspection Fee – Single Family Homes		$75 No fee if paying license tax fees under BPMC § 5.04.330
b. Annual Inspection Fee – Up to 4 Multiple Units		$75 No fee if paying license tax fees under BPMC § 5.04.330
c. Annual Inspection Fee – Over 4 Units		Varies Fee is same amount set forth in BPMC § 5.04.330; No fee if paying license tax fees under BPMC § 5.04.330
d. Re-Inspection Fee		$75 Per Each Re-Inspection

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT PUBLIC WORKS

Description	Fee	Notes
A. ENGINEERING		
1. Plan Check Fees		
a. Grading Plans	Hourly Rate + 20%	Calculated at fully-burdened actual hourly cost for staff and/or consultants plus 20% overhead, plus deposit-tracking charge all against an initial deposit of $2500 or as determined by staff
b. NPDES Water Quality Management Plan	Hourly Rate + 20%	Calculated at fully burdened actual hourly cost for staff and/or consultants plus 20% overhead, plus deposit-tracking charge all against an initial deposit of $2500 or as determined by staff
c. All Other Improvement Plans	Hourly Rate + 20%	Calculated at fully burdened actual hourly cost for staff and/or consultants plus 20% overhead, plus deposit-tracking charge all against an initial deposit of $2500 or as determined by staff
d. Tentative Parcel Map	$795	
e. Final Parcel Map		Calculated at fully burdened actual hourly cost for staff and/or consultants plus 20% overhead, plus deposit-tracking charge all against an initial deposit of $2500 or as determined by staff
f. Tentative Tract Map		$1200 without EIR/$1590 with EIR
g. Final Tract Map	$300	Calculated at fully burdened actual hourly cost for staff and/or consultants plus 20% overhead, plus deposit-tracking charge all against an initial deposit of $2500 or as determined by staff

Note: Applicant must deposit with the Public Works Department an amount to be determined by the plan checker at the first submittal of grading, WQMP, or improvement plans. For WQMP, a minimum deposit of $2,500 is required. No plans will be considered officially accepted until the deposit has been paid. For track and parcel maps, both the filing fee and plan check fee must be paid when the plan is first submitted for review.
(Reso 12509 adopted 12/14/10)

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT PUBLIC WORKS

Description	Fee	Notes
2. Applications and Agreements		
a. Lot Consolidation	$920	Includes up to 5 hours of plan checking. If the project requires additional hours, the City will charge the fully-burdened hourly rate for an assistant engineer or the consultant cost plus 20% against a deposit as determined by staff
b. Lot Line Adjustment	$920	Includes up to 5 hours of plan checking. If the project requires additional hours, the City will charge the fully-burdened hourly rate for an assistant engineer or the consultant cost plus 20% against a deposit as determined by staff
3. Private Facility Encroachment – Monitoring Wells in Public Right of Way		
a. Application for License	$1325	
b. Annual Monitoring Well Fee	$.05	Per Cubic Inch of Well Volume; $200 minimum per year
c. Annual Discharge Line Fee	$1.00	Per Lineal Foot; $400 minimum per year
d. Bond Requirements	$500	Per Well ($1,000 min) plus $2,000 Minimum for connection to catch basin
e. Lane Closure Fee	(see #6 for details)	
4. Private Property – On Site Work – Monitoring Wells; Soil Borings; Geoprobing & Hydropunch		
	$345	Includes up to 2 hours of inspection. If the project requires additional hours, the City will charge the fully-burdened hourly rate for an inspector against a deposit as determined by staff
5. Lane Closure Permits		
a. Lane Closure Permit and Inspection		$190 permit fee plus fully burdened actual hourly cost for inspection

6. Traffic Impact Fee

Requirements: The Traffic Impact Fee shall be assessed on a per square foot basis in the following amounts based on the land use type of the proposed development:

1. Residential: $0.11 per square foot
2. Commercial: $0.31 per square foot
3. Office: $0.32 per square foot
4. Industrial: $0.19 per square foot

~~is based upon the P.M. peak hour vehicle trips generated by the development. All projects within Growth Management Area No. 1 (GMA #1, north of Interstate 5), are to be assessed $207 per P.M. peak hour trips generated. All projects with GMA #2 (south of Interstate 5) are to be assessed $109 per P.M. peak hour trip generated.~~
~~The calculation of the fee assessment will take into account the existing use of the property, such that the owner will be charged only for the increased use of the property that affects traffic.~~ All development that generates more than 1,600 new daily trips or 40 vehicle trips during the A.M. or P.M. peak hours, is required to prepare a traffic impact analysis to determine additional traffic impacts.

7. Water Impact Fee

Requirements: The Water Impact Fee shall be assessed on a per square foot basis in the following amounts based on the land use type of the proposed development:

1. Residential: $0.27 per square foot
2. Commercial: $0.21 per square foot
3. Office: $0.05 per square foot
4. Industrial: $0.05 per square foot

8. Sewer Impact Fee

Requirements: The Sewer Impact Fee shall be assessed on a per square foot basis in the following amounts based on the land use type of the proposed development:

1. Residential: $0.24 per square foot
2. Commercial: $0.20 per square foot
3. Office: $0.32 per square foot
4. Industrial: $0.24 per square foot

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT PUBLIC WORKS

Description	Fee	Notes

B. PERMIT REQUIREMENTS

Certificate of Insurance: MUST be provided by the contractor that fully complies with the requirements as set by the City Risk Manager prior to the issuance of Permits for work in City Right-of-Way. .

Capital Improvement Projects, Private Developments, Residential & Utility Company permits (So. Calif. Gas Co, is exempt) MUST PROVIDE the City with the following information when obtaining a permit:

a. All work done within the public right-of-way shall be performed by a licensed Contractor with a Class A, C-12 or C-34 License for all trenching and paving or a Class C-08 License for all concrete work. A Class "B" License MAY be acceptable for minor curb, gutter and sidewalk work in conjunction with single family residential structure (at the discretion of the City Engineer).

b. Workers Compensation Insurance (unless they are exempt and sign an exemption form titled "Section 3700 of the State of California Labor Code").

c. City Business License (See the Finance Department for fees, etc.)

C. PERMITS AND INSPECTION FEES

In all cases, if a permit applicant obtains a permit as "Owner/Builder" they will be held as the "responsible party" to provide the City with contractor information, i.e., the correct classification of License issued by the State of California, Workers Compensation Insurance (unless exempt) and a City Business License.

The City will verify Contractors' License by using the website for the Contractors State License Board www.cslb.ca.gov. The State License Board Website includes Workers Compensation Insurance Information. In order to verify that the Contractor has Workers Compensation Insurance, the City may either view the website and/or call the insurance carrier.

1. Grading, Utilities and Street Improvements
   a. Permit Fee — $380 plus earthwork fee established by the PW Department

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT PUBLIC WORKS

Description	Fee	Notes
		$30 each for the following: curbs, gutter, sidewalk, street paving, wheelchair ramp, sidewalk landings, under sidewalk drains, dirt/sand in street (swimming pool construction), dumpster permit (on or off-site), miscellaneous inspection permit.
c. Inspection Fee		A fee of 3.5% of total construction cost or a fee calculated based on hourly inspection as required
2. Block Party Permits		$310 Per Location
4. Utility Company Permits		
a. Permit Fee		$305 (to match miscellaneous inspection permit #6)
b. Deposit		A deposit of $5000 may be collected as required by the City Engineer.
c. Inspection Fee		$additional inspection to be charged at the fully-burdened hourly rate for an inspection (currently $97.20).
5. Transportation Permit		
a. Single Trip	$16	
b. Hauling Permit	$16	
c. Variance Permit	$460	See "Transporter Variance Guidelines" below for details.
d. Annual Permit	$90	Covers entire fleet (attached listing of equipment & license plate numbers)

Note: Transporter Variance Guidelines: Loads over 14' wide and 15' 6" high are considered "VARIANCE PERMIT MOVES" and require pre-approval from the Traffic and Transportation Manager. Transporter MUST give 2-5 working days advance notice of all variance moves. City is closed on alternate Fridays.

6. Miscellaneous Inspection Permit	$305	Includes up to 2 hours of inspection. If the project requires additional hours, the City will charge the fully-burdened hourly rate for an inspector against a deposit as determined by staff
7. Miscellaneous Improvement Permit		$190 permit fee plus fully burdened actual hourly cost for inspection

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT PUBLIC WORKS

Description	Fee	Notes
D. UTILITY SYSTEMS FEES		
1. Connection Fees		
a. Sewer Hook on (Residential)	$50	Per Residential Unit
b. Sewer Hook on (Non-Residential)	$200	Per Acre
c. Water Acreage Fee	$150	Per Acre
d. Fire Hydrant Hook on	$250	Per Rental and Installation
Deposit	$800	Water billed per City rate schedule
e. To the Orange County Sanitation District System		As set by the CSDOC
2. Fees to Process Applications & Agreements		
a. Out-of-City Utility Service		Fully-burdened hourly rate of staff and City Attorney cost, if required, plus deposit-tracking charge, charged against an initial deposit as determined by staff
3. Fire Flow Test		
a. Permit Fees	$220	Per Test
4.		
E. MISCELLANEOUS & SPECIAL SERVICES		
1. Street Banners		
a. Permit Fees (1st location)	$630	
b. Permit Fees (each additional location)	$485	
2. Weed Abatement Processing Fee		
a. Phase 1		Citation issued to property owner
b. Phase 2	$80	Public Works posts property not in compliance
c. Phase 3	$40 plus cost of contractor abatement	Public Works coordinates abatement process with contractor
d. Phase 4	Actual City cost in preparing, approving and transmitting lien plus County	Public works liens property of charges are not paid

CITY OF BUENA PARK
FEE SCHEDULE

DEPARTMENT PUBLIC WORKS

Description	Fee	Notes
charges plus any unpaid abatement charges		
3. Dumpster/Container in Public Right-of-Way		
Note: Dumpster MUST be ordered from the City's Refuse Provider, Park Disposal, 6762 Stanton Avenue, Phone (714) 522-3577.		
a. Permit Fee	$170	
b. Deposit (Residential)	$100	Refundable
c. Deposit (Non-Residential)	$1,000	Refundable
5. Electric Vehicle Charging Fees		
a. Electricity charge per kilowatt hour	$0.25	
b. Extended charge penalty fee (in addition to Standard kWh charge)	$1.00	per hour after three hours

CITY OF BUENA PARK

DEVELOPMENT IMPACT FEE UPDATE STUDY

MAY 1, 2024

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Executive Summary

This report summarizes an analysis of development impact fees needed to support future development in the City of Buena Park through 2045. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

- Parks
- Transportation
- Water
- Sewer
- Affordable Housing In-Lieu

Background and Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. Although growth also imposes operating costs, there is not a similar system to generate revenue from new development for services. The primary purpose of this report is to calculate and present fees that will enable the City to expand its inventory of public facilities, as new development creates increases in service demands.

The City collects public facilities fees under authority granted by the *Mitigation Fee Act (*the *Act)*, contained in *California Government Code* Sections 66000 *et seq*. This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

The City programs development impact fee-funded capital projects through its Capital Improvement Plan (CIP). Using a CIP allows the City to identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

The water and sewer facilities impact fees are new fees that are not currently charged by the City. If adopted by the City Council, these fees would provide a funding source from new development to fund its proportional share of capacity expanding water and sewer facilities.

The affordable housing in-lieu fees are not charged under the Mitigation Fee Act, rather, they are an expression of the City's land use regulation authority to enhance the public welfare.

The affordable housing nexus analysis examines the household income and spending generated by the new market rate households renting or buying new units in Buena Park. Using the IMPLAN economic model, the household spending associated with new development is translated into new induced job growth. These induced jobs will be at various wage rates; though many induced jobs will earn lower wages. Low-wage households cannot reasonably afford to pay for market rate housing in Buena Park. Consequently, an affordable housing in-lieu fee can be justified to bridge the difference between what these new households can afford to pay and the cost of developing modest housing units to accommodate lower income households associated with induced job growth.

Facility Standards and Costs

There are three approaches used to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Mitigation Fee Act* requirements in this study.

The **existing inventory** approach is based on a facility standard derived from the City's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. This approach is often used when a long-range plan for new facilities is not available. Future facilities to serve growth will be identified through the City's annual CIP and budget process and/or completion of a new facility master plan. This approach is used to calculate the parks and recreation facilities fees in this report.

The **planned facilities** approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities that only benefit new development can be identified, or when the specific share of facilities benefiting new development can be identified. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is used for the water, transportation, and sewer facilities fees in this report.

The **system plan** approach is based on a master facility plan in situations where specific needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. This approach is not used in this report.

Use of Fee Revenues

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to land acquisition, construction of buildings, construction of infrastructure, the acquisition of vehicles or equipment, information technology, software licenses and equipment.

In that the City cannot predict with certainty how and when development within the City will occur during the planning horizon assumed in this study, the City may need to update and revise the project lists funded by the fees documented in this study. Any substitute projects should be funded within the same facility category, and the substitute projects must still benefit and have a relationship to new development. The City could identify any changes to the projects funded by the impact fees when it updates the CIP. The impact fees could also be updated if significant changes to the projects funded by the fees are anticipated.

Development Impact Fee Schedule Summary

Table E.1 summarizes the development impact fees that meet the City's identified needs and comply with the requirements of the *Mitigation Fee Act*.

E.1: Maximum Justified Development Impact Fee Schedule

Land Use	Parks	Transportation	Water	Sewer	Total
Residential - per Sq. Ft.	$ 10.47	$ 0.11	$ 0.27	$ 0.24	$ 11.09
Nonresidential - per Sq. Ft.					
Commercial	$ -	$ 0.31	$ 0.21	$ 0.20	$ 0.72
Office	-	0.32	0.05	0.32	0.69
Industrial	-	0.19	0.05	0.24	0.48

[1] Mitigation Fee Act fee for infill development shown. Development occurring in subdivisions subject to Quimby Act fee in-lieu of dedication at $18.48 per square foot. Refer to Table 3.8 for more information.

Sources: Tables 3.8, 4.5, 5.5, and 6.5.

Table E.2 displays the maximum justified affordable housing in-lieu fee schedule for rental and ownership residential dwelling units, per square foot.

Table E.2: Maximum Justified Affordable Housing In-Lieu Fee Schedule

	Fee per Square Foot
Maximum Impact Fee per Square Foot- New Rental Unit	$ 99.59
Maximum Impact Fee per Square Foot - New For Sale Unit	107.16

Source: Table 7.11

Other Funding Needed

Impact fees may only fund the share of public facilities related to new development in Buena Park. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table E.3,** approximately $31.8 million in additional funding will be needed to complete the facility projects the City currently plans to develop if fees are adopted at the maximum justified fee level. The "Additional Funding Required" column shows non-impact fee funding required to fund a share of the improvements partially funded by impact fees. Non-fee funding is needed because these facilities are needed partially to remedy existing deficiencies and partly to accommodate new development. To the extent that the City adopts fees that are lower than the maximum justified amount, the non-fee funding requirements may increase, depending on the fee category and methodology.

The City will need to identify alternative funding sources to fund existing development's share of the planned facilities. Potential sources of revenue include but are not limited to existing or new general fund revenues, existing or new taxes, special assessments, and grants.

Table E.3: Non-Impact Fee Funding Required

Fee Category	Total Project Cost	Development Fee Revenue	Additional Funding Required
Parks	$ 147,005,000	$ 147,005,000	$ -
Transportation	10,944,497	2,823,680	8,120,817
Water	17,050,580	4,381,999	12,668,581
Sewer	15,573,360	4,559,604	11,013,756
Total	$ 190,573,437	$ 158,770,283	$ 31,803,154

Sources: Tables 3.6, 4.3, 5.3 and 6.3

1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in the City of Buena Park. This chapter provides background for the study and explains the study approach under the following sections:

- Public Facilities Financing in California;
- Study Objectives;
- Fee Program Maintenance;
- Study Methodology; and
- Organization of the Report.

Public Facilities Financing in California

The changing fiscal landscape in California during the past 45 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing ratepayers and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require the approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development impact fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development impact fees need only a majority vote of the legislative body for adoption.

Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. *Mobility Implementation Program M-22* of the City's General Plan states: "Periodically evaluate development impact fees to ensure that circulation infrastructure funding required of new development or redevelopment projects is adequate to improve and/or maintain Buena Park's circulation system to meet Level of Service standards."

The primary purpose of this report is to establish new impact fees and update the City's existing impact fees based on the most current available facility plans and growth projections. The maximum justified fees will enable the City to expand its inventory of public facilities as new development leads to increases in service demands. This report supports the General Plan policies stated above.

The City collects public facilities fees under authority granted by the Mitigation Fee Act (the Act), contained in California Government Code Sections 66000 et seq. This report provides the necessary findings required by the Act for adoption of the fees presented in the fee schedules presented in this report.

Buena Park is forecast to see moderate growth through this study's planning horizon of 2045. This growth will create an increase in demand for public services and the facilities required to deliver them. Given the revenue challenges described above, Buena Park has decided to continue to use a development impact fee program to ensure that new development funds its share of facility costs associated with growth. This report makes use of the latest growth forecasts and facility plans to update the City's existing fee program to ensure that the fee program accurately represents the facility needs resulting from new development.

Fee Program Maintenance

Once a fee program has been adopted it must be properly maintained to ensure that the revenue collected adequately funds the facilities needed by new development. To avoid collecting inadequate revenue, the inventories of existing facilities and costs for planned facilities must be updated periodically for inflation, and the fees recalculated to reflect the higher costs. The use of established indices for each facility included in the inventories (land, buildings, and equipment), such as the *California Construction Cost Index*, is necessary to accurately adjust the impact fees. For a list of recommended indices, see Chapter 9.

While fee updates using inflation indices are appropriate for annual or periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, it is recommended to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 9.

Study Methodology

Development impact fees are calculated to fund the cost of facilities required to accommodate growth. The six steps followed in this development impact fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development:** Estimate the total amount of planned facilities, and identify the share required to accommodate new development;
4. **Determine the cost of facilities required to serve new development:** Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;
5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. **Identify alternative funding requirements:** Determine if any non-fee funding is required to complete projects.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicle volume-to-capacity (V/C) ratio used in traffic planning.
- *Design standards* determine how a facility should be designed to meet expected demand, for example, park improvement requirements and technology infrastructure for City office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates the cost of planned facilities built to satisfy the City's facility design standards.
- *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value) and are useful when different facilities are funded by a single fee program. Examples include facility costs per capita, cost per vehicle trip, or cost per gallon of water per day.

New Development Facility Needs and Costs

A number of approaches are used to identify facility needs and costs to serve new development. This is often a two-step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

There are three common methods for determining new development's fair share of planned facilities costs in this study: the **existing inventory method**, the **planned facilities method**, and the **system plan method**. Often the method selected depends on the degree to which the community has engaged in comprehensive facility master planning to identify facility needs.

The formula used by each approach and the advantages and disadvantages of each method is summarized below:

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \text{cost per unit of demand}$$

Under this method new development will fund the expansion of facilities at the same standard currently serving existing development. The existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Future facilities to serve growth are identified through an annual CIP and budget process, possibly after completion of a new facility master plan. This approach is used to calculate the parks and recreation facilities fees in this report.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \text{cost per unit of demand}$$

This method is appropriate when planned facilities will entirely serve new development, or when a fair share allocation of planned facilities to new development can be estimated. An example of the former is a Wastewater trunk line extension to a previously undeveloped area. An example of the

latter is expansion of an existing library building and book collection, which will be needed only if new development occurs, but which, if built, will in part benefit existing development, as well. Under this method new development will fund the expansion of facilities at the standards used in the applicable planning documents. This approach is used for the water, transportation, and sewer facilities fees in this report.

System Plan Method

This method calculates the fee based on the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities + Cost of Planned Facilities}}{\text{Existing + New Development Demand}} = \text{cost per unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service.

The system plan method ensures that new development does not pay for existing deficiencies. Often facility standards based on policies such as those found in Comprehensive Plans are higher than the existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. This approach is not used in this report.

Organization of the Report

The determination of a public facilities fee begins with the selection of a planning horizon and development of growth projections for population and employment. These projections are used throughout the analysis of different facility categories and are summarized in Chapter 2.

Chapters 3 through 7 identify facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identify the appropriate development impact fee for each of the following facility categories:

- Parks
- Transportation
- Water
- Sewer
- Affordable Housing In-Lieu

Chapter 8 describes how this nexus studies complies with the requirements of AB 602.

Chapter 9 details the procedures that the City must follow when implementing a development impact fee program. Impact fee program adoption procedures are found in *California Government Code* Sections 66016 through 66018.

The five statutory findings required for adoption of the maximum justified public facilities fees in accordance with the Mitigation Fee Act are documented in Chapter 10.

2. Growth Forecasts

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2023 base year and a planning horizon of 2045.

Estimates of existing development and projections of future growth are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2023 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development at the 2045 planning horizon is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2023 through 2045 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

The demand for public facilities is based on the service population, dwelling units or nonresidential development creating the need for the facilities.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types for which impact fees have been calculated for are defined below.

- **Residential Dwelling Units:** All residential dwelling units, including detached and attached one-unit dwellings and all multifamily dwellings including apartments, duplexes and condominiums. Fees are charged based on livable square feet in each unit.
- **Commercial:** All commercial, retail, educational, and service development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All warehouse, distribution, manufacturing, and other industrial development.

Some developments may include more than one land use type, such as a mixed-use development with both residential and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The City has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use. If a project results in the intensification of use, at its discretion, the City can charge the project the difference in fees between the existing low intensity use and the future high intensity use.

Impact Fees for Accessory Dwelling Units

The California State Legislature recently amended requirements on local agencies for the imposition of development impact fees on accessory dwelling units (ADU) with Assembly Bill AB 68 in 2021. The amendment to California Government Code §65852.2(f)(2) stipulates that local agencies may not impose any impact fees on ADU less than 750 square feet. ADU greater than 750 square feet can be charged impact fees in proportion to the size of the primary dwelling unit.

Calculating Impact Fees for Accessory Dwelling Units

For ADUs greater than 750 square feet, impact fees can be charged as a percentage of the single family impact fee. The formula is:

$$\frac{ADU\ Square\ Feet}{Primary\ Residence\ Square\ Feet} \times Single\ Family\ Impact\ Fee = ADU\ Impact\ Fee$$

In the case of an 800 square foot ADU and a 1,600 square foot primary residence, the impact fees would be 50 percent (800 square feet / 1,600 square feet = 50%) of the single family dwelling unit fee.

Existing and Future Development

Table 2.1 shows the estimated number of residents, dwelling units, employees, and building square feet in Buena Park, both in 2023 and in 2045. The base year estimates of household residents and dwelling units comes from the California Department of Finance. The 2045 projection of residents was based on an increase of 8,919 dwelling units identified in the City's Housing Element, multiplied by assumptions of residents per dwelling unit for single family (3.42) and multifamily units (2.79) calculated using the latest American Community Survey data. It assumes that the same ratio of single family to multifamily will be maintained as development occurs.

Base year employees were estimated based on the latest data from the US Census' OnTheMap application and exclude 762 local government (public administration) employees. Total projected workers in 2045 are identified the Southern California Association of Governments (SCAG) Connect SoCal Demographics and Growth Forecast Technical Report, September 3, 2020. The proportion of workers by land use is held consistent with current estimates. The estimates of nonresidential building square feet were estimated by dividing employee counts by the occupancy density factors presented in the following table.

Table 2.1: Existing and New Development

	2023	2045	Increase
Residents[1]	82,535	110,866	28,331
Dwelling Units[2]			
Single Family	17,113	23,013	5,900
Multifamily	8,755	11,774	3,019
Total	25,868	34,787	8,919
Employment[3]			
Commercial	14,147	19,110	4,963
Office	8,056	10,882	2,826
Industrial	6,076	8,208	2,132
Total	28,279	38,200	9,921
Building Square Feet (000s)[4]			
Commercial	6,673	9,014	2,341
Office	2,471	3,338	867
Industrial	5,238	7,076	1,838
Total	14,382	19,428	5,046

[1] Current household population from California Department of Finance. Projection based on increase of 8,919 dwelling units from Housing Element, multiplied by assumptions of residents per dwelling unit for single family (3.41) and multifamily units (2.72) calculated using the latest American Community Survey data.
[2] Current values from California Department of Finance. Increase of 8,919 dwelling units identified in Housing Element. Assumes same ratio of single to multifamily will be maintained as development occurs.
[3] Current estimates of primary jobs from the US Census' OnTheMap. Projection based on Connect SoCal Growth Forecast. Assumes current ratio among land uses will be maintained.
[4] Estimated building square feet calculated based on increase of employees and density factors in Table 2.2.

Sources: California Department of Finance, Table E-5, 2023; Southern California Association of Governments (SCAG) Connect SoCal Demographics and Growth Forecast Technical Report, September 3, 2020; Buena Park 2021-2029 Housing Element; OnTheMap Application, http://onthemap.ces.census.gov; Table 2.2, Willdan Financial Services.

Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development. The occupancy factors are shown in **Table 2.2**. The residential density factor is based on data for

Buena Park from the 2022 U.S. Census' American Community Survey across all dwelling units, the most recent data available. The nonresidential occupancy factors are derived from data from the Institute of Traffic Engineers Trip Generation Manual, 11th Edition.

Table 2.2: Occupant Density Assumptions

Residential - All Units	3.17	Residents per dwelling unit
Nonresidential		
Commercial	2.12	Employees per 1,000 square feet
Office	3.26	Employees per 1,000 square feet
Industrial	1.16	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2022 American Community Survey 5-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 11th Edition; Willdan Financial Services.

3. Parks and Recreation Facilities

The purpose of the parks and recreation facilities impact fee is to fund the parks and recreation facilities needed to serve new development. The maximum justified impact fee is presented based on the existing standard of parks and recreation facilities per capita.

Service Population

Park and recreation facilities in Buena Park primarily serve residents. Therefore, demand for services and associated facilities is based on the City's residential population. **Table 3.1** shows the existing and future projected service population for park and recreation facilities.

Table 3.1: Park and Recreation Facilities Service Population

	Residents
Existing (2023)	82,535
New Development	28,331
Total (2045)	110,866

Source: Table 2.1.

Existing Park and Recreation Facilities Inventory

The City of Buena Park maintains several park and recreation facilities throughout the city. **Table 3.2** summarizes the City's existing parkland inventory. All facilities are located within the City limits. In total, the inventory includes a total of 122.95 acres of improved parkland.

Table 3.2: Parkland Inventory

Name	Developed Acres
Boisseranc Park	20.00
Carl Brenner Park	4.50
Community Gymnasium	1.00
Ehlers Event Center	6.00
George Bellis Park	22.50
Images Park	0.50
John Beat Park	2.00
Lawrin Park	5.90
Charles A. Lindbergh Park	1.00
Rick Gomez Park	0.46
San Antonio Park	4.50
San Marino Park	6.00
Silverado Trail	22.60
Smith-Murphy Park	6.90
Whitaker School Park	3.29
William Peak Park	15.80
Total	122.95

Source: City of Buena Park, *Park Amenity Inventory,* 2023.

Table 3.3 displays the City's inventory of special use facilities. The replacement cost of these buildings was conservative estimated at $300 per square foot. The total assumed replacement cost of these facilities is divided by the existing acres of improved parkland to determine a special use facilities cost per park acre.

Table 3.3: Special Use Facilities Inventory

	Quantity	Units
Community Center	23,689	Sq. Ft.
BPCC Outside Break Room	780	Sq. Ft.
Senior Center	24,056	Sq. Ft.
Ehlers Administration Offices	5,766	Sq. Ft.
Bellis Maintenance Yard	2,200	Sq. Ft.
Boisseranc Clubhouse	2,100	Sq. Ft.
Brenner Clubhouse	1,600	Sq. Ft.
Peak Park Pool	4,900	Sq. Ft.
Peak Park Clubhouse	900	Sq. Ft.
Total	65,991	
Average Building Cost per Sq. Ft.	$ 300	
Total Replacement Cost	$19,797,300	
Total Developed Park Acres	122.95	
Special Use Facilities Cost per Acre	$ 161,019	

Sources: City of Buena Park; Willdan Financial Services.

Parkland and Park Facilities Unit Costs

Table 3.4 displays the unit costs necessary to develop parkland in Buena Park. The land cost assumption was based on an analysis of recent land sales since 2018 within the City of Buena Park using data from CoStar. An estimate of $750,000 per acre for standard parkland improvements is based on Willdan's recent experience with other local agencies in California. In total, it costs approximately $2.6 million to acquire and improve an acre of parkland in Buena Park.

Table 3.4: Park Facilities Unit Costs

	Cost Per Acre	Share of Total Costs
Standard Park Improvements	$ 750,000	
Special Use Facilities	161,019	
Total Improvement Cost per Acre	$ 911,019	26%
Land Acquisition	2,571,700	74%
Total Cost per Acre	$3,482,719	100%

Sources: CoStar; Table 3.3, Willdan Financial Services.

Park Facility Standards

Park facility standards establish a reasonable relationship between new development and the need for expanded park facilities. Information regarding the City's existing inventory of existing parks facilities was obtained from City staff.

The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on a jurisdiction's existing inventory of park facilities, or an adopted policy standard contained in a master facility plan or general plan. Facility standards may also be based on a land dedication standard established by the *Quimby Act*.[1]

Quimby Act Standard

The *Quimby Act* specifies that the dedication requirement must be a minimum of 3.0 acres and a maximum of 5.0 acres per 1,000 residents. A jurisdiction can require residential developers to dedicate above the three-acre minimum if the jurisdiction's existing park standard at the time it adopted its *Quimby Act* ordinance justifies the higher level (up to five acres per 1,000 residents). The standard used must also conform to the jurisdiction's adopted general or specific plan standards.

The *Quimby Act* only applies to land subdivisions. The *Quimby Act* would not apply to residential development on future approved projects on single parcels, such as apartment complexes and other multifamily development.

The *Quimby Act* allows payment of a fee in lieu of land dedication. The fee is calculated to fund acquisition of the same amount of land that would have been dedicated.

The *Quimby Act* allows use of in-lieu fee revenue for any park or recreation facility purpose. Allowable uses of this revenue include land acquisition, park improvements including recreation facilities, and rehabilitation of existing park and recreation facilities. The *Quimby Act* generally requires that fees be used for neighborhood and community park acreage to serve the subdivision, except in limited circumstances.

City of Buena Park Parkland Facilities Standards

Table 3.5 shows the existing standard for improved park acreage per 1,000 residents based on the type of parkland. In total the City has an existing parkland standard of 1.49 acres per 1,000 residents, which is less than the minimum Quimby standard of 3.0 acres per 1,000 residents. The City has a park improvement standard of 1.49 acres per 1,000 residents. The impact fee analysis in this report will be based on maintaining the City's 1.49 acre per 1,000 resident standard as new development adds demand for parks in Buena Park. Fees in-lieu of land dedication for subdivisions are calculated at the minimum *Quimby* standard of 3.0 acres of developed parkland per 1,000 residents.

[1] *California Government Code* §66477.

Table 3.5: Parkland Standards

Developed Park Acreage	122.95
Service Population (2023)	82,535
Existing Level of Service (Acres per 1,000 Residents)	1.49
Quimby Act Standard (Acres per 1,000 Residents)	3.00

Sources: Tables 3.1 and 3.2.

Facilities Needed to Accommodate New Development

Table 3.6 shows the park facilities needed to accommodate new development at the existing standard. To achieve the standard by the planning horizon, depending on the amount of development subject to the Quimby Act, new development must fund the purchase and improvement of between 42.21 and 84.99 parkland acres.

The facility standards and resulting fees under the Quimby Act are higher because development will be charged to provide 3.0 acres of parkland per 1,000 residents, and 1.49 acres of improvements, whereas development not subject to the Quimby Act will be charged to provide only 1.49 acres of parkland and improvements per 1,000 residents. Since the exact amount of development that will be subject to the Quimby fees is unknown at this time, Table 3.6 presents the range of total facility costs that may be incurred depending on the amount of development subject to the Quimby Act.

Table 3.6: Park Facilities to Accommodate New Development

	Calculation	Parkland	Improvements	Total Range[1]
Parkland (Quimby Act), Improvements (Mitigation Fee Act)[2]				
Facility Standard (acres/1,000 capita)	*A*	3.00	1.49	
Growth in Service Population (2023 to 2045)	*B*	28,331	28,331	
Facility Needs (acres)	*C = A x B/1000*	84.99	42.21	
Average Unit Cost (per acre)	*D*	$ 2,571,700	$ 911,019	
Total Cost of Facilities	*E = C x D*	$ 218,569,000	$ 38,454,000	$ 257,023,000
Parkland and Improvements - Mitigation Fee Act[3]				
Facility Standard (acres/1,000 capita)	*A*	1.49	1.49	
Growth in Service Population (2023 to 2045)	*B*	28,331	28,331	
Facility Needs (acres)	*C = A x B/1000*	42.21	42.21	
Average Unit Cost (per acre)	*D*	$ 2,571,700	$ 911,019	
Total Cost of Facilities	*E = C x D*	$ 108,551,000	$ 38,454,000	$ 147,005,000

Note: Totals have been rounded to the thousands.

[1] Values in this column show the range of the cost of parkland acquisition and development should all development be either subject to the Quimby Act, or to the Mitigation Fee Act, respectively.

[2] Cost of parkland to serve new development shown if all development is subject to the Quimby Act (Subdivisions of 50 units or more). Parkland charged at 3.0 acres per 1,000 residents; improvements charged at the existing standard.

[3] Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard.

Sources: Tables 3.1, 3.4, and 3.5.

Parks and Recreation Facilities Cost per Capita

Table 3.7 shows the cost per capita of providing new park facilities at the Quimby standard, and the existing facility standard. The cost per capita is shown separately for land and improvements. The costs per capita in this table will serve as the basis of three fees:

- A Quimby Act Fee in-lieu of parkland dedication. This fee is payable by residential development occurring in subdivisions.
- A Mitigation Fee Act Fee for parkland acquisition. This fee is payable by residential development not occurring in subdivisions.
- A Mitigation Fee Act Fee for parkland improvements. This fee is payable by all residential development.

A development project pays either the Quimby Act Fee in-lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fees for park improvements.

Table 3.7: Park Facilities Investment Per Capita

		Land				Improvements
	Calculation	Quimby Fee	OR	Impact Fee	AND	Impact Fee
Parkland Investment (per acre)	*A*	$ 2,571,700		$2,571,700		$ 911,019
Existing Standard (acres per 1,000 capita)	*B*	3.00		1.49		1.49
Total Cost per 1,000 capita	*C = A x B*	$ 7,715,100		$3,831,800		$ 1,357,400
Cost per Resident	*D = C / 1,000*	$ 7,715		$ 3,832		$ 1,357

Sources: Tables 3.4 and 3.5.

Use of Fee Revenue

The City plans to use park and recreation facilities fee revenue to purchase parkland and construct improvements to add to the system of park facilities that serves new development. The City may only use impact fee revenue to provide facilities and intensify usage of existing facilities needed to serve new development. The City should program fee revenue to capacity expanding projects annually through its CIP and budget process.

Fee Schedule

To calculate fees by land use type, the investment in park facilities is determined on a per resident basis for parkland acquisition, open space acquisition and parkland improvements. These investment factors (shown in Table 3.7) are based on the unit cost estimates and the City's existing facility standards.

Table 3.8 shows the maximum justified park and recreation facilities fee based on the existing standard per capita under the Quimby Act and under the existing park standard under the Mitigation Fee Act, respectively. The investment per capita is converted to a fee per dwelling unit using the occupancy density factor from Table 2.2. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 3.8: Maximum Justified Park and Recreation Facilities Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee	F = E / Average Fee per Sq. Ft.[3]
Quimby Act - Subdivisions						
Parkland	$ 7,715	3.17	$ 24,457	$ 489	$ 24,946	$ 15.57
Improvements	1,357	3.17	4,302	86	4,388	2.74
Total	$ 9,072		$ 28,759	$ 575	$ 29,334	$ 18.31
Mitigation Fee Act - Infill						
Parkland	$ 3,832	3.17	$ 12,147	$ 243	$ 12,390	$ 7.73
Improvements	1,357	3.17	4,302	86	4,388	2.74
Total	$ 5,189		$ 16,449	$ 329	$ 16,778	$ 10.47

[1] Fee per average sized dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[3] Assumes an average of 1,602 square feet per dwelling unit in the State of California per the 2019 American Housing Survey.

Sources: Tables 2.2 and 3.7.

4. Transportation Facilities

This chapter details an analysis of the need for transportation facilities to accommodate new development. The chapter documents a reasonable relationship between new development and the impact fee for funding of these facilities.

Trip Demand

The need for transportation facilities is based on the trip demand placed on the system by development. A reasonable measure of demand is the number of average daily vehicle trips, adjusted for the type of trip. Vehicle trip generation rates are a reasonable measure of demand on the City's system of street improvements across all modes because alternate modes (transit, bicycle, pedestrian) often substitute for vehicle trips.

The two types of trips adjustments made to trip generation rates to calculate trip demand are described below:

- Pass-by trips are deducted from the trip generation rate. Pass-by trips are intermediates stops between an origin and a destination that require no diversion from the route, such as stopping to get gas on the way to work.
- The trip generation rate is adjusted by the average length of trips for a specific land use category compared to the average length of all trips on the street system.

These adjustments allow for a holistic quantification of trip demand that takes trip purpose and length into account for fee calculation purposes.

Table 4.1 shows the calculation of trip demand factors by land use category based on the adjustments described above. Data is based on extensive and detailed trip surveys conducted in the Institute of Traffic Engineers (ITE), and by the San Diego Association of Governments (SANDAG). The trip rates and pass-by trip assumptions come from ITE. The trip length assumptions come from SANDAG. The surveys provide some of the most comprehensive databases available of trip generation rates, pass-by trips factors, and average trip length for a wide range of land uses.

Table 4.1: Trip Rate Adjustment Factors

	Pass-by Trips[1]	Primary and Diverted Trips	Average Trip Length[2]	Adjust-ment Factor[3]	ITE Category	PM Peak Hour Trips[4]	Trip Demand Factor[5]
	A	*B = 1 - A*	C	*D = B x C / Avg.*		*E*	*F = D x E*
Residential - per Dwelling Unit							
Single Family	3%	97%	7.9	1.11	Single Family Housing (210)	0.99	1.10
Multifamily	3%	97%	7.9	1.11	Multifamily Housing (Low-Rise) (220)	0.57	0.63
Nonresidential - per 1,000 Sq. Ft.							
Commercial	22%	78%	3.6	0.41	Shopping Center (820)	4.09	1.68
Office	4%	96%	8.8	1.22	General Office (710)	1.44	1.76
Industrial	2%	98%	9.0	1.28	General Light Industrial (110)	0.80	1.02

[1] Percent of total trips. A pass-by trip is made as an intermediate stop on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are not considered to add traffic to the road network. Based on SANDAG data.
[2] In miles. Based on SANDAG data.
[3] The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles.
[4] Trips per dwelling unit or per 1,000 building square feet.
[5] The trip demand factor is the product of the trip adjustment factor and the trip rate.

Sources: Institute of Traffic Engineers, Trip Generation Manual, 11th Edition; Institute of Traffic Engineers, San Diego Association of Governments, Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002; Willdan Financial Services.

Trip Demand Growth

The planning horizon for this analysis is 2045. **Table 4.2** lists the 2023 and 2045 land use assumptions used in this study. The trip demand factors calculated in are multiplied by the existing and future dwelling units and building square feet to determine the increase in trip demand attributable to new development.

Table 4.2: Land Use Scenario and Trip Demand

	Trip	2023		Growth 2023 to 2045		Total - 2045	
Land Use	Demand Factor	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
Residential - per Dwelling Unit							
Single Family	1.10	17,113	18,824	5,900	6,490	23,013	25,314
Multifamily	0.63	8,755	5,516	3,019	1,902	11,774	7,418
Subtotal		25,868	24,340	8,919	8,392	34,787	32,732
Nonresidential - per 1,000 Sq. Ft.							
Commercial	1.68	6,673	11,211	2,341	3,933	9,014	15,144
Office	1.76	2,471	4,349	867	1,526	3,338	5,875
Industrial	1.02	5,238	5,343	1,838	1,875	7,076	7,218
Subtotal		14,382	20,903	5,046	7,334	19,428	28,237
Total			45,243		15,726		60,969
			74.2%		25.8%		100%

Sources: Tables 2.1 and 4.1.

Planned Facilities

Table 4.3 lists the transportation projects included in this analysis. Each of the projects was either identified in the City's CIP, or by City staff as a capacity enhancing project. Since all projects enhance capacity, but will benefit both existing development and new development, only a share of responsibility is allocated to new development. The allocation to new development is based on new development's share of total trip demand at the planning horizon, identified in Table 4.2.

Table 4.3: Planned Transportation Facilities and Cost Allocation

Project No.	Name	Description	Total Cost	Allocation to New Development	Total Cost
CP-12195	Citywide Traffic Signal Upgrades and Safety Elements	Upgrades to thirteen signalized intersections such as additional vehicle heads, upgrades to traffic signal mast arms, new traffic signal controllers and countdown pedestrian head indications.	$ 1,359,497	25.8%	$ 350,750
CP-12192	Engineering and Traffic Study	Surveying all arterial streets in the City and updating the speed limits as required by the California Vehicle Code.	240,000	25.8%	61,920
CP-11590	Knott Ave at Holder St Traffic Signal	This project will include traffic signal upgrades at the intersection of Knott Ave at Holder St.	525,000	25.8%	135,450
CP-12191	Traffic Management Center Upgrade	Installation of additional equipment to the existing equipment to provide communications to all traffic signal systems.	550,000	25.8%	141,900
CP-11442	Annual battery backup upgrades	Upgrade to the battery backup at various traffic signals	770,000	25.8%	198,660
	Complete Streets	Dale at Whitaker Complete Streets Project	4,200,000	25.8%	1,083,600
	Annual striping	Annual capacity expanding striping	1,100,000	25.8%	283,800
	Annual Traffic Signal Improvements		2,200,000	25.8%	567,600
Total			$10,944,497		$2,823,680

Source: City of Buena Park; Table 4.2, Willdan Financial Services.

Fee per Trip Demand Unit

Every impact fee consists of a dollar amount, representing the value of facilities, divided by a measure of demand. In this case, all fees are first calculated as a replacement cost per trip demand unit. Then these amounts are translated into housing unit (cost per unit) and employment space (cost per 1,000 square feet or room) fees by multiplying the cost per trip by the trip generation rate for each land use category. These amounts become the fee schedule.

Table 4.4 displays the calculation of the cost the cost per trip demand unit. The total allocated project costs are divided by increase in trip demand from 2023 to 2045 identified in Table 4.2 to determine the cost per trip attributable to new development. This figure drives the fee calculation.

Table 4.4: Cost per Trip to Accommodate Growth

Costs Allocated to New Development	$	2,823,680
Growth in Trip Demand (2023 to 2045)		15,726
Cost per Trip	$	180

Sources: Tables 4.2 and 4.3.

Fee Schedule

Table 4.5 shows the maximum justified transportation facilities fee schedule. The City can adopt any fee up to these amounts. The maximum justified fees are based on the cost per trip identified in Table 4.4. The cost per trip is multiplied by the trip demand factors in Table 4.1 to determine a fee per unit of new development. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 4.5: Maximum Justified Transportation Facilities Impact Fee Schedule

Land Use	A Cost Per Trip	B Trip Demand Factor	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	E / Average Fee per Sq. Ft.
Residential Dwelling Unit[4]	$ 180	0.94	$ 169	$ 3	$ 172	$ 0.11
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$ 180	1.68	$ 302	$ 6	$ 308	$ 0.31
Office	180	1.76	317	6	323	0.32
Industrial	180	1.02	184	4	188	0.19

[1] Fee per average sized dwelling unit or per 1,000 square feet of nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[3] Assumes an average of 1,602 square feet per dwelling unit in the State of California per the 2019 American Housing Survey.

[4] Average trip demand factor per residential dwelling unit weighted by projected single family and multifamily development.

Sources: Tables 4.1 and 4.4.

5. Water Facilities

This chapter details an analysis of the need for water system facilities to accommodate growth within the City of Buena Park. The projects and associated costs in this chapter were identified by City staff for use in this analysis. This chapter documents a reasonable relationship between new development and a water facilities impact fee to fund water facilities that serve new development.

Water Demand

Estimates of new development and its consequent increased water demand provide the basis for calculating the water facilities fee. The need for water facilities improvements is based on the water demand placed on the system by development. A typical measure of demand is a flow generation rate, expressed as the number of gallons per day generated by a specific type of land use. Flow generation rates are a reasonable measure of demand for the City's system of water improvements because they represent the average rate of demand that will be placed on the system per land use designation.

Table 5.1 shows the calculation of equivalent dwelling unit (EDU) demand factors based on flow generation by land use category. The flow generation estimates are based on data from the City's 2019 Water Master Plan. EDU factors express water flow from each land use in terms of the flow generated by a single family dwelling unit.

Table 5.1: Water Demand by Land Use

Land Use Type	Flow Generation[1]	Density[2]	Average Flow Generation per DU or 1,000 Sq. Ft.	Equivalent Dwelling Unit (EDU)
Residential Dwelling Unit				
Single Family			375	1.00
Multifamily			230	0.61
Nonresidential - per 1,000 Sq. Ft.				
Commercial	2,100	13.07	160.70	0.43
Office	1,460	43.56	33.52	0.09
Industrial	890	26.14	34.05	0.09

[1] Gallons dwelling unit per day for residential. Gallons per acre per day for nonresidential.

[2] Units per acre for residential or 1,000 square feet per acre for nonresidential. Residential and nonresidential densities are based on typical densities for each land use from the General Plan. Nonresidential densities are based on floor-area-ratios of 0.3 for commercial, 1.0 for office and 0.60 for industrial.

Sources: Table 4-7, City of Buena Park Water Master Plan, 2019; Buena Park 2035 General Plan; Willdan Financial Services.

EDU Generation by New Development

Table 5.2 shows the estimated EDU generation from new development through 2045. The EDU factors from Table 5.1 are multiplied by the land use assumptions from Table 2.1 to estimate total EDUs in the base year, at the planning horizon and for new development. New development will

generate approximately 8,992 new EDUs through 2045, comprising 25.7% of water demand in the City at the planning horizon.

Table 5.2: Water Facilities Equivalent Dwelling Units

Land Use	EDU Factor	2023 Units / 1,000 SF	2023 EDUs	Growth 2023 to 2045 Units / 1,000 SF	Growth 2023 to 2045 EDUs	Total - 2045 Units / 1,000 SF	Total - 2045 EDUs
Residential - per Dwelling Unit							
Single Family	1.00	17,113	17,113	5,900	5,900	23,013	23,013
Multifamily	0.61	8,755	5,341	3,019	1,841	11,774	7,182
Subtotal		25,868	22,454	8,919	7,741	34,787	30,195
Nonresidential - per 1,000 Sq. Ft.							
Commercial	0.43	6,673	2,869	2,341	1,007	9,014	3,876
Office	0.09	2,471	222	867	78	3,338	300
Industrial	0.09	5,238	471	1,838	166	7,076	637
Subtotal		14,382	3,562	5,046	1,251	19,428	4,813
Total			26,016		8,992		35,008
			74.3%		25.7%		100%

Sources: Tables 2.1 and 5.1.

Facility Needs and Costs

Table 5.3 identifies the planned water facilities to be partially funded by the fee. Each of the projects was identified in the City's Water Master Plan. Project costs have been adjusted for inflation from 2019 to current using the Engineering News Record's Construction Cost Index (CCI). Since all projects enhance capacity, but will benefit both existing development and new development, only a share of responsibility is allocated to new development. The allocation to new development is based on new development's share of total water at the planning horizon, identified in Table 5.2.

Table 5.3: Water Facilities Costs to Serve New Development

Project No.	Location	Description	Cost (2019)	Cost (2023)[1]	Allocation to New Development	Cost Allocated to New Development
P-8	Ball Rd, east of Valley View St	Construct 12" line in Ball Rd connecting existing 16" line in Ball Rd to existing 6" line at Valley View St	$ 510,720	$ 610,531	25.7%	$ 156,906
P-11	Valley View Villas private road	Extend pipe to east and connect to existing 6" in easement between Hoffman St and Valley View St	372,960	445,848	25.7%	114,583
P-15	Montana Av at Dale St	Connect 8" line in Montana to 12" line in Dale St	70,000	83,680	25.7%	21,506
P-22	La Palma Av, east of Woodland Dr		197,120	235,644	25.7%	60,560
P-26	Somerset St, Kenwood Av to Coral Ridge Cir	Tie new 12" line in Somerset to existing 8" line in Kenwood Av	1,219,310	1,457,602	25.7%	374,604
P-28	Mohican Dr at Holder St	Connect existing 6" line in Mohican Dr and Navajo Dr to existing 12" line in Holder St	140,000	167,360	25.7%	43,012
F-1		Upgrades to Existing Pressure Regulating Stations (13 lo	91,000	108,784	25.7%	27,958
F-2		Pressure Relief from Zone 3c-262 to Zone 1-241	210,000	251,041	25.7%	64,517
F-3		Recalibrate Upper Zones (2-385, 3a-325, 3b-285, 3c-262)	112,000	133,888	25.7%	34,409
F-4		New Pressure Regulating Station between Zone 3b-285 a	210,000	251,041	25.7%	64,517
F-8		New Reservoir	5,600,000	6,694,420	25.7%	1,720,466
F-9		New High Capacity Well	4,900,000	5,857,617	25.7%	1,505,408
F-10		New interconnections	630,000	753,122	25.7%	193,552
	Total		$14,263,110	$17,050,580		$ 4,381,999

[1] 2019 costs adjusted for inflation to 2023 dollars using the Engineering News Record's Construction Cost Index.

Sources: City of Buena Park Water Master Plan, 2019; Engineering News Record, Construction Cost Index; Table 5.2, Willdan Financial Services.

Cost per EDU

Table 5.4 calculates a cost per EDU associated by dividing the total cost of projects allocated to new development identified in Table 5.3 by the growth in EDUs identified in Table 5.2**.**

Table 5.4: Cost per EDU

Cost Allocated to New Development	$	4,381,999
Growth in EDUs (2023 to 2045)		8,992
Cost per EDU	$	487

Sources: Tables 5.2 and 5.3.

Fee Schedule

The maximum justified fee for water facilities is shown in **Table 5.5**. The maximum justified fees are based on the cost per EDU identified in Table 5.4. The cost per EDU is multiplied by the EDU factors in Table 5.1 to determine a fee per unit of new development. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, (2) capital planning, programming, project management costs associated with the share of projects funded by the facilities fee, and (3) fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Table 5.5: Maximum Justified Water Facilities Fee Schedule

	A Cost Per EDU	B EDU Factor	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	E / Average Fee per Sq. Ft.[3]
Residential Dwelling Unit[4]	$ 487	0.87	$ 424	$ 8	$ 432	$ 0.27
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$ 487	0.43	$ 209	$ 4	$ 213	$ 0.21
Office	487	0.09	44	1	45	0.05
Industrial	487	0.09	44	1	45	0.05

[1] Fee per average sized dwelling unit or per 1,000 square feet of nonresidential building space.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 1,602 square feet per dwelling unit in the State of California per the 2019 American Housing Survey.
[4] Average EDU factor per residential dwelling unit weighted by projected single family and multifamily development.

Sources: Tables 5.1 and 5.4.

6. Sewer Facilities

This chapter details an analysis of the need for sewer system facilities to accommodate growth within the City of Buena Park. The projects and associated costs in this chapter were identified by City staff for use in this analysis. This chapter documents a reasonable relationship between new development and a sewer facilities impact fee to fund sewer facilities that serve new development.

Sewer Demand

Estimates of new development and its consequent increased sewer demand provide the basis for calculating the sewer facilities fee. The need for sewer facilities improvements is based on the sewer demand placed on the system by development. A typical measure of demand is a flow generation rate, expressed as the number of gallons per day generated by a specific type of land use. Flow generation rates are a reasonable measure of demand for the City's system of sewer improvements because they represent the average rate of demand that will be placed on the system per land use designation.

Table 6.1 shows the calculation of equivalent dwelling unit (EDU) demand factors based on flow generation by land use category. The flow generation estimates are based on data from the City's 2019 Sewer Master Plan. EDU factors express sewer flow from each land use in terms of the flow generated by a single family dwelling unit.

Table 6.1: Sewer Demand by Land Use

Land Use Type	Flow Generation[1]	Density[2]	Average Flow Generation per DU or 1,000 Sq. Ft.	Equivalent Dwelling Unit (EDU)
Residential Dwelling Unit				
Single Family	57	3.41	194.37	1.00
Multifamily	65	2.72	176.80	0.91
Nonresidential - per 1,000 Sq. Ft.				
Commercial	47	2.12	99.64	0.51
Office	47	3.26	153.22	0.79
Industrial	100	1.16	116.00	0.60

[1] Gallons per capita per day.

[2] Residents per dwelling unit for residential. Employees per 1,000 square feet for nonresidential.

Sources: Table 5-5, City of Buena Park Sewer Master Plan, 2019; Buena Park 2035 General Plan; Willdan Financial Services.

EDU Generation by New Development

Table 6.2 shows the estimated EDU generation from new development through 2045. The EDU factors from Table 6.1 are multiplied by the land use assumptions from Table 2.1 to estimate total EDUs in the base year, at the planning horizon and for new development. New development will generate approximately 11,629 new EDUs through 2045, comprising 25.7% of sewer demand in the City at the planning horizon.

Table 6.2: Sewer Facilities Equivalent Dwelling Units

Land Use	EDU Factor	2023 Units / 1,000 SF	2023 EDUs	Growth 2023 to 2045 Units / 1,000 SF	Growth 2023 to 2045 EDUs	Total - 2045 Units / 1,000 SF	Total - 2045 EDUs
Residential - per Dwelling Unit							
Single Family	1.00	17,113	17,113	5,900	5,900	23,013	23,013
Multifamily	0.91	8,755	7,967	3,019	2,747	11,774	10,714
Subtotal		25,868	25,080	8,919	8,647	34,787	33,727
Nonresidential - per 1,000 Sq. Ft.							
Commercial	0.51	6,673	3,403	2,341	1,194	9,014	4,597
Office	0.79	2,471	1,952	867	685	3,338	2,637
Industrial	0.60	5,238	3,143	1,838	1,103	7,076	4,246
Subtotal		14,382	8,498	5,046	2,982	19,428	11,480
Total			33,578		11,629		45,207
			74.3%		25.7%		100%

Sources: Tables 2.1 and 6.1.

Facility Needs and Costs

Table 6.3 identifies the planned sewer facilities to be partially funded by the fee. Each of the projects was identified in the City's Sewer Master Plan. Project costs have been adjusted for inflation from 2019 to current using the Engineering News Record's Construction Cost Index (CCI). For those projects that enhance capacity, but will benefit both existing development and new development, only a share of responsibility is allocated to new development. The allocation to new development is based on new development's share of total sewer flow at the planning horizon, identified in Table 6.2. Project B-20 is needed solely to serve new development, so that project is allocated 100% to new development though this impact fee.

Table 6.3: Sewer Facilities Costs to Serve New Development

Project	Description	Cost (2019)	Cost (2023)[1]	Allocation to New Development	Cost Allocated to New Development
A-1	Pipe upsizing along Knott Ave. from La Palma to El Dorado (8" to 10")	$ 532,000	$ 635,970	25.7%	$ 163,444
A-9	Pipe lining along Rostrata Ave., Burnham Ave., and Artesia Blvd.	326,000	389,711	25.7%	100,156
A-10	Pipe lining along Emerywood Dr., Kenwood Ave., Monticello Ave., and Links Rd.	309,000	369,389	25.7%	94,933
A-11	Pipe lining along Rockledge Dr., Meadowbrock Way, Jonesboro Way, and Vestavia Ave.	480,000	573,807	25.7%	147,468
A-14	Pipe lining along Ridglea Ave. and Fox Hills Ave.	1,206,000	1,441,691	25.7%	370,515
A-15	Pipe lining along Country Club Dr., Brae Burn Circle, and Burlingame Ave.	675,000	806,917	25.7%	207,378
B-1	Pipe upsizing along Caballero Blvd. between Regio Ave. and Knott Ave.	1,558,000	1,862,483	25.7%	478,658
B-2	Pipe upsizing along La Cienega Dr. from La Carta Cir. to Holder St.	1,071,000	1,280,308	25.7%	329,039
B-4	Pipe upsizing along Valley View St., near its intersection with Fresca Dr.	361,000	431,551	25.7%	110,909
B-7	Pipe upsizing along Auto Center Dr. from Beach Blvd. to Western Ave.	1,721,000	2,057,339	25.7%	528,736
B-13	Pipe lining along Auto Center Dr. from Beach Boulevard to Western Ave.	994,000	1,188,260	25.7%	305,383
B-15	Pipe lining along Franklin St., Emery St., Beach Blvd., and River Way	525,000	627,602	25.7%	161,294
B-17	Pipe lining along Knott Ave., Orangethorpe Ave., Melrose St., McNeil Ln., Walnut Ave., and various side stre	759,000	907,333	25.7%	233,185
B-18	Pipe lining along Caballero Boulevard, Regio Dr., and 8th St.	1,103,000	1,318,562	25.7%	338,870
B-19	Pipe lining along Holder St., Whitney Dr., Mount Low St., and Yosemite Dr.	780,000	932,437	25.7%	239,636
B-20	Sewer Upsizing Due to New Developments	n/a	750,000	100.0%	750,000
		$ 12,400,000	$ 15,573,360		$ 4,559,604

[1] 2019 costs adjusted for inflation to 2023 dollars using the Engineering News Record's Construction Cost Index.

Sources: City of Buena Park Water Master Plan, 2019; Engineering News Record, Construction Cost Index; Table 6.2, Willdan Financial Services.

Cost per EDU

Table 6.4 calculates a cost per EDU associated by dividing the total cost of projects allocated to new development identified in Table 6.3 by the growth in EDUs identified in Table 6.2**.**

Table 6.4: Cost per EDU

Cost Allocated to New Development	$	4,559,604
Growth in EDUs (2023 to 2045)		11,629
Cost per EDU	$	392

Sources: Tables 6.2 and 6.3.

Fee Schedule

The maximum justified fee for sewer facilities is shown in **Table 6.5.** The maximum justified fees are based on the cost per EDU identified in Table 6.4. The cost per EDU is multiplied by the EDU factors in Table 6.1 to determine a fee per unit of new development. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, (2) capital planning, programming, project management costs associated with the share of projects funded by the facilities fee, and (3) fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Table 6.5: Maximum Justified Sewer Facilities Fee Schedule

	A	B	C = A x B	D = C x 0.02	E = C + D	E / Average
	Cost Per EDU	EDU Factor	Base Fee[1]	Admin Charge[1, 2]	Total Fee[1]	Fee per Sq. Ft.[3]
Residential Dwelling Unit[4]	$ 392	0.97	$ 380	$ 8	$ 388	$ 0.24
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$ 392	0.51	$ 200	$ 4	$ 204	$ 0.20
Office	392	0.79	310	6	316	0.32
Industrial	392	0.60	235	5	240	0.24

[1] Fee per average sized dwelling unit or per 1,000 square feet of nonresidential building space.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 1,602 square feet per dwelling unit in the State of California per the 2019 American Housing Survey.
[4] Average EDU factor per residential dwelling unit weighted by projected single family and multifamily development.

Sources: Tables 6.1 and 6.4.

7. Affordable Housing In-Lieu Fee

This chapter details an analysis of the need for affordable housing required to accommodate lower-income employees that support growth within the City of Buena Park. It documents a reasonable relationship between new development and a fee to fund affordable housing.

Nexus Approach

New residential development generates population growth. Residents who can afford to purchase or rent this new housing then spend their disposable income in the city. Consequently, this increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development. This analysis establishes the connection between the increase in household spending associated with new development and the number of new workers that will be hired by local businesses to meet that demand.

Employment growth provides occupations at various wage and salary levels. Low wage workers cannot afford market rate housing within the City of Buena Park, so an affordable housing impact fee can be calculated to bridge the gap between what low wage workers can afford to pay for and the cost of providing that housing.

The analysis presented here defines the upper limit for a housing impact fee to be charged on new rental and for-sale housing to mitigate impacts on affordable housing needs. The maximum fee is not necessarily the recommended fee.

Housing Affordability in Buena Park

This section of the chapter evaluates housing affordability in Buena Park, using Department of Housing and Community Development State Income Limits and current market rate rent data.

Table 7.1 displays the Orange County Income limits, as identified by HUD.

Table 7.1: 2023 Orange County Income Limits

Persons per HH:	1	2	3	4	5	6	7	8
Median Income	$ 89,450	$102,250	$115,000	**$127,800**	$138,000	$148,250	$158,450	$168,700
Extremely Low	$ 30,150	$ 34,450	$ 38,750	$ 43,050	$ 46,500	$ 49,950	$ 53,400	$ 56,850
Very Low Income	50,250	57,400	64,600	71,750	77,500	83,250	89,000	94,750
Low Income	80,400	91,850	103,350	114,800	124,000	133,200	142,400	151,550
Median Income	89,450	102,250	115,000	127,800	138,000	148,250	158,450	168,700
Moderate Income	107,350	122,700	138,000	153,350	165,600	177,900	190,150	202,400

Source: Department of Housing and Community Development, State Income Limits for 2023.

Market Rate Rents

Willdan gathered data regarding existing market rate rents within the City of Buena Park city limits. This information will inform the assumption of the household income necessary to rent a housing unit in Buena Park at the market rate. Average effective rents as reported by CoStar.com as of the 1st quarter of 2024 are shown in **Table 7.2.**

Table 7.2: Average Effective Rent, 2024

Unit Type	Average Effective Rent
Studio	$1,631
1-Bedroom	$1,767
2-Bedroom	$2,101
3-Bedroom	$2,208

Source: Costar, Q1 2024.

Market Rate Housing Affordability

To evaluate housing affordability in Buena Park, the analysis compares the household income at the midpoint of each income category from Table 7.1 to the market rents by number of bedrooms from Table 7.2. This analysis uses household incomes at the mid-point of each income range when calculating affordable rents as a conservative measure to avoid overstating the affordability of rental housing. In addition to rents, the analysis also includes a conservative estimate of utility costs. The maximum affordable monthly rent including utilities for each income category is calculated as 30 percent of gross monthly household income. If the difference between the maximum affordable rent and the total monthly housing costs is negative, then housing for that income category and housing product is considered unaffordable.

Table 7.3: Affordability of Market Rate Rental Housing in Buena Park, 2024

Household (Unit) Size:	1 Person (Studio)	2 Person (1 Bedroom)	3 Person (2 Bedrooms)	4 Person (3 Bedrooms)
Average Market-Rate Rent[1]	$ 1,631	$ 1,767	$ 2,101	$ 2,208
Utility Costs[2]	193	213	272	340
Total Monthly Housing Costs	$ 1,824	$ 1,980	$ 2,373	$ 2,548
Extremely Low Income (up to 30% AMI)				
Household Income at Midpoint of Income Range[3]	$ 15,075	$ 17,225	$ 19,375	$ 21,525
Maximum Affordable Monthly Rent[4]	184	218	212	198
Amount Above (Below) Market Rate Rent	(1,447)	(1,549)	(1,889)	(2,010)
Very Low Income (31-50% AMI)				
Household Income at Midpoint of Income Range[3]	$ 40,200	$ 45,925	$ 51,675	$ 57,400
Maximum Affordable Monthly Rent[4]	812	935	1,020	1,095
Amount Above (Below) Market Rate Rent	(819)	(832)	(1,081)	(1,113)
Low Income (51-80% AMI)				
Household Income at Midpoint of Income Range[3]	$ 65,325	$ 74,625	$ 83,975	$ 93,275
Maximum Affordable Monthly Rent[4]	1,440	1,653	1,827	1,992
Amount Above (Below) Market Rate Rent	(191)	(114)	(274)	(216)
Moderate Income (81-120% AMI)				
Household Income at Midpoint of Income Range[3]	$ 93,875	$ 107,275	$ 120,675	$ 134,075
Maximum Affordable Monthly Rent[4]	2,154	2,469	2,745	3,012
Amount Above (Below) Market Rate Rent	523	702	644	804

[1] See Table 6.2.
[2] Per Orange County Housing Authority 2024 Utility Allowance Schedule. Assumes electric utilities.
[3] Household income limits published by the California Department of Housing and Community Development for Orange County, 2023. Shows midpoint of income range. See Table 6.1.
[4] Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: California Department of Housing and Community Development, 2023; Orange County Housing Authority; Willdan Financial Services.

Table 7.4 identifies the income required to afford market rate rents in the City, by household size. The income required to afford market rate rents is assumes that 30 percent of gross income spent on housing and utility costs is considered affordable. The annual affordable housing costs are then compared to the area median income (AMI) to estimate amount of gross income above AMI that is needed to afford each product type, by household size.

Table 7.4: Income Required to Afford Market-Rate Rents in Buena Park, 2024

Household (Unit) Size:	1 Person (Studio)	2 Person (1 Bedroom)	3 Person (2 Bedrooms)	4 Person (3 Bedrooms)
Total Monthly Housing Costs	$ 1,824	$ 1,980	$ 2,373	$ 2,548
Annual Housing Costs	$ 21,888	$ 23,760	$ 28,476	$ 30,576
Household Income Required[1]	72,960	79,200	94,920	101,920
Area Median Income (AMI)	89,450	102,250	115,000	127,800
Income Required as Percent of AMI	82%	77%	83%	80%

[1] Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: Tables 7.1 and 7.3.

Market Rate Prototypes and Gross Income

This analysis identified two market rate residential prototypes based on a review of the housing market in Buena Park.

Market Rate Rental Prototype

The data collected to identify the current average asking rent in Buena Park was also used to identify typical rental product characteristics. The typical rental unit in the City is a two bedroom, one bathroom multifamily unit sized at 827 square feet. Using the current effective rent data, and the housing cost as percent of gross income assumptions discussed above, the amount of gross income needed to afford rent in Buena Park is calculated in **Table 7.5**. It requires an annual gross household income of $94,920 to rent a two-bedroom market rate rental unit in Buena Park.

Table 7.5: Rental Residential Prototype

Bedrooms		2
Bathrooms		1
Square feet		827
Rent per Square Foot	$	2.87
Monthly Rent + Utilities	$	2,373
Annual Housing Burden		28,476
Housing Cost as Percent of Income[1]		30%
Gross Household Income	$	94,920

[1] Renter housing burden is estimated at 30-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: Costar.com; Willdan Financial Services.

Market Rate For Sale Prototype

Recent housing sales data was collected from mlslistings.com from October 2023 to January 2024. The sample included 78 observations of home sales within this period. That data informed the typical for sale product prototypes displayed below in **Table 7.6.** The gross household income necessary to afford to purchase the prototype is then calculated using current interest rates and estimated housing ownership costs. It requires an annual gross household income of over $195,261 to purchase a home in Buena Park.

Table 7.6: For Sale Residential Prototype

		Single Family Detached
Prototype Assumptions[1]		
Bedrooms		3
Bathrooms		2
Square feet		1,363
Sales Price per Square Foot	$	642
Sales Price	$	875,426
Down Payment (20%)	$	175,085
Loan Amount	$	700,341
Interest Rate[2]		6.66%
Monthly Mortgage Payment	$	4,501
Utilities		340
Annual Property Tax[3]		8,754
Homeowners Insurance		1,500
Annual Housing Costs	$	68,341
Housing Cost as Percent of Income[4]		35%
Gross Household Income	$	195,261

[1] Based on an analysis of recent sales in Buena Park, as reported by mlslistings.com from October 2023 through January 2024.
[2] Average interest rate in January 11, 2024 http://www.freddiemac.com/pmms/pmms_archives.html
[3] City of Buena Park Annual Comprehensive Financial Report, For The Fiscal Year Ended June 30, 2023, p. 126.
[4] Homeowner housing burden is estimated at 35-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: mlslistings.com; Freddie Mac; City of Buena Park; CoStar.com; Willdan Financial Services.

Aggregate Income

Table 7.7 identifies the aggregate household income of 100 single family owner households and 100 multifamily renter households who can afford housing at the market rate. This aggregate income is used as the driver of induced economic effects using the IMPLAN model.

Table 7.7: Estimated Incomes by Income Categories of Prototype Buyers and Renters

	Single Family Detached (Buyer)	Multifamily (Renter)
Income Category	$150k - $200k Households	$70K - $100K Households
Gross Household Income	$ 195,261	$ 94,920
New Households	100	100
Aggregate Household Income	$ 19,526,100	$ 9,492,000

Sources: Tables 7.5 and 7.6.

Induced Employment Impacts

The aggregate household income identified above is used to estimate the number of new jobs that new households will support with their household expenditures using the IMPLAN model. IMPLAN is an input-output based economic impact model used for a variety of different analyses. In this case IMPLAN models the economy for a region.

For this analysis, IMPLAN used data specific to Orange County to estimate the multipliers effects from new households. Essentially, IMPLAN used the increase in household spending associated with the new prototype households to identify the jobs (or fraction of jobs) that are supported by that spending.

The output of the IMPLAN model was then cross referenced with the assumed compensation associated with each occupation to estimate the aggregate number of jobs induced within each income category.

Table 7.8 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate rental households.

Table 7.9 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate single family ownership households.

Table 7.8: Employment and Household Generation from a New 100-Unit Rental Development by Income Level

SOC Code	Major Goup	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	0.72	1.68	2.40
13	Business and Financial Operations Occupations	-	-	1.46	-	0.77	2.23
15	Computer and Mathematical Occupations	-	-	-	-	0.93	0.93
17	Architecture and Engineering Occupations	-	-	0.03	0.12	-	0.15
19	Life, Physical, and Social Science Occupations	-	0.04	0.07	0.07	-	0.18
21	Community and Social Service Occupations	-	1.20	-	-	-	1.20
23	Legal Occupations	-	-	0.14	-	0.21	0.35
25	Educational Instruction and Library Occupations	0.53	0.49	-	-	-	1.02
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	0.06	0.54	-	-	0.60
29	Healthcare Practitioners and Technical Occupations	-	1.23	0.05	2.50	-	3.78
31	Healthcare Support Occupations	2.72	1.06	-	-	-	3.78
33	Protective Service Occupations	-	0.46	0.03	-	-	0.49
35	Food Preparation and Serving Related Occupations	5.24	0.64	-	-	-	5.88
37	Building and Grounds Cleaning and Maintenance Occupations	0.88	0.29	-	-	-	1.17
39	Personal Care and Service Occupations	1.23	0.13	-	-	-	1.36
41	Sales and Related Occupations	2.53	-	0.55	0.82	-	3.90
43	Office and Administrative Support Occupations	-	4.62	0.42	-	-	5.04
45	Farming, Fishing, and Forestry Occupations	-	0.03	-	-	-	0.03
47	Construction and Extraction Occupations	-	0.21	0.07	-	-	0.28
49	Installation, Maintenance, and Repair Occupations	-	0.54	0.95	-	-	1.49
51	Production Occupations	-	0.61	0.04	0.03	-	0.68
53	Transportation and Material Moving Occupations	-	2.72	0.17	-	0.03	2.92
	Total Jobs	13.13	14.33	4.52	4.26	3.62	39.86
	Total Households[1]	9.51	10.38	3.28	3.09	2.62	28.88

[1] Assumes 1.38 jobs per household in Orange County based on data from the 2021 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2021; Willdan Financial Services.

Table 7.9: Employment and Household Generation from a New 100-Unit Single Family For Sale Development by Income Level

SOC Code	Major Goup	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	1.26	3.02	4.28
13	Business and Financial Operations Occupations	-	-	2.58	-	1.42	4.00
15	Computer and Mathematical Occupations	-	-	-	-	1.73	1.73
17	Architecture and Engineering Occupations	-	-	0.06	0.21	-	0.27
19	Life, Physical, and Social Science Occupations	-	0.07	0.11	0.13	-	0.31
21	Community and Social Service Occupations	-	1.77	-	-	-	1.77
23	Legal Occupations	-	-	0.20	-	0.31	0.51
25	Educational Instruction and Library Occupations	0.79	1.08	-	-	-	1.87
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	0.10	0.94	-	-	1.04
29	Healthcare Practitioners and Technical Occupations	-	2.19	0.09	4.36	-	6.64
31	Healthcare Support Occupations	3.56	1.76	-	-	-	5.32
33	Protective Service Occupations	-	0.91	0.05	-	-	0.96
35	Food Preparation and Serving Related Occupations	10.25	1.21	-	-	-	11.46
37	Building and Grounds Cleaning and Maintenance Occupations	1.74	0.52	-	-	-	2.26
39	Personal Care and Service Occupations	2.41	0.24	-	-	-	2.65
41	Sales and Related Occupations	4.69	-	0.98	1.51	-	7.18
43	Office and Administrative Support Occupations	-	8.07	0.73	-	-	8.80
45	Farming, Fishing, and Forestry Occupations	-	0.06	-	-	-	0.06
47	Construction and Extraction Occupations	-	0.40	0.12	-	-	0.52
49	Installation, Maintenance, and Repair Occupations	-	0.94	1.58	-	-	2.52
51	Production Occupations	-	1.11	0.07	0.06	-	1.24
53	Transportation and Material Moving Occupations	-	4.92	0.31	-	0.05	5.28
	Total Jobs	23.44	25.35	7.82	7.53	6.53	70.67
	Total Households[1]	16.99	18.37	5.67	5.46	4.73	51.21

[1] Assumes 1.38 jobs per household in Orange County based on data from the 2021 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2021; Willdan Financial Services.

Affordable Housing Development Costs

Table 7.10 estimates the cost to build an affordable rental unit within the City of Buena Park. These cost assumptions were provided by the City of Buena Park based on the City's recent affordable housing project experience.

Table 7.10: Affordable Housing Development Costs

Recent Housing Projects	Price per Unit
Average Development Costs per Unit	$438,500

Source: City of Buena Park.

Affordability Gap and Maximum Fee Calculation

The housing affordability gap is the difference between what very low, low, and moderate-income households can afford to pay for housing, and the cost to develop affordable housing units. The affordable monthly rent associated with each income level is used to estimate the monthly supportable debt per unit, which is then used to estimate the loan proceeds associated with that level of income. The loan amount is compared to the affordable unit development costs, and the difference is the financing gap per unit.

The financing gap per unit is then multiplied by the number of units induced within each income category to determine the total financing gap associated with the 100 prototype units. This figure is then divided by 100 to determine the housing fee per unit, but prototype type. The fee per unit is finally divided by the assumed prototype square footage to determine the fee per square foot.

Table 7.11 displays the calculation of the affordability gap and maximum justified affordable housing impact fee for new rental units and for new single family units.

Table 7.11: Affordable Housing Impact Fee Calculation

	Extremely Low Income (up to 30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)
Household Income Limit	$ 38,750	$ 64,600	$ 103,350
Affordable Monthly Rent per Unit	697	1,343	2,312
Monthly Operating Expenses	500	500	500
Vacancy	5%	5%	5%
Net Operating Income per Unit	162	776	1,696
Monthly Supportable Debt Service per Unit	125	597	1,305
Loan Amount	20,573	98,579	215,514
Affordable Unit Development Costs	438,500	438,500	438,500
Financing Gap per Affordable Unit	417,927	339,921	222,986
Fee Calculation for New For Sale Single Family Units			
Units Demanded	16.99	18.37	5.67
Total Financing Gap	$ 7,098,709	$ 6,244,192	$ 1,263,585
Maximum Impact Fee per 100-Unit Development	$ 14,606,486		
Maximum Impact Fee per Unit	$ 146,065		
Prototype Square Feet	1,363		
Maximum Impact Fee per Square Foot	**$ 107.16**		
Fee Calculation for New Rental Units			
Units Demanded	9.51	10.38	3.28
Total Financing Gap	$ 3,976,367	$ 3,529,754	$ 730,359
Maximum Impact Fee per 100-Unit Development	$ 8,236,480		
Maximum Impact Fee per Unit	$ 82,365		
Prototype Square Feet	827		
Maximum Impact Fee per Square Foot	**$ 99.59**		
Financing Terms			
Debt Coverage Ratio	1.3		
Interest Rate	6%		
Term of Loan	30		

Sources: Tables 7.1, 7.5, 7.6, 7.8, 7.9 and 7.10.

8. AB 602 Requirements

On January 1, 2022, new requirements went into effect for California jurisdictions implementing impact fees. Among other changes, AB 602 added Section 66016.5 to, the Government Code, which set guidelines for impact fee nexus studies. Four key requirements from that section which concern the nexus study are reproduced here:

66016.5. (a) (2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

66016.5. (a) (4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

66016.5. (a) (5) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

66016.5. (a) (6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

Compliance with AB 602

The following sections describe this study's compliance with the new requirements of AB 602.

66016.5. (a) (2) - Level of Service

1. For the park impact fees calculated under the existing standard methodology, the fees are calculated such that new development funds facilities at the existing level of service. The existing level service in terms of the existing park acres per 1,000 residents is shown in Table 3.5.

2. For fees calculated under the planned facilities methodology, the fees are calculated to ensure that the level of service does not fall to unacceptable levels. The fees calculated under this approach are the transportation, water, and sewer facilities impact fees. Projects were identified by City staff and in the water and sewer master plans as necessary to maintain an acceptable level of service. Note that the projects funded by the fees in some cases also benefit new development. The impact fees only fund new development's proportional share of the projects.

66016.5. (a) (4) – Review of Original Fee Assumptions

The original fee schedules and corresponding revenue generated were reviewed by Willdan while conducting the nexus study analysis. The City currently charges one impact fee under the authority of the Mitigation Fee Act, the transportation impact fee. That fee was last comprehensively studied in 1993. None of the improvements in the project list from the 1993 study were actively being pursued by the City, so it was appropriate to comprehensively update the impact fee to fund new development's share of future needed facilities.

Table 8.1 displays annual fee revenue collected for the City's only existing Mitigation Fee Act Fee, the transportation impact fee.

Table 8.1: Annual Collected Impact Fee Revenue

	2019	2020	2021	2022	2023	2024	Annual Average
Traffic Impact Fee Revenue	$19,832.38	$12,803.32	$9,001.61	$8,552.63	$10,330.78	$5,545.04	$11,010.96

Source: City of Buena Park.

66016.5. (a) (5) – Residential Fees per Square Foot

Impact fees for residential land uses are calculated per square foot for all fee categories and comply with AB 602.

66016.5. (a) (6) – Capital Improvement Plan

The planned facilities included in each chapter in this report. Adoption of this nexus study would approve the planned facilities identified herein as the Capital Improvement Plan for this nexus study.

9. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public hearing. This nexus study must be adopted at a public hearing, with at least 30 days public notice. Data, such as an impact fee report, must be made available at least 10 days prior to the public hearing. The City's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Inflation Adjustment

The City can keep its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that the *California Construction Cost Index* be used for adjusting fees for inflation. The California Construction Cost Index is based on data from the Engineering News Record and is aggregated and made available for free by the State of California.

The fee amounts can be adjusted based on the change in the index compared to the index in the base year of this study (2023).

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. Note that decreases in index value will result in decreases to fee amounts.

While fee updates using inflationary indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

Reporting Requirements

The City will comply with the annual and five-year reporting requirements of the *Mitigation Fee Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Table 9.1 summarizes the annual and five-year reporting requirements identified in the *Mitigation Fee Act*.

Table 9.1: Mitigation Fee Act - Annual and Five-year Administrative Requirements

CA Gov't Code Section	Timing	Reporting Requirements[1]	Recommended Fee Adjustment
66001.(d)	The fifth fiscal year following the first deposit into the account or fund, and every five years thereafter	(A) Identify the purpose to which the fee is to be put. (B) Demonstrate a reasonable relationship between the fee and thepurpose for which it is charged. (C) Identify all sources and amounts of funding anticipated tocomplete financing in incomplete improvements. (D) Designate the approximate dates on which supplemental funding is expected to be deposited into the appropriate account or fund.	Comprehensive Update
66006. (b)	Within 180 days after the last day of each fiscal year	(A) A brief description of the type of fee in the account or fund. (B) The amount of the fee. (C) The beginning and ending balance of the account or fund. (D) The amount of the fees collected and the interest earned. (E) An identification of each public improvement on which fees were expended including share funded by fees. (F) (i) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. (ii) An identification of each public improvement identified in a previous report pursuant to clause (i) and whether construction began on the approximate date noted in the previous report. (iii) For a project identified pursuant to clause (ii) for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction. (G) A description of any potential interfund transfers. (H) The amount of refunds made (if any).	Inflationary Adjustment

[1] Edited for brevity. Refer to the government code for full description.

Sources: California Government Code §66001 and §66006.

Programming Revenues and Projects with the CIP

The City maintains a Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The City may decide to alter the scope of the planned projects or to substitute new projects if those new projects continue to represent an expansion of the City's facilities and provide benefit to new development. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

10. Mitigation Fee Act Findings

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act,* contained in *California Government Code* Sections 66000 through 66025*,* establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The five statutory findings required for adoption of the public facilities fees documented in this report are presented in this chapter and supported in detail by the preceding chapters. All statutory references are to the *Act.*

Purpose of Fee

- *Identify the purpose of the fee (§66001(a)(1) of the Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees documented by this report is to provide a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to provide public facilities for new development.

Use of Fee Revenues

- *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees documented in this report, if enacted by the City, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City limits. Fees addressed in this report have been identified by the City to be restricted to funding the following facility categories: parks and recreation facilities, transportation facilities, water facilities and sewer facilities.

Benefit Relationship

- *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

The City will restrict fee revenue to the acquisition of land, construction of facilities, infrastructure and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees are expected to provide a citywide network of facilities accessible to the additional residents and workers associated with new development. Under *the Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

Burden Relationship

- *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. For some facility categories service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted differently than one resident based on an analysis of the relative use demand between residential and non-residential development. For transportation facilities, the cost standard is calculated per trip. For water and sewer facilities the standard is calculated per gallon per day of water or sewer flow generated, respectively.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Growth Forecasts provides a description of how service population and growth forecasts are calculated. Facility standards are described in the *Facility Standard* sections of each facility category chapter.

Proportionality

- *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).*

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Forecasts,* or the *Service Population* sections in each facility category chapter for a description of how service populations or other factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the maximum justified facilities fees.

October 13, 2026
CONSENT CALENDAR
Item No. 4N.

City Council Agenda Report

TERMINATION OF COVENANT AND QUITCLAIM DEED FOR 6291 WESTERN AVENUE

PREPARED BY	PRESENTED BY
Matt Foulkes, Director of Community and Economic Development	Matt Foulkes, Director of Community and Economic Development
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

RECOMMENDED ACTION

1) Find that this action is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" and falls within the common-sense exemption under CEQA Guidelines Section 15061(b)(3); 2) Approve the Termination of Covenant and Quitclaim Deed, in the form attached, releasing the City's restrictive use covenant in the Grant Deed recorded November 19, 2018 (Instrument No. 2018000435331) against the property at 6291 Western Avenue; and 3) Authorize the City Manager and, City Clerk to execute the Termination of Covenant and Quitclaim Deed and record the document.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City approved a Purchase and Sale Agreement (PSA) on October 17, 2017, to sell the property at 6291 Western Avenue to Fit Kit, Inc. for the development of a service center for AutoNation, a local car dealership. The PSA was amended four times in 2018 to adjust the closing date, contingency date and purchase price. On September 12, 2018, the Planning Commission approved a Conditional Use Permit (MCU18-31309) for a service center expansion, new car wash and related site improvements. The Grant Deed, recorded on November 19, 2018, conveyed the property to Fit Kit, Inc. and restricted the land to operation of the service center and carwash, and no other use, for ten years after the Project was completed. A Fifth Amendment followed on November 18, 2018, adding an Option Agreement that allowed the City to repurchase the property if construction on the service center had not begun by November 19, 2019. The option was later extended twice, to November 30, 2021, and the Planning Commission extended MCU18-31309 to September 27, 2021 (EXT-20-10).

No building plans or further entitlement applications were submitted by AutoNation and the project was never built. On September 25, 2025, the City executed a Release and Reconveyance of its Option Agreement ending its rights to repurchase under the option. In early 2026 the City received an application for a conditional use permit to redevelop the site with a wholesale construction company. On May 27, 2026, the Planning Commission adopted Resolution No. 6408 approving CU-26-3 for a wholesale construction supply business with incidental outdoor storage.

The use restriction covenant no longer serves a City purpose and conflicts with the use the Planning Commission approved in May 2026. The use restriction that limited the site to an auto service center and carwash was never built, the entitlement for it has lapsed, and the City ended its option rights to repurchase in 2025. As a result, the City has no continuing interest in limiting the use of the property to automotive service. However, the recorded Grant Deed remains on title and while the Release and Reconveyance of Option Agreement canceled the City's option to repurchase, it did not address the use covenant in the Grant Deed. The new property owner has raised this issue with staff, reporting that its construction company tenant has termination rights and will not commit to the site while the use restriction added by the City stays on the deed.

The Termination of Covenant and Quitclaim Deed resolves the issue. The City, as grantor, terminates and releases the use covenant in the November 19, 2018 Grant Deed in favor of Fit Kit, Inc. and its successors and assigns, and describes the affected land by legal description and APN in Exhibit A. It does not change any other City approval or condition, including CU-26-3. Once recorded, the covenant no longer encumbers the property which resolves the property owner and future tenant's issue.

Recording the Termination is an administrative release of a private-use restriction with no physical change to the environment, so it is not a "project" under CEQA Guidelines Section 15378 and is exempt under Section 15061(b)(3). The use of the site was reviewed separately when the Planning Commission approved CU-26-3. The City Attorney has reviewed the Grant Deed use restriction, related records and the proposed Termination document prepared by First American Title.

BUDGET IMPACT

There is no budget impact associated with this action.

Attachments

Attachment A - Termination of Covenant and Quitclaim Deed

RECORDING REQUESTED BY

AND WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

JEONG OO1 LLC

2015 Manhattan Beach Blvd, Suite 104

Redondo Beach, CA 90278

Attention: Keith Wetzel

APN: 276-202-05, 06, 22 and 23 (Space Above For Recorder's Use)

THE UNDERSIGNED DECLARES: DOCUMENTARY TRANSFER TAX IS $ 0.00 .

_____ Computed on full value of property conveyed, or

_____ Computed on full value less liens and encumbrances remaining at time of sale.

_____ Unincorporated area __X__ City of Buena Park

This transfer is solely to terminate a restrictive covenant in consideration of less than $100. R&T 11911.

_____
Name:
Title:

TERMINATION OF COVENANT AND QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, CITY OF BUENA PARK, a municipal corporation ("**Grantor**"), hereby terminates, releases, remises, and quitclaims in favor of FIT KIT, INC., a California corporation ("**Grantee**"), and its successors and assigns, in and to that certain restrictive use covenant pursuant to that certain Grant Deed, dated November 14, 2018, and recorded on November 19, 2018, as Instrument No. 2018000435331 in the Official Records of Orange County, California, which covenant restricts the use of that certain real property situated in City of Buena Park, Couty of Orange, State of California, as more particularly described in EXHIBIT "A" attached hereto.

Dated: October __, 2026

CITY OF BUENA PARK

By:_____

Name:

Title:

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)

County of _____)

On _____, before me, _____,

(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Buena Park, County of Orange, State of California, and is described as follows:

PARCEL 1: (APN: 276-202-23)

THAT PORTION OF LOT 18 IN BLOCK A OF TRACT NO. 481, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 17, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 57° 01' 30" EAST 335.15 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0° 28' 30" EAST 51.80 FEET ALONG THE EAST LINE OF SAID LOT; THENCE WESTERLY IN A DIRECT LINE 280.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT SOUTH 0° 22' 30" WEST 236.17 FEET FROM SAID NORTHWEST CORNER; THENCE NORTH 0° 22' 30" WEST 236.17 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT CONVEYED TO THE STATE OF CALIFORNIA DESCRIBED AS PARCEL 200959-1 IN A DEED RECORDED DECEMBER 6, 2005 AS INSTRUMENT NO. 05-972822 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 276-202-06)

LOT 12 IN BLOCK A OF TRACT NO. 481, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 17, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

PARCEL 3: (APN: 276-202-22)

LOT 18 IN BLOCK A OF TRACT NO. 481, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT DISTANT SOUTH 0° 28' 30" EAST 51.80 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY 280.30 FEET IN A DIRECT LINE TO A POINT ON THE WEST LINE OF SAID LOT DISTANT SOUTH 0° 22' 30" EAST 236.17 FEET FROM THE NORTHWEST CORNER OF SAID LOT.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT CONVEYED TO THE STATE OF CALIFORNIA DESCRIBED AS PARCELS 200959-1 AND 200959-4 IN A DEED

RECORDED DECEMBER 6, 2005 AS INSTRUMENT NO. 05-972822 OF OFFICIAL RECORDS.

PARCEL 4: (APN: 276-202-05)

LOT 13 IN BLOCK A OF TRACT NO. 481, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 17, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

October 13, 2026
CONSENT CALENDAR
Item No. 4O.

City Council Agenda Report

APPROVE PLANNING COMMISSIONERS STIPEND PAYMENT FOR THE SPECIAL MEETING OF THE PLANNING COMMISSION

PREPARED BY	PRESENTED BY
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve the payment of a $50 stipend to each Planning Commissioner for participation in a Special Planning Commission Meeting scheduled for November 4, 2026.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

Section 2.40.090 of the Buena Park Municipal Code provides for a stipend to be paid to members of the Planning Commission for "attendance at any regular meeting of the commission." This section was last updated by the City Council in 2023 by adopting Ordinance No. 1720 to increase the stipend amount from $25 to $50.

The Planning Commission has identified a need to hold a Special Meeting on November 4, 2026, to take action on Commission items, and the two regularly scheduled meetings for October will be canceled. Under the technical language of the current ordinance, Planning Commission members would not be eligible to receive a stipend for attendance at the only meeting scheduled for November because it is being held as a Special Meeting; which seems contrary to the intent of Section 2.40.090. Staff is requesting that the City Council approve payment of the $50 stipend to Planning Commissioners who attend the November 4, 2026, Special Meeting.

Funds are already included in the Community & Economic Development Department’s adopted budget to cover this request.

BUDGET IMPACT

There is no budget impact with the approval of this request.

October 13, 2026
NEW BUSINESS
Item No. 5A.

City Council Agenda Report

ADOPT AN ORDINANCE TO AMEND CHAPTER 10.28 OF THE BUENA PARK MUNICIPAL CODE AND ADOPT A RESOLUTION TO APPLY SECTION 10.28.150 TO A PORTION OF COMMONWEALTH AVENUE

PREPARED BY	PRESENTED BY
Norm Wray, Senior Engineering Technician	Norm Wray, Senior Engineering Technician
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt an ordinance to amend Chapter 10.28 of the Buena Park Municipal Code; and 2) Adopt a resolution applying Section 10.28.150 to both sides of Commonwealth Avenue from Auto Center Drive to Dale Street.

PREVIOUS CITY COUNCIL ACTION

The City Council reviewed a proposal to create a “no overnight parking zone” on Commonwealth Avenue on September 22, 2026. At that meeting, the City Council agreed in principal with the parking restriction and specified that the time of the restriction should be from 12 a.m. to 5 a.m.

DISCUSSION

The Buena Park Municipal Code (BPMC) Title 10 (Vehicles and Traffic) Chapter 28 (Stopping, Standing, and Parking Restricted or Prohibited on Certain Streets) establishes a number of types of parking restrictions by category. These include categories such as: twenty-minute parking zones, one-hour parking zones (at various times of day), two-hour parking zones (at various times of day), and other similar types of restrictions. There is currently no section of the BPMC that allows for a “no overnight parking” restriction. Given the type of parking restriction contemplated here, staff believes that Chapter 10.28 of the BPMC is the appropriate section to add various “no overnight parking” restrictions.

Staff proposes adopting one new section in this chapter, summarized as follows:

No Overnight Parking Section	
Section Number	**Time Restriction**

10.28.150	Hours to be determined on a case-by-case basis and adopted by resolution.

By adopting the ordinance as written, one new section will be added to the existing BPMC. The section is written in such a way that any new restriction will allow the City Council to determine the appropriate days and hours for the parking restriction. In order to implement a restriction, the City Council must adopt a resolution applying that specific section of the code to a particular street or portion of a street, and specifying the days and hours of the restriction. This new section of the BPMC will allow City Council flexibility in creating “no overnight parking” zones, if needed in the future.

In addition to the ordinance, staff also recommends adopting the attached resolution. This resolution would establish a “no overnight parking zone” on both sides of Commonwealth Avenue from Auto Center Drive to Dale Street. Per City Council direction and the newly-established BPMC 10.28.150, restriction hours would be from 12 a.m. to 5 a.m. As discussed during the meeting on September 22, 2026, the intent of this restriction is to eliminate a large number of parking concerns from this portion of Commonwealth Avenue. These concerns include long-term vehicle storage on the street, camping and/or living in vehicles on the street, parking of unregistered vehicles on the street, and crime issues related to these vehicles.

Staff reviewed business on this portion of the street and was able to locate 60 unique businesses. Of these, staff obtained operational hours for 54 businesses. Of the 54, only four businesses have hours that are between 12 a.m. and 5 a.m. All four of these businesses have off-street parking available. Staff believes that this parking restriction will have minimal impact on businesses in the area.

BUDGET IMPACT

There is no budget impact associated with adopting the ordinance to amend Chapter 10.28 of the BPMC. Implementation of the resolution to apply Section 10.28.150 to a portion of Commonwealth Avenue could have a cost of $8,000 to $10,000 for the installation of the necessary signs. This cost would be borne by the existing signing and striping budget.

Attachments

Att-1_of_3-Ordinance.pdf
Att-2_of_3-Reso.pdf
Att-3_of_3-Map.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING CHAPTER 10.28 (STOPPING, STANDING, AND PARKING RESTRICTED OR PROHIBITED ON CERTAIN STREETS) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE BUENA PARK MUNICIPAL CODE ESTABLISHING NO OVERNIGHT PARKING ZONES

Section 1: Chapter 10.28 (STOPPING, STANDING, AND PARKING RESTRICTED OR PROHIBITED ON CERTAIN STREETS) of Title 10 (VEHICLES AND TRAFFIC) is hereby amended by adding the following section:

10.28.150 No Overnight Parking

When authorized signs or markings have been determined by City Council resolution to be necessary and are in place giving notice thereof, no operator of any vehicle shall stop, stand, or park such vehicle between the hours posted as designated via resolution.

Section 2: SEVERABILITY. The City Council declares that, should any provision, section; paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

Section 3: EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

Section 4: The City Clerk of the City of Buena Park shall certify to the passage of the Ordinance and shall cause the same to be posted in the manner required by law.

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

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the 13th day of October, 2026.

_____
City Clerk

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING RESOLUTION 3202, WHICH IS THE CITY'S TRAFFIC RESOLUTION, TO REGULATE PARKING ON CERTAIN CITY STREETS, AS MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, Resolution 3202 establishes various traffic regulations for the City of Buena Park; and

WHEREAS, the California Vehicle Code Section 22507 authorizes local authorities to regulate the stopping, parking, or standing of vehicles on certain streets or highways, or portions thereof, during all or certain hours of the day; and

WHEREAS, the Buena Park City Council has determined that it is in the best interests of the City to do so.

NOW, THEREFORE, THE CITY COUNTIL OF THE CITY OF BUENA PARK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: The facts set forth in the Recitals, above, are true and correct.

Section 2: Resolution 3202, as amended, is hereby amended by adding a new section 29, including subsection 1, to read as follows:

> "SECTION 29: The streets or portions of the streets in this City hereinafter described are hereby defined and established as No Overnight Parking Zones and shall be governed by the provisions of section 10.28.150 of the Buena Park Municipal Code. The specific dates and times of the parking restriction shall be given in each sub-section below."
>
> "1 – On both sides of Commonwealth Avenue from Auto Center Drive to Dale Street from 12 a.m. until 5 a.m."

Section 3: Except as amended by this Resolution, Resolution No. 3202, as previously amended, shall remain in full force and effect as it existed prior to the effective date of this Resolution.

Section 4: The City Clerk of the City of Buena Park shall certify to the passage of the Ordinance and shall cause the same to be posted in the manner required by law.

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

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

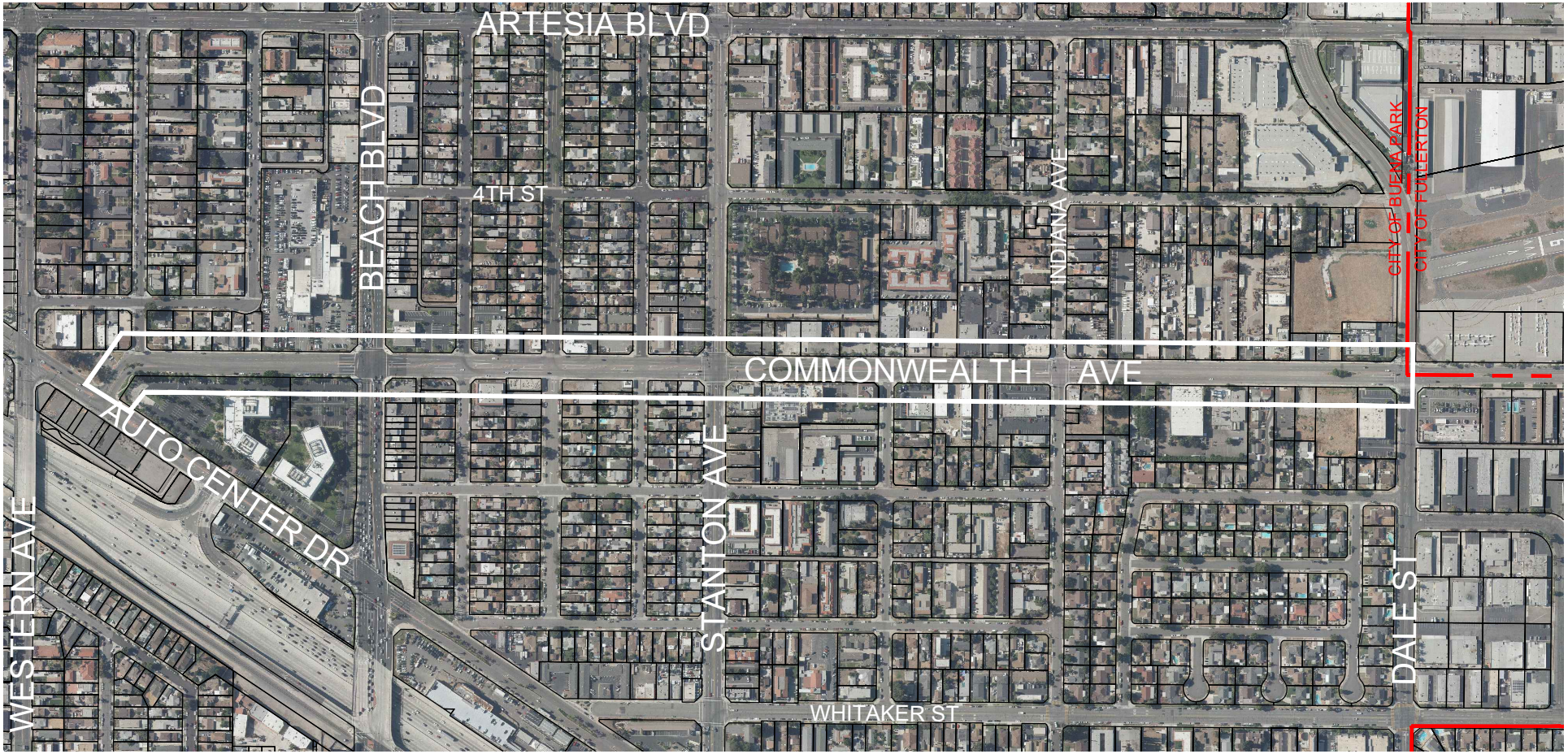
_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the 13th day of October, 2026.

_____
City Clerk



0 300' 600'

SCALE: 1" = 600'

City of BUENA PARK

DEPARTMENT OF PUBLIC WORKS

INVESTIGATION OF COMMONWEALTH AVENUE

NO OVERNIGHT PARKING ON COMMONWEALTH AVENUE 12 AM TO 5 AM

EXHIBIT NO.

1

DRAWN BY: NW

DATE: 08/27/2026

E:\City Council\2026-0922 CC Agendas\SS Item - Parking on Commonwealth\Map\Commonwealth Map.dwg

October 13, 2026
NEW BUSINESS
Item No. 5B.

City Council Agenda Report

RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO ALL AMERICAN ASPHALT FOR THE VALLEY VIEW STREET PAVEMENT REHABILITATION PROJECT FROM LINCOLN AVENUE TO ARTESIA BOULEVARD

PREPARED BY	PRESENTED BY
Jason Tran, Associate Engineer	Jason Tran, Associate Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution approving the plans and specifications for the Valley View Pavement Rehabilitation Project; 2) Award a contract to All American Asphalt in the amount of $3,420,065; 3) Authorize contingency funds in the amount of $342,085 in the same purchase order; 4) Authorize construction engineering in the amount of $170,000; 5) Authorize a purchase order for the Solis Group in the amount of $9,250 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of $3,700 for CWA administration; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; 8) Authorize the City Manager and City Clerk to execute the contract; 9) Approve a budgetary amendment for $400,000 for the City of Cerritos cooperative agreement; and 10) Approve a budgetary amendment for $600,000 for the City of La Palma cooperative agreement.

PREVIOUS CITY COUNCIL ACTION

On October 14, 2025, the City Council approved a professional services agreement with RKA Consulting Group in the amount of $265,565 to provide professional services for the subject project. The scope of work is Valley View Street from Lincoln Avenue to Artesia Boulevard.

On August 11, 2026, the City Council approved a cooperative agreement with the City of Cerritos and City of La Palma for the subject project. Under the agreement, the City of Buena Park will serve as the lead agency, and will be responsible for project coordination, design, construction, and contract administration. The cities of Cerritos and La Palma will reimburse the City of Buena Park for their respective proportionate shares of construction costs.

DISCUSSION

The City is initiating the construction phase of the Valley View Street Pavement Rehabilitation Project, which spans approximately 2.85 miles from Lincoln Avenue at the southern city limit to Artesia Boulevard at the northern city limit. The project includes various improvements, such as asphalt pavement rehabilitation; removal and replacement of damaged curb and gutter, cross gutters, sidewalks; upgrades to non-compliant ADA ramps with current standards; utility adjustments; signing and striping; traffic control plans; additional signage, as required by the California Manual on Uniform Traffic Control Devices (CA MUTCD); and other incidental work necessary to complete the project in its entirety.

The project was first advertised for competitive bids on August 27, 2026, and seven (7) bids were received and publicly opened on September 17, 2026. Bid amounts ranged from $3,420,065 to $4,464,968. The engineer's estimate for this project was approximately $4,100,000. The lowest, responsive and responsible bid submitted by All American Asphalt of Corona, California was in the amount of $3,420,065. All American Asphalt possesses the required contractor's license to complete the project and has successfully completed similar pavement projects for the cities of Fullerton, Aliso Viejo, and Pasadena, as well as other Buena Park projects.

Staff recommends awarding a contract to All American Asphalt in the amount of $3,420,065, approving contingency funds in the amount of $342,085, construction engineering services funds in the amount of $170,000, CWA services in the amount of $9,250, and contingency for CWA services in the amount of $3,700 for a total project amount of $3,945,100.

Construction is anticipated to begin in January 2027 and be completed by April 2027.

BUDGET IMPACT

Total project costs are shown below with the following breakdown:

Construction Contract:	$3,420,065
Construction Contingency:	$342,085
Construction Engineering Services:	$170,000
CWA Administration Services:	$9,250
CWA Contingency:	$3,700
Total Project Cost:	**$3,945,100**

The project is included in the City's Capital Improvement Program (CIP) and is funded through the State Gas Tax, RMRA, and Measure M2 Funds (Account No. 24-9806-590191).

Pursuant to the cooperative agreement with the cities of Cerritos and La Palma, approximately $400,000 and $600,000, respectively, are anticipated to be reimbursed to the City. The City of La Palma approved the cooperative agreement on September 1, 2026, and the City of Cerritos approved the agreement on September 28, 2026. Full execution of the agreement is pending signatures from the other participating agencies.

Sufficient funds are available in the project account to fund the City's anticipated project costs.

Attachments

Att-1_of_4-Resolution-Valley_View_Pavement_Rehab.pdf
Att-2_of_4-Bid_Summary-Valley_View_Pavement_Rehabilitation.pdf
Att-3_of_4-Contract-Valley_View_Pavement_Rehab-All_American_Asphalt.pdf
At_4-of_4-Bid_Results-Valley_View_Pavement_Rehabilitation.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING PLANS AND SPECIFICATIONS FOR THE **VALLEY VIEW PAVEMENT REHABILITATION PROJECT (FROM LINCOLN AVENUE TO ARTESIA BOULEVARD)** IN SAID CITY.

WHEREAS, it is the intention of the City of Buena Park to construct certain improvements in the City; and

WHEREAS, the City Engineer has prepared specifications and plans for the construction of certain improvement(s).

NOW, THEREFORE, BE IT RESOLVED that the specifications and plans presented by the City be and are hereby approved as the specifications and plans for:

VALLEY VIEW PAVEMENT REHABILITATION PROJECT
(FROM LINCOLN AVENUE TO ARTESIA BOULEVARD)

PASSED AND ADOPTED this 13TH day of October 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 13th day of October 2026.

_____
City Clerk

VALLEY VIEW PAVEMENT REHABILITATION PROJECT
Project No. 522 - Bid No. 2027-01
Bid Summary
Bid Opening: September 17, 2026 - 2:00 P.M.

				All American Asphalt		Excel Paving		Hardy and Harper		Onyx Paving		RJ Noble		Toro Enterprises		Calmex Engineering, Inc.		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
BASE AMOUNT - CITY OF BUENA PARK																					
1	1	LS	TRAFFIC CONTROL FOR ENTIRE PROJECT INCLUDING COMPUTERIZED MESSAGE SIGNS	$90,000.00	$90,000.00	$639,823.00	$639,823.00	$349,900.00	$349,900.00	$619,440.00	$619,440.00	$240,000.00	$240,000.00	$296,000.00	$296,000.00	$192,000.00	$192,000.00	$250,000.00	$250,000.00	$213,600.00	$213,600.00
2	1	LS	STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BMPS FOR ENTIRE PROJECT	$4,175.00	$4,175.00	$14,000.00	$14,000.00	$25,000.00	$25,000.00	$18,000.00	$18,000.00	$15,000.00	$15,000.00	$14,000.00	$14,000.00	$16,300.00	$16,300.00	$85,000.00	$85,000.00	$26,895.00	$26,895.00
3	18	EA	ADJUST MANHOLE FRAME AND COVER TO FINISHED SURFACE	$1,840.00	$33,120.00	$4,000.00	$72,000.00	$1,300.00	$23,400.00	$1,000.00	$18,000.00	$1,200.00	$21,600.00	$1,365.00	$24,570.00	$2,060.00	$37,080.00	$1,500.00	$27,000.00	$1,593.00	$28,674.00
4	65	EA	ADJUST VALVE FRAME AND COVER TO FINISHED SURFACE	$1,000.00	$65,000.00	$1,400.00	$91,000.00	$1,300.00	$84,500.00	$500.00	$32,500.00	$1,400.00	$91,000.00	$1,205.00	$78,325.00	$1,445.00	$93,925.00	$1,200.00	$78,000.00	$1,250.00	$81,250.00
5	1	EA	ADJUST PULLBOX TO FINISHED SURFACE	$1,025.00	$1,025.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00	$1,000.00	$1,000.00	$800.00	$800.00	$1,038.00	$1,038.00	$515.00	$515.00	$750.00	$750.00	$825.60	$825.60
6	1	EA	ADJUST SEWER CLEANOUT TO FINISHED SURFACE	$1,840.00	$1,840.00	$2,000.00	$2,000.00	$1,500.00	$1,500.00	$1,000.00	$1,000.00	$1,200.00	$1,200.00	$1,205.00	$1,205.00	$2,060.00	$2,060.00	$1,000.00	$1,000.00	$1,461.00	$1,461.00
7	10	EA	ADJUST OCSD MANHOLE FRAME AND COVER PER OCSD STD. DRAWING NO. S-050A	$3,670.00	$36,700.00	$5,000.00	$50,000.00	$2,900.00	$29,000.00	$1,650.00	$16,500.00	$3,800.00	$38,000.00	$1,675.00	$16,750.00	$5,155.00	$51,550.00	$2,000.00	$20,000.00	$3,260.00	$32,600.00
8	27	EA	REMOVE EXISTING MANHOLE FRAME AND COVER AND INSTALL 2600 DUROSTREET COMPOSITE FRAME AND COVER WITH CUSTOM TWISTLIFT LOCK	$3,490.00	$94,230.00	$3,200.00	$86,400.00	$2,600.00	$70,200.00	$2,800.00	$75,600.00	$2,300.00	$62,100.00	$3,115.00	$84,105.00	$3,300.00	$89,100.00	$4,000.00	$108,000.00	$3,241.00	$87,507.00
9	835,000	SF	COLD MILL 2-INCH AC PAVEMENT INCLUDING PETROMAT	$0.35	$292,250.00	$0.46	$384,100.00	$0.47	$392,450.00	$0.50	$417,500.00	$0.27	$225,450.00	$0.45	$375,750.00	$0.49	$409,150.00	$0.50	$417,500.00	$0.41	$344,020.00
10	10,300	SF	REMOVE FULL DEPTH AC PAVEMENT AND SUBGRADE BEFORE COLD MILLING AND OVERLAY; CONSTRUCT FULL DEPTH AC PAVEMENT OVER COMPACTED BASE	$10.25	$105,575.00	$11.00	$113,300.00	$12.00	$123,600.00	$10.00	$103,000.00	$14.00	$144,200.00	$13.55	$139,565.00	$14.25	$146,775.00	$9.00	$92,700.00	$12.21	$125,763.00
11	700	LF	REMOVE EXISTING AND CONSTRUCT 8" PCC CURB AND GUTTER PER SPPWC STANDARD PLAN NO. 120-3	$56.00	$39,200.00	$127.00	$88,900.00	$100.00	$70,000.00	$79.00	$55,300.00	$72.00	$50,400.00	$68.00	$47,600.00	$98.00	$68,600.00	$90.00	$63,000.00	$76.80	$53,760.00
12	50	LF	REMOVE EXISTING AND CONSTRUCT 8" PCC CURB PER SPPWC STANDARD PLAN NO. 120-3	$52.30	$2,615.00	$85.00	$4,250.00	$75.00	$3,750.00	$48.00	$2,400.00	$55.00	$2,750.00	$36.00	$1,800.00	$88.00	$4,400.00	$75.00	$3,750.00	$61.26	$3,063.00
13	1,250	SF	REMOVE EXISTING AND CONSTRUCT 4-INCH THICK PCC SIDEWALK PER SPPWC STANDARD PLAN NO. 113-2	$11.70	$14,625.00	$20.00	$25,000.00	$14.00	$17,500.00	$14.00	$17,500.00	$14.00	$17,500.00	$12.10	$15,125.00	$15.50	$19,375.00	$15.00	$18,750.00	$13.66	$17,075.00
14	1	EA	REMOVE EXISTING AND CONSTRUCT CURB RAMP PER SPPWC STANDARD PLAN NO. 111-5, CASE AND TYPE PER PLAN	$2,655.00	$2,655.00	$12,000.00	$12,000.00	$6,800.00	$6,800.00	$5,000.00	$5,000.00	$6,400.00	$6,400.00	$3,500.00	$3,500.00	$7,730.00	$7,730.00	$7,500.00	$7,500.00	$5,557.00	$5,557.00
15	2	EA	REMOVE EXISTING AND CONSTRUCT PASSAGEWAY PER CALTRANS STANDARD PLAN NO. A88B, CASE AND TYPE PER PLAN	$1,130.00	$2,260.00	$13,000.00	$26,000.00	$6,800.00	$13,600.00	$5,000.00	$10,000.00	$6,400.00	$12,800.00	$4,700.00	$9,400.00	$7,730.00	$15,460.00	$7,500.00	$15,000.00	$5,492.00	$10,984.00
16	600	SF	REMOVE EXISTING AND CONSTRUCT DRIVEWAY APPROACH PER SPPWC PER SPPWC STANDARD PLAN NO. 110-2	$17.45	$10,470.00	$30.00	$18,000.00	$22.00	$13,200.00	$19.00	$11,400.00	$19.00	$11,400.00	$18.00	$10,800.00	$19.00	$11,400.00	$30.00	$18,000.00	$20.69	$12,414.00
17	10,100	TON	CONSTRUCT 2-INCH THICK ASPHALT CONCRETE FINISH COURSE, TYPE III C3-PG 70-10 (1/2" ROCK) WITH ARAMID FIBER REINFORCEMENT PER MANUFACTURER'S SPECIFICATIONS	$123.00	$1,242,300.00	$127.00	$1,282,700.00	$122.00	$1,232,200.00	$126.00	$1,272,600.00	$127.00	$1,282,700.00	$134.15	$1,354,915.00	$132.00	$1,333,200.00	$130.00	$1,313,000.00	$129.23	$1,305,223.00

				All American Asphalt		Excel Paving		Hardy and Harper		Onyx Paving		RJ Noble		Toro Enterprises		Calmex Engineering, Inc.		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
18	100	TON	OPTIONAL – CONSTRUCT ASPHALT CONCRETE LEVELING COURSE TYPE D2 MIX (DENSE FINE) PG 64-10	$226.00	$22,600.00	$186.00	$18,600.00	$150.00	$15,000.00	$100.00	$10,000.00	$200.00	$20,000.00	$166.00	$16,600.00	$228.00	$22,800.00	$150.00	$15,000.00	$194.00	$19,400.00
19	100	CY	OPTIONAL – OVER EXCAVATION (UNSUITABLE AREA)	$196.00	$19,600.00	$250.00	$25,000.00	$70.00	$7,000.00	$70.00	$7,000.00	$200.00	$20,000.00	$180.00	$18,000.00	$155.00	$15,500.00	$120.00	$12,000.00	$170.20	$17,020.00
20	1	LS	MONUMENT RESTORATION	$13,045.00	$13,045.00	$13,000.00	$13,000.00	$13,000.00	$13,000.00	$13,500.00	$13,500.00	$14,000.00	$14,000.00	$1,323.00	$1,323.00	$13,140.00	$13,140.00	$15,000.00	$15,000.00	$11,301.60	$11,301.60
21	175	EA	FURNISH AND INSTALL TRAFFIC LOOP DETECTOR	$420.00	$73,500.00	$410.00	$71,750.00	$420.00	$73,500.00	$435.00	$76,125.00	$420.00	$73,500.00	$455.00	$79,625.00	$465.00	$81,375.00	$450.00	$78,750.00	$442.00	$77,350.00
22	1	LS	SIGNING AND STRIPING COMPLETE PER PLAN	$108,000.00	$108,000.00	$172,000.00	$172,000.00	$105,000.00	$105,000.00	$113,000.00	$113,000.00	$110,000.00	$110,000.00	$221,033.00	$221,033.00	$242,600.00	$242,600.00	$225,000.00	$225,000.00	$181,326.60	$181,326.60
23	1	LS	CALTRANS PERMIT	$8,500.00	$8,500.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$3,000.00	$3,000.00	$10,000.00	$10,000.00	$2,595.00	$2,595.00	$2,580.00	$2,580.00	$10,000.00	$10,000.00	$6,735.00	$6,735.00
23A	700	TON	CONSTRUCT 2-INCH THICK RUBBERIZED HOT MIX ASPHALT WITH TACK COAT PER CALTRANS STANDARDS	$197.55	$138,285.00	$143.00	$100,100.00	$122.00	$85,400.00	$142.00	$99,400.00	$172.00	$120,400.00	$145.70	$101,990.00	$167.00	$116,900.00	$150.00	$105,000.00	$166.45	$116,515.00
BASE AMOUNT - CITY OF CERRITOS																					
24	10	EA	ADJUST MANHOLE FRAME AND COVER TO FINISHED SURFACE	$1,840.75	$18,407.50	$4,000.00	$40,000.00	$1,300.00	$13,000.00	$1,000.00	$10,000.00	$1,200.00	$12,000.00	$1,365.00	$13,650.00	$2,060.00	$20,600.00	$1,500.00	$15,000.00	$1,593.15	$15,931.50
25	15	EA	ADJUST VALVE FRAME AND COVER TO FINISHED SURFACE	$997.00	$14,955.00	$1,400.00	$21,000.00	$1,300.00	$19,500.00	$500.00	$7,500.00	$1,400.00	$21,000.00	$1,205.00	$18,075.00	$1,445.00	$21,675.00	$750.00	$11,250.00	$1,159.40	$17,391.00
26	2	EA	ADJUST OCSD MANHOLE FRAME AND COVER PER OCSD STD. DRAWING NO. S-050A	$3,670.00	$7,340.00	$5,000.00	$10,000.00	$2,900.00	$5,800.00	$1,650.00	$3,300.00	$3,800.00	$7,600.00	$1,675.00	$3,350.00	$5,150.00	$10,300.00	$1,000.00	$2,000.00	$3,059.00	$6,118.00
27	110,000	SF	COLD MILL 2-INCH AC PAVEMENT INCLUDING PETROMAT	$0.55	$60,500.00	$0.45	$49,500.00	$0.47	$51,700.00	$0.50	$55,000.00	$0.27	$29,700.00	$0.45	$49,500.00	$0.47	$51,700.00	$0.50	$55,000.00	$0.45	$49,280.00
28	2,700	SF	REMOVE FULL DEPTH AC PAVEMENT AND SUBGRADE BEFORE COLD MILLING AND OVERLAY; CONSTRUCT FULL DEPTH AC PAVEMENT OVER COMPACTED BASE	$10.25	$27,675.00	$11.00	$29,700.00	$12.00	$32,400.00	$10.00	$27,000.00	$14.00	$37,800.00	$13.55	$36,585.00	$15.00	$40,500.00	$9.00	$24,300.00	$12.36	$33,372.00
29	125	LF	REMOVE EXISTING AND CONSTRUCT 8" PCC CURB AND GUTTER PER SPPWC STANDARD PLAN NO. 120-3	$58.80	$7,350.00	$140.00	$17,500.00	$100.00	$12,500.00	$79.00	$9,875.00	$72.00	$9,000.00	$68.00	$8,500.00	$98.00	$12,250.00	$75.00	$9,375.00	$74.36	$9,295.00
30	1,400	SF	REMOVE EXISTING AND CONSTRUCT 4-INCH THICK PCC SIDEWALK PER SPPWC STANDARD PLAN NO. 113-2	$11.65	$16,310.00	$20.00	$28,000.00	$14.00	$19,600.00	$14.00	$19,600.00	$14.00	$19,600.00	$12.10	$16,940.00	$15.50	$21,700.00	$15.00	$21,000.00	$13.65	$19,110.00
31	2	EA	REMOVE EXISTING AND CONSTRUCT CURB RAMP PER SPPWC STANDARD PLAN NO. 111-5, CASE AND TYPE PER PLAN	$1,165.00	$2,330.00	$12,000.00	$24,000.00	$6,800.00	$13,600.00	$5,000.00	$10,000.00	$4,700.00	$9,400.00	$3,500.00	$7,000.00	$7,730.00	$15,460.00	$7,500.00	$15,000.00	$4,919.00	$9,838.00
32	415	SF	REMOVE EXISTING AND CONSTRUCT DRIVEWAY APPROACH PER SPPWC PER SPPWC STANDARD PLAN NO. 110-2	$16.25	$6,743.75	$28.00	$11,620.00	$22.00	$9,130.00	$19.00	$7,885.00	$19.00	$7,885.00	$18.00	$7,470.00	$19.00	$7,885.00	$30.00	$12,450.00	$20.45	$8,486.75
33	1,450	TON	CONSTRUCT 2-INCH THICK ASPHALT CONCRETE FINISH COURSE, TYPE III C3-PG 70-10 (1/2" ROCK) WITH ARAMID FIBER REINFORCEMENT PER MANUFACTURER'S SPECIFICATIONS	$137.00	$198,650.00	$127.00	$184,150.00	$122.00	$176,900.00	$126.00	$182,700.00	$127.00	$184,150.00	$133.82	$194,039.00	$132.00	$191,400.00	$130.00	$188,500.00	$131.96	$191,347.80
34	1	EA	REMOVE EXISTING AND CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD PLAN NO. 120-3	$6,650.00	$6,650.00	$9,000.00	$9,000.00	$7,000.00	$7,000.00	$7,000.00	$7,000.00	$8,000.00	$8,000.00	$16,475.00	$16,475.00	$9,790.00	$9,790.00	$5,000.00	$5,000.00	$9,183.00	$9,183.00
35	1	EA	REMOVE EXISTING AND CONSTRUCT CURB OPENING CATCH BASIN PER SPPWC STANDARD PLAN NO. 300-4	$22,920.00	$22,920.00	$38,000.00	$38,000.00	$20,000.00	$20,000.00	$24,000.00	$24,000.00	$22,000.00	$22,000.00	$31,000.00	$31,000.00	$20,610.00	$20,610.00	$8,000.00	$8,000.00	$20,906.00	$20,906.00
36	1	LS	MONUMENT RESTORATION	$1,740.00	$1,740.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$1,800.00	$1,800.00	$2,000.00	$2,000.00	$1,765.00	$1,765.00	$1,760.00	$1,760.00	$5,000.00	$5,000.00	$2,453.00	$2,453.00
37	15	EA	FURNISH AND INSTALL TRAFFIC LOOP DETECTOR	$420.00	$6,300.00	$410.00	$6,150.00	$420.00	$6,300.00	$435.00	$6,525.00	$420.00	$6,300.00	$455.00	$6,825.00	$465.00	$6,975.00	$800.00	$12,000.00	$512.00	$7,680.00
38	1	LS	SIGNING AND STRIPING COMPLETE PER PLAN	$4,420.00	$4,420.00	$23,000.00	$23,000.00	$5,570.00	$5,570.00	$5,000.00	$5,000.00	$4,500.00	$4,500.00	$21,268.00	$21,268.00	$22,700.00	$22,700.00	$50,000.00	$50,000.00	$20,577.60	$20,577.60
BASE AMOUNT - CITY OF LA PALMA																					
39	5	EA	ADJUST MANHOLE FRAME AND COVER TO FINISHED SURFACE	$1,840.00	$9,200.00	$4,000.00	$20,000.00	$1,300.00	$6,500.00	$1,000.00	$5,000.00	$1,200.00	$6,000.00	$1,365.00	$6,825.00	$2,060.00	$10,300.00	$1,500.00	$7,500.00	$1,593.00	$7,965.00
40	26	EA	ADJUST VALVE FRAME AND COVER TO FINISHED SURFACE	$1,000.00	$26,000.00	$1,400.00	$36,400.00	$1,300.00	$33,800.00	$500.00	$13,000.00	$1,400.00	$36,400.00	$1,205.00	$31,330.00	$1,445.00	$37,570.00	$750.00	$19,500.00	$1,160.00	$30,160.00
41	1	EA	ADJUST PULLBOX TO FINISHED SURFACE	$1,025.00	$1,025.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00	$1,000.00	$1,000.00	$800.00	$800.00	$1,038.00	$1,038.00	$515.00	$515.00	$1,000.00	$1,000.00	$875.60	$875.60
42	4	EA	ADJUST OCSD MANHOLE FRAME AND COVER PER OCSD STD. DRAWING NO. S-050A	$3,670.00	$14,680.00	$5,000.00	$20,000.00	$2,900.00	$11,600.00	$1,650.00	$6,600.00	$3,800.00	$15,200.00	$1,675.00	$6,700.00	$5,150.00	$20,600.00	$1,500.00	$6,000.00	$3,159.00	$12,636.00
43	225,000	SF	COLD MILL 2-INCH AC PAVEMENT INCLUDING PETROMAT	$0.43	$96,750.00	$0.43	$96,750.00	$0.47	$105,750.00	$0.50	$112,500.00	$0.27	$60,750.00	$0.45	$101,250.00	$0.47	$105,750.00	$0.50	$112,500.00	$0.42	$95,400.00
44	1,825	SF	REMOVE FULL DEPTH AC PAVEMENT AND SUBGRADE BEFORE COLD MILLING AND OVERLAY; CONSTRUCT FULL DEPTH AC PAVEMENT OVER COMPACTED BASE	$10.25	$18,706.25	$11.00	$20,075.00	$12.00	$21,900.00	$10.00	$18,250.00	$14.00	$25,550.00	$105.00	$191,625.00	$22.00	$40,150.00	$9.00	$16,425.00	$32.05	$58,491.25
45	200	LF	REMOVE EXISTING AND CONSTRUCT 8" PCC CURB AND GUTTER PER SPPWC STANDARD PLAN NO. 120-3	$58.30	$11,660.00	$135.00	$27,000.00	$100.00	$20,000.00	$79.00	$15,800.00	$72.00	$14,400.00	$68.00	$13,600.00	$98.00	$19,600.00	$90.00	$18,000.00	$77.26	$15,452.00
46	750	SF	REMOVE EXISTING AND CONSTRUCT 4-INCH THICK PCC SIDEWALK PER SPPWC STANDARD PLAN NO. 113-2	$11.95	$8,962.50	$20.00	$15,000.00	$14.00	$10,500.00	$14.00	$10,500.00	$14.00	$10,500.00	$12.25	$9,187.50	$15.50	$11,625.00	$15.00	$11,250.00	$13.74	$10,305.00
47	3,000	TON	CONSTRUCT 2-INCH THICK ASPHALT CONCRETE FINISH COURSE, TYPE III C3-PG 70-10 (1/2" ROCK) WITH ARAMID FIBER REINFORCEMENT PER MANUFACTURER'S SPECIFICATIONS	$128.00	$384,000.00	$127.00	$381,000.00	$122.00	$366,000.00	$126.00	$378,000.00	$127.00	$381,000.00	$133.80	$401,400.00	$132.00	$396,000.00	$130.00	$390,000.00	$130.16	$390,480.00
48	1	LS	MONUMENT RESTORATION	$2,610.00	$2,610.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$2,700.00	$2,700.00	$3,000.00	$3,000.00	$2,647.00	$2,647.00	$2,630.00	$2,630.00	$5,000.00	$5,000.00	$3,177.40	$3,177.40
49	20	EA	FURNISH AND INSTALL TRAFFIC LOOP DETECTOR	$420.00	$8,400.00	$410.00	$8,200.00	$420.00	$8,400.00	$435.00	$8,700.00	$420.00	$8,400.00	$455.00	$9,100.00	$465.00	$9,300.00	$800.00	$16,000.00	$512.00	$10,240.00
50	1	LS	SIGNING AND STRIPING COMPLETE PER PLAN	$14,210.00	$14,210.00	$27,000.00	$27,000.00	$11,700.00	$11,700.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$19,775.00	$19,775.00	$14,400.00	$14,400.00	$75,000.00	$75,000.00	$27,677.00	$27,677.00

				All American Asphalt		Excel Paving		Hardy and Harper		Onyx Paving		RJ Noble		Toro Enterprises		Calmex Engineering, Inc.		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
			BUENA PARK AMOUNT		**$2,421,570.00**		**$3,315,923.00**		**$2,762,000.00**		**$2,998,765.00**		**$2,591,200.00**		**$2,915,614.00**		**$2,993,515.00**		**$2,979,700.00**		**$2,780,319.80**
			CERRITOS AMOUNT		**$402,291.25**		**$493,620.00**		**$395,000.00**		**$377,185.00**		**$380,935.00**		**$432,442.00**		**$455,305.00**		**$433,875.00**		**$420,969.65**
			LA PALMA AMOUNT		**$596,203.75**		**$655,425.00**		**$600,650.00**		**$587,050.00**		**$577,000.00**		**$794,477.50**		**$668,440.00**		**$678,175.00**		**$662,859.25**
			TOTAL BASE BID AMOUNT		**$3,420,065.00**		**$4,464,968.00**		**$3,757,650.00**		**$3,963,000.00**		**$3,549,135.00**		**$4,142,533.50**		**$4,117,260.00**		**$4,091,750.00**		**$3,864,148.70**



CONTRACT

CONTRACT

CITY OF BUENA PARK CONTRACT FOR

VALLEY VIEW STREET REHABILITATION PROJECT
"Project"

Project Number: 522
Bid Number: 2027-01

This CONTRACT ("Contract") is made and entered this 13th day of October, 2026 ("Effective Date"), by and between the CITY OF BUENA PARK, a California municipal corporation ("City") and All American Asphalt, a California Corporation ("Contractor"). Contractor's California State Contractor's license number is 26073. The Contractor and the City are sometimes referred to herein collectively as the "Parties" and singularly as "Party."

In consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Contract Documents. The Contract Documents consist of the following, each of which are attached hereto and incorporated herein by this reference:

A. This Contract;
B. The Notice Inviting Bids for the above-referenced project ("Project"), dated August 27, 2027;
C. The Instructions to Bidders for the Project, dated August 27, 2027;
D. Contractor's Bid for the Project, dated August 27, 2027 (including documentation accompanying the Bid and any post-Bid documentation submitted before the Notice of Award);
E. The Contractor's Bonds for the Bid and the Project;
F. The final working drawings, plans, and specifications for the Project as approved by the City, and dated August 27, 2027 ("Plans and Specifications").
G. The City of Buena Park's Standard Specifications for Public Works Projects, Latest Edition;
H. The City of Buena Park's Special Provisions for Public Works Projects, Latest Edition;
I. Any and all permits from regulatory agencies with jurisdiction issued for the Project; and
J. Any addenda or change orders for the Project approved by the City subsequent to the Effective Date of this Contract.

2. Scope of Services. Contractor shall perform all Work necessary to complete, in a good and workmanlike manner, a public works project identified in the title of this Contract above (the "Project"), as such Project and the Work to be performed by Contractor is further are described in the Contract Documents.

3. Compensation. In consideration for Contractor's performance of the Work required to complete the Project hereunder, City shall pay Contractor a total *NOT-TO-EXCEED* amount of **THREE MILLION FOUR HUNDRED TWENTY THOUSAND SIXTY FIVE dollars ($3,420,065)** in accordance with the prices as submitted in the Bid ("Compensation"). The Compensation shall be the total and complete such payable by the City for any and all costs, direct or indirect, of the Contractor for provision of the Work and completion of the Project, including but not limited to general and supplementary conditions, performance and payment bonds, Contractor fee for construction, and Contractor overhead and profit, and any other items of costs, accounting, or expense relating to or arising therefrom. Compensation shall under no circumstances be increased except via a formal change order approved by the City; and only if such overruns result of additional scope from the City, as opposed to price overruns, delays, errors, or omissions.

4. Term of Contract: The Contractor agrees to complete the work to City's satisfaction within **Sixty (60) WORKING DAYS** from the date of written notice to proceed. The Contractor further agrees to the assessment of liquidated damages in the amount of **ONE THOUSAND DOLLARS ($1,000)** for each calendar day the work remains incomplete beyond the expiration of the completion date. The City may deduct the amount thereof from any monies due or that may become due the Contractor under this Contract.

5. Incorporation by Reference. All of the following documents are attached hereto and incorporated herein by this reference: Workers' Compensation Certificate of Insurance, Additional Insured Endorsement (Comprehensive General Liability), Additional Insured Endorsement (Automobile Liability), and Additional Insured Endorsement (Excess Liability).

6. Insurance: The Contractor shall not commence work under this Contract until it has obtained all insurance required hereunder in a company or companies acceptable to City nor shall the Contractor allow any subcontractor to commence work on a subcontract until all insurance required of its subcontractor has been obtained. The Contractor shall take out and maintain at all times during the life of this contract the following policies of insurance:

A. Compensation Insurance.

1. Before beginning work, the Contractor shall furnish to the City a certificate of insurance as proof that it has taken out full compensation insurance for all persons whom the Contractor may employ directly or through subcontractors in carrying out the work specified herein, in accordance with the laws of the State of California. Such insurance shall be maintained in full force and effect during the period covered by this Contract. Further such policy of insurance shall provide that the insurer waives all rights of subrogation against City and its elected officials, officers, employees, volunteers, and agents.

2. In accordance with the provisions of Section 3700 of the California Labor Code, every Contractor shall secure the payment of compensation to his employees. Contractor, prior to commencing work, shall sign and file with the City, a certification as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."

B. General Insurance Requirements

1. Types of Coverage. Contractor shall maintain the following insurance coverage throughout the term of this Contract, and upon request Contractor shall show City evidence of such coverage, which may include visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance. Insurance coverage shall be provided in the following form:

    a. Insurance Services Office Commercial General Liability coverage occurrence form number CG 00 01 11 85 or 88.

    b. Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form Number CA 0001 06 92 covering “Any Auto” (Symbol 1).

    c. Workers Compensation insurance as required by the State of California and Employer's Liability insurance.

2. Minimum Limits of Insurance. Contractor shall maintain insurance coverage limits no less than:

    a. General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit, and shall contain specified language creating a duty to defend against any suit seeking damages.

    b. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

    c. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

C. Deductibles and Self-Insured Retentions. Any deductibles and/or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, elected officials, employees, agents, and volunteers; or, the Contractor shall provide a financial guarantee satisfactory to the City, guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions. The Contractor and City further agree as follows:

1. All insurance coverage and limits provided pursuant to this Contract shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Contract or any other agreement relating to the City or its operations limits the application of such insurance coverage. Nothing contained in this Section is to be construed as affecting or altering the legal status of the parties to this Contract.

2. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

3. For any claims related to this Project, the Contractor's insurance coverage shall be primary to any other similar insurance. Any insurance or self-insurance maintained by the City, its officers, employees or volunteers, shall be excess of the Contractor's insurance and shall not contribute with it.

4. The City, its officers, elected officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

5. For purposes of insurance coverage only, this Contract will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards, performance of this Contract.

6. All general or auto liability insurance coverage provided pursuant to this Contract, or any other agreements pertaining to the performance of this Contract, shall not prohibit Contractor, and Contractor's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor waives its right of subrogation against City.

7. In the event any policy of insurance required under this Contract does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor.

8. Contractor shall provide proof that policies of insurance required herein expiring during the term of this Contract have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished within 72 hours of the expiration of the coverages.

9. Any actual or alleged failure on the part of City or any other additional insured under these requirements to obtain proof of insurance required under this Contract in no way waives any right or remedy of City or any additional insured, in this or any other regard.

10. All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) days' prior written notice from insurer to the City. Contractor agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

11 All insurance coverage shall include a severability of interests clause substantially similar to the following: "The insurance afforded by this policy applies separately to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability."

12. All insurance coverage shall contain a clause substantially in the following words: *"It is hereby understood and agreed that this policy shall not be canceled nor*

materially changed except upon thirty (30) days' prior written notice to the City of Buena Park of such cancellation or material change as evidence by a return receipt for a registered letter."

13. All insurance coverage shall cover the operations of the Contractor pursuant to the terms of this Contract.

14. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor that includes City as a defendant. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

15. In the event of any loss that is not insured due to the failure of Contractor to comply with these requirements, Contractor agrees to be personally responsible for any and all losses, claims, suits, damages, defense obligations and liability of any kind attributed to City, or City's employees, or any of the additional insureds as a result of such failure.

16. Coverage will not be limited to the specific location or individual or entity designated as the address of the Project.

17. Contractor agrees not to attempt to avoid its defense and indemnity obligations to City and its employees, agents, officials and servants by using as a defense Contractor's statutory immunity under workers' compensation and similar statutes.

18. Contractor agrees to require all parties or subcontractors, including architects or others, with which it enters into contracts or hires pursuant to or related in any way with the performance of this Contract, to provide insurance covering the operations contracted for and naming as additional insureds all parties to this Contract. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided as required here. Contractor agrees that no contract, standard form or otherwise, used by any party in any way connected with this Contract, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this or any other agreement.

E. Acceptability of Insurers. Coverage shall be written by insurers with a current A.M. Best's rating of no less than "A:VIII," and be admitted to conduct business in the State of California by the Department of Insurance.

F. Verification of Coverage. Contractor shall furnish the City with evidence of the insurance required by this Section, satisfactory to City, consisting of original certificates of insurance and amendatory endorsements, and an additional insured endorsement at least as broad as Insurance Services Office form CG 20 10 11 85. The endorsements should be on forms provided by the City or on other than the City's forms or a separate owner's policy, provided those forms or policies are approved by the City, and amended to conform to the City's requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time. Contractor agrees to provide complete certified copies of policies to City within 10 days of City's request for said copies.

G. Subcontractors. Contractor shall include all subcontractors or any other party involved in the Project by Contractor as insured under its policies or shall require subcontractors or any other party involved in the Project by Contractor to carry the same insurance as required herein. Contractor agrees to obtain certificates evidencing such coverage and make reasonable efforts to ensure that such coverage is provided as required here. Contractor agrees to require that no contract used by any subcontractor, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this Contract. Contractor agrees that upon request, all agreements with subcontractors or others with whom Contractor contracts with on behalf of City and all certificates of insurance obtained in compliance with this paragraph will be submitted to City or review. Failure of City to request copies of such documents will not impose and liability on City, or its employees.

7. Indemnitifcation.

A. Contractor and City agree that City, its employees, officers, agents and elected officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys fees, litigation costs, defense costs, court costs or any other cost arising out of or in any way related to the performance of this Contract. Contractor acknowledges that CITY would not have entered into this Contract in the absence of the commitment of Contractor to indemnify and protect City as set forth here.

B. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its elected officials, employees, agents, volunteers and officers ("Indemnitees"), from any and all liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, stop notices, regulatory proceedings, losses, expenses or costs of any kind, actual attorneys fees incurred by City, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of, arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the Contractor's performance of this Contract. All obligations under this provision are to be paid by Contractor as they are incurred by the City.

C. Without affecting the rights of City under any provision of this Contract or this section, Contractor shall not be required to indemnify and hold harmless City as set forth above for liability attributable to the sole fault of City, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction. This exception will apply only in instances where the City is shown to have been solely at fault and not in instances where Contractor is solely or partially at fault or in instances where City 's fault accounts for only a percentage of the liability involved. In those instances, the obligation of Contractor will be all-inclusive and City will be indemnified for all liability incurred, even though a percentage of the liability is attributable to the conduct of the City.

D. Contractor acknowledges that its obligation pursuant to this section extends to liability attributable to City, if that liability is other than the sole fault of City. Contractor has no obligation under this Contract for liability proven in a court of competent jurisdiction or by written agreement between the parties to be the sole fault of City.

E. The obligations of Contractor under this or any other provision of this Contract will not be limited by the provisions of any workers' compensation act or similar act. Contractor

expressly waives its statutory immunity under such statutes or laws as to the Indemnitees. The Contractor's indemnity obligation set forth in this section shall not be limited by the limits of any policies of insurance required or provided by the Contractor pursuant to this Contract.

8. Antitrust Claims. In entering into this Contract, Contractor offers and agrees to assign to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Business and Professions Code Section 16700 *et seq*.) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

9. Prevailing Wages. City and Contractor acknowledge that the Project is a public work to which prevailing wages apply.

10. Community Workforce Agreement. The City and contractor acknowledge that the project is covered by a Community Workforce Agreement between the City and the Los Angeles/Orange Counties Building and Construction Trades Council and the Signatory Craft Councils and Local Unions (the "CWA"). Contractor agrees to abide by the terms and conditions of the CWA.

11. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

12. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the power and authority to execute this Contract on behalf of Contractor and has the power and authority to bind Contractor to the performance of its obligations hereunder.

13. Entire Agreement; Modification. This Contract, including the Contract Documents and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between City and Contractor. Each Party to this Contract acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein. This Contract supersedes all prior oral or written negotiations, representations or agreements. This Contract may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Contract.

14. Exhibits; Precedence. All documents referenced as exhibits in this Contract are hereby incorporated into this Contract by this reference. In the event of any inconsistency between the express provisions of this Contract and any provision of an exhibit, the provisions of this Contract, then the City's invitation for bids, if any, shall prevail.

15. Counterparts. This Contract may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed the Contract the day and year first above written.

CITY OF BUENA PARK

By: _____
City Manager

ATTEST:

By: _____
City Clerk

Dated: _____
(For City Clerk)

APPROVED AS TO FORM:

By: _____
City Attorney

_____
("CONTRACTOR")

By: _____

By: _____

Bond No. _____

PAYMENT BOND
(LABOR AND MATERIALS)

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Buena Park ("Public Agency"), State of California, has awarded to _____

_____

_____("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

VALLEY VIEW STREET REHABILITATION PROJECT

(Project Name)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the Public Agency to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____

(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of _____

Dollars ($_____), and not less than 100% of total contract amount. Lawful money of the United States of America, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code

Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the plans and Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: *This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.* *DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT.* Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

Bond No. _____

FAITHFUL PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Buena Park ("Public Agency"), has awarded to _____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

VALLEY VIEW STREET REHABILITATION PROJECT

(Project name)

which is hereby referred to and made a part hereof; and

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____,

(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency in the penal sum of _____

_____

Dollars ($_____), this amount being not less than 100% of the total Contract Price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Public Agency, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the plans and specifications accompanying the same shall in anywise affect its obligations under

this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____ Its	By: _____ Its
By: _____ Its	By: _____ Its
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

WORKERS' COMPENSATION
CERTIFICATE OF INSURANCE

WHEREAS, the City of Buena Park ("City") has required certain insurance to be provided by:

_____

NOW THEREFORE, the undersigned insurance company does hereby certify that it has issued the policy or policies described below to the following named insureds and that the same are in force at this time:

This certificate is issued to:

City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

The insureds under such policy or policies are:

_____

Workers' Compensation Policy or Policies in a form approved by the Insurance Commissioner of California covering all operations of the named insureds as follows:

Policy Number	Effective Date	Expiration Date

_____

_____

_____

By: _____
Its Authorized Representative

PROGRESS PAYMENT SIGNATURE AUTHENTICATION

All company billings submitted for payment shall have the signature of an official of the company authorized to sign a bill and/or collect a check from the City, either on the invoice or an attached cover letter.

The following personnel of _____

_____
(Contractor)

are authorized to sign bills and/or receive checks.

NAME	TITLE	SIGNATURE

Any subsequent changes to supersede this signature list must be requested in writing and accompanied by a facsimile of this form to be complete in its entirety.

By: _____
(name and title)

For: _____
(Bidder)

ADDITIONAL INSURED ENDORSEMENT
COMPREHENSIVE GENERAL LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereof. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally

above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Contractual Liability
□ Owners/Landlords/Tenants
□ Manufacturers/Contractors
□ Products/Completed Operations
□ Broad Form Property Damage
□ Extended Bodily Injury
□ Broad Form Comprehensive General Liability Endorsement
□ Explosion Hazard
□ Collapse Hazard
□ Underground Property Damage
□ Pollution Liability
□ Liquor Liability
□ _____
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ _____*if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____
Signature of Authorized Representative *(Original signature only; no facsimile signature or initialed signature accepted)*

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
AUTOMOBILE LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Any Automobiles
□ All Owned Automobiles
□ Non-owned Automobiles
□ Hired Automobiles
□ Scheduled Automobiles
□ Garage Coverage
□ Truckers Coverage
□ Motor Carrier Act
□ Bus Regulatory Reform Act
□ Public Livery Coverage
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____applies to all coverage(s) except:_____*(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
EXCESS LIABILITY

_____

Name and address of named insured ("Named Insured"):

_____

Name and address of insurance company ("Company"):

_____

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought, except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with

regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

□ Following Form
□ Umbrella Liability
□_____

11. Applicable underlying coverages:

INSURANCE COMPANY	POLICY NUMBER	AMOUNT

12. The following inclusions, exclusions, extensions or specific provisions relate to the above coverages:

13. A □ deductible or □ self-insured retention *(check one)* of $_____ _____applies to all coverage(s) except: _____ _____*(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

14. This is an □ occurrence or □ claims made policy *(check one)*.

15. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

City of Buena Park

BID RESULTS

VALLEY VIEW STREET PAVEMENT REHABILITATION

Project No. 522

Bid No. 2027-01

Bid Opening: 9/17/2026- 2:00 P.M.

	Company Name		Base Bid Amount
1	All American Asphalt	$	3,420,065.00
2	Excel Paving Company	$	3,464,968.00
3	Hardy and Harper	$	3,757,650.00
4	Onyx Paving	$	3,963,000.00
5	RJ Noble	$	3,549,135.00
6	Toro Enterprises, Inc.	$	4,142,533.50
7	Calmex Engineering, Inc.	$	4,117,260.00

October 13, 2026
NEW BUSINESS
Item No. 5C.

City Council Agenda Report

REORGANIZATION PLAN FOR THE PUBLIC WORKS DEPARTMENT FLEET DIVISION AND RESOLUTION AMENDING THE BUENA PARK CITY EMPLOYEES' ASSOCIATION COMPENSATION PLAN AND APPROVAL OF A BUDGET AMENDMENT FOR THE LEAD FLEET MECHANIC POSITION

PREPARED BY	PRESENTED BY
Eddie Fenton, Assistant City Manager/Director of Human Resources	Eddie Fenton, Assistant City Manager/Director of Human Resources
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve the revised job classification specifications of Lead Fleet Mechanic position; 2) Adopt a Resolution amending the Buena Park City Employees' Association Compensation Plan; and, 3) Appropriate funds in the amount of $5,700 from the undesignated General Fund balance to allocate funding for the reclassified Lead Fleet Mechanic position.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City is proposing to make changes to the Lead Fleet Mechanic position, including a salary increase, to recognize the significant expansion of duties and responsibilities associated with exercising discretion and independent judgment to ensure that police vehicles specialized technical, electronic, and mechanical equipment are operating safely and efficiently. In addition to overseeing the maintenance and repair of the City's fleet, the Lead Fleet Mechanic has taken on increased responsibility for the technology and specialized equipment installed in the Police Department's fleet vehicles.

Like most vehicles in the City's fleet, Police vehicles are increasingly more complex and technical than in years past as Police vehicles are upfitted to include mobile computers and advance communications equipment. In addition, each vehicle contains electronic components related to mobile, audio, and video systems, chargers, inverters, and power units.

As the City has reduced its reliance on outside vendors to maintain, troubleshoot, and repair critical electronic equipment, the Lead Fleet Mechanic has assumed a greater role in researching, learning, diagnosing, and performing these repair services in-house. These expanded responsibilities require additional technical knowledge, training, problem-solving, and accountability. The Lead Fleet Mechanic plays a critical role in ensuring that police vehicles are repaired efficiently and returned to service as quickly as possible, while also ensuring that all vehicle technology and equipment is functioning properly and reliably. Given the increased scope and complexity of the position and its direct impact on the City's ability to maintain a safe, reliable, and operational police fleet, the Human Resources staff evaluated the position. As a result of this evaluation, the Human Resources Department has determined that the current organizational structure needs to change and recommends approval of the proposed salary adjustment and revised job classification specification for the Lead Fleet Mechanic position. Staff recommends that the monthly salary range for the Lead Fleet Mechanic be established at range 534, which is $6,302 to $8,613 monthly.

The adoption of this resolution is necessary since pursuant to Personnel Rules and Regulations of the City of Buena Park, Rule VI, Section 4, new or revised job classification specifications must be submitted to the City Council for approval. In addition, pursuant to Personnel Rules and Regulations of the City of Buena Park, Rule VII, Section 2, proposed compensation plans must be submitted to the City Council for approval.

BUDGET IMPACT

This Public Works Department Reorganization plan will cost an additional $5,700. Staff recommends a budget amendment in the amount of $5,700 from the undesignated General Fund balance for this purpose.

Attachments

Reso_CEA_Salaray_Table_Lead_Fleet_Mechanic.pdf
Exhibit_A-BPCEA_Pay_Schedule_Effective_10-13-26.pdf
Lead_Fleet_Mechanic_2026-10-13.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING THE CITY'S CLASSIFICATION PLAN AND AMENDING THE COMPENSATION PLAN FOR THE BUENA PARK CITY EMPLOYEES' ASSOCIATION TO ADOPT THE JOB CLASSIFICATION SPECIFICATION AND SALARY RANGE OF THE LEAD FLEET MECHANIC POSITION

WHEREAS, it is the desire of the City Council reorganize the Public Works, Fleet Division to create an efficient organizational structure and address wage concerns, increase the likelihood of retaining existing, high-quality employees, and increase opportunities for internal recruitment and succession planning, enabling employees to advance within the Public Works, Fleet Division; and

WHEREAS, it is the desire of the City Council to maintain up-to-date employee job classification specifications; and

WHEREAS, Rule VI of the City of Buena Park Personnel Rules and Regulations provides that revisions to the classification plan shall be effective upon adoption of resolution by City Council.

WHERAS; it is the desire of the City Council to amend the Compensation Plan for the Buena Park City Employees' Association to adopt the revised job classification and salary range for the Lead Fleet Mechanic.

NOW, THEREFORE, the City Council of the City of Buena Park does hereby resolve, determine, and order as follows:

Section 1: JOB CLASSIFICATION PLAN AMENDED. The Job Classification Plan of the City of Buena Park is hereby amended to adopt the revised job classification of Lead Fleet Mechanic as described in Attachment No. 1 of this resolution is hereby approved.

Section 2: COMPENSATION PLAN AMENDED. Exhibit "A" of the Buena Park City Employees' Association Salary Schedule of Resolution No. 15009 is hereby deleted in its entirety and a new Exhibit "A" of the Buena Park City Employees' Association Salary Schedule, Attachment "A" to this resolution, is hereby approved effective October 10, 2026, which is the beginning of the pay period.

PASSED AND ADOPTED this 13th day of October 2026 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuna, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 13th day of October 2026.

_____
City Clerk

EXHIBIT A – PAY SCHEDULE – EFFECTIVE OCTOBER 13, 2026
BUENA PARK CITY EMPLOYEES ASSOCIATION

		Step 1			Step 2			Step 3			Step 4			Step 5			Step 6			Step 7		
Position	**Grade**	**Hr.**	**Mo.**	**Ann.**	**Hr.**	**Mo.**	**Ann.**	**Hr.**	**Mo.**	**Ann.**	**Hr.**	**Mo.**	**Ann.**	**Hr.**	**Mo.**	**Ann.**	**Hr.**	**Mo.**	**Ann.**	**Hr.**	**Mo.**	**Ann.**
Driver/Scheduler	521	27.63	4,789	57,470	28.96	5,020	60,237	30.36	5,262	63,149	31.79	5,510	66,123	33.33	5,777	69,326	34.98	6,063	72,758	35.85	6,214	74,568
Facilities Maintenance Technician	526	31.15	5,399	64,792	32.62	5,654	67,850	34.21	5,930	71,157	35.87	6,218	74,610	37.60	6,517	78,208	39.42	6,833	81,994	40.4	7,003	84,032
Facilities Maintenance Worker	522	28.30	4,905	58,864	29.67	5,143	61,714	31.08	5,387	64,646	32.58	5,647	67,766	34.14	5,918	71,011	35.79	6,204	74,443	36.69	6,360	76,315
Fleet Mechanic	529	33.44	5,796	69,555	35.04	6,074	72,883	36.74	6,368	76,419	38.51	6,675	80,101	40.36	6,996	83,949	42.34	7,339	88,067	43.4	7,523	90,272
Lead Facilities Maintenance Technician	531	34.67	6,010	72,114	36.39	6,308	75,691	38.21	6,623	79,477	40.12	6,954	83,450	42.12	7,301	87,610	44.24	7,668	92,019	45.34	7,859	94,307
Lead Fleet Mechanic	534	36.36	6,302	75,629	38.82	6,729	80,746	41.23	7,147	85,758	43.62	7,561	90,730	46.08	7,987	95,846	48.48	8,403	100,838	49.69	8,613	103,355
Lead Maintenance Worker	531	34.67	6,010	72,114	36.39	6,308	75,691	38.21	6,623	79,477	40.12	6,954	83,450	42.12	7,301	87,610	44.24	7,668	92,019	45.34	7,859	94,307
Lead Sewer Services Technician	534	36.36	6,302	75,629	38.82	6,729	80,746	41.23	7,147	85,758	43.62	7,561	90,730	46.08	7,987	95,846	48.48	8,403	100,838	49.69	8,613	103,355
Lead Signs & Markings Technician	531	34.67	6,010	72,114	36.39	6,308	75,691	38.21	6,623	79,477	40.12	6,954	83,450	42.12	7,301	87,610	44.24	7,668	92,019	45.34	7,859	94,307
Lead Water Services Technician	534	36.36	6,302	75,629	38.82	6,729	80,746	41.23	7,147	85,758	43.62	7,561	90,730	46.08	7,987	95,846	48.48	8,403	100,838	49.69	8,613	103,355
Maintenance Helper	508	20.40	3,536	42,432	21.37	3,704	44,450	22.35	3,874	46,488	23.40	4,056	48,672	24.54	4,254	51,043	25.69	4,453	53,435	26.33	4,564	54,766
Maintenance Worker	522	28.30	4,905	58,864	29.67	5,143	61,714	31.08	5,387	64,646	32.58	5,647	67,766	34.14	5,918	71,011	35.79	6,204	74,443	36.69	6,360	76,315
Sewer Services Technician	522	28.30	4,905	58,864	29.67	5,143	61,714	31.08	5,387	64,646	32.58	5,647	67,766	34.14	5,918	71,011	35.79	6,204	74,443	36.69	6,360	76,315
Sr. Maintenance Worker	526	31.15	5,399	64,792	32.62	5,654	67,850	34.21	5,930	71,157	35.87	6,218	74,610	37.60	6,517	78,208	39.42	6,833	81,994	40.4	7,003	84,032
Sr. Sewer Services Technician	526	31.15	5,399	64,792	32.62	5,654	67,850	34.21	5,930	71,157	35.87	6,218	74,610	37.60	6,517	78,208	39.42	6,833	81,994	40.4	7,003	84,032
Sr. Traffic Painter	526	31.15	5,399	64,792	32.62	5,654	67,850	34.21	5,930	71,157	35.87	6,218	74,610	37.60	6,517	78,208	39.42	6,833	81,994	40.4	7,003	84,032
Sr. Water Services Technician	526	31.15	5,399	64,792	32.62	5,654	67,850	34.21	5,930	71,157	35.87	6,218	74,610	37.60	6,517	78,208	39.42	6,833	81,994	40.4	7,003	84,032
Water Services Technician	522	28.30	4,905	58,864	29.67	5,143	61,714	31.08	5,387	64,646	32.58	5,647	67,766	34.14	5,918	71,011	35.79	6,204	74,443	36.69	6,360	76,315

***Monthly and Annual Salary are only approximate rates based on the Hourly conversion.**

Lead Fleet Mechanic

Department/Division:	Public Works/Equipment Maintenance
Reports To:	Fleet Maintenance Supervisor
Provides Direction To:	Fleet Mechanic
FLSA Exemption Status:	Non-exempt
Date Previously Adopted by City Council:	June 25, 2013
Date Adopted by City Council:	October 13, 2026

GENERAL PURPOSE

Under general supervision, organizes, assigns, inspects, and leads the work of personnel engaged in the repair, maintenance, and servicing of a wide variety of gasoline, diesel, and alternative fuel/hybrid vehicles and equipment; diagnoses, troubleshoots, maintains, and performs repairs on communications and electronic equipment on police vehicles, including the mobile data computer systems and mobile video systems, and video mechanical systems to ensure the safe and efficient operations of the police fleet; and does related work as required.

DISTINGUISHING CHARACTERISTICS

The Lead Fleet Mechanic provides first-level technical assistance and training to fleet maintenance personnel. The Lead Fleet Mechanic is distinguished from the Fleet Mechanic by its responsibility for assigning tasks, inspecting the work of other maintenance employees, and use of more specialized troubleshooting methods and techniques. The Lead Fleet Mechanic also exercises discretion and independent judgement to ensure that police vehicles specialized technical, electronic and mechanical equipment are operating safely and efficiently. This classification requires a strong understanding of vehicle maintenance and specialized law enforcement mobile audio and video programs and technologies, and the ability to oversee and perform complex technical work with automotive electronics.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

1. Leads and participates in routine and preventive maintenance work involving large and small-motorized vehicles and equipment used in the maintenance of streets, utility systems, parks, and police work.

ESSENTIAL FUNCTIONS (continued)

2. Organizes, lays out, and assigns tasks, and may review and evaluate the work of equipment maintenance personnel.

3. Installs, maintains, troubleshoots, and repairs communications and electronic equipment used on police vehicles, including but not limited to mobile video systems, mobile audio systems, and mobile data computer systems.

4. Installs, maintains, and repairs mobile electronic equipment and computer software within the Police Department vehicle fleet, including Mobile Data Computer (MCD) systems. Automated License Plate Recognition (ALPR) applications, radio communication systems, and audio/video equipment.

5. Performs minor repairs on mobile electronic equipment, including but not limited to routers, cameras, microphones, power supplies, and other electromechanical modules.

6. Operates test equipment to aid in troubleshooting problems of electronic equipment, including but not limited to digital multi-meter.

7. Prepares routine records and narrative reports of maintenance activities performed on police vehicles electronic equipment.

8. Diagnoses and repairs automotive fuel, electrical, ignition, and emission systems problems.

9. Performs general overhauling of components including, but not limited to, hydraulic and air brake systems, engines, differentials, universal and CV joints, steering mechanisms, power components, hydraulic cylinders, and electrical systems.

10. Fabricates and installs parts, or re-wires and modifies equipment for municipal use.

11. Utilizes gas and arc welding equipment to perform minor body repairs and to fabricate special equipment such as shotgun rack and cage barriers on police vehicles.

12. Assists in estimating material and labor costs and ordering parts in preparing department budget and completing service in a timely manner.

13. Obtains bids for equipment purchases and maintains and updates parts inventory.

14. Maintains repair order records showing tasks completed, work hours, and parts costs.

15. Conducts emergency repairs in the field.

16. Leads and participates in the cleaning and maintenance of work areas.

17. Outfits vehicles for use by other departments, including the installation of specialized equipment and vehicle modifications.

ESSENTIAL FUNCTIONS (continued)

18. May drive service vehicles and field equipment into and out of the service bays for maintenance work and in order to perform road test drives.

QUALIFICATIONS GUIDELINES

Knowledge of:

Independent diagnosis and troubleshooting procedures required to solve major maintenance and complex repair problems; operating principles of gasoline and diesel engines and fuel injection systems; mechanical tune-up, smog testing, and general repair and maintenance procedures and techniques; equipment and safety procedures utilized in the installation and maintenance of analog and digital electronic equipment and electrical systems found in police vehicles; electrical, electronic and heavy equipment hydraulic systems; overhaul practices related to transmissions, brakes. and rear axles; methods, tools, materials, equipment, and procedures used in the diagnosis, overhaul, repair, and adjustment of the components and operating systems of automobiles, light-duty and heavy-duty vehicles and equipment; safety procedures and precautions governing the operation, maintenance, and use of tools, vehicles and equipment; basic arc and gas welding techniques; state and local laws and regulations pertaining to the handling and disposal of hazardous waste, and related clean air emission requirements; effective supervisory techniques; effective training and work coordination techniques; effective customer service techniques.

Ability to:

Plan, estimate, lead, coordinate, and schedule the work of others; read, interpret, and understand various technical manuals, schematics, and other related materials, prepare and maintain a variety of reports and records pertaining to the work; test, diagnose, and evaluate electrical and mechanical malfunctions; install, maintain, and repair electronic and computerized systems and electronic equipment and systems found in police vehicles; read and interpret plans, specifications, and manuals; overhaul, repair, maintain, and inspect automobiles, light and heavy duty vehicles and equipment; demonstrate work methods and procedures and equipment; demonstrate operation techniques to lesser skilled personnel and answer questions regarding diagnosis, trouble-shooting, and repair practices; enforce safety rules and procedures; communicate effectively, both orally and in writing; establish and maintain effective working relationships with staff, management, contractors, and vendors; complete and check work service records and time reports, use of automated electronic diagnostic equipment and tools.

Education/Training/Experience:

High School graduation or G.E.D. equivalent is required. Four years of skilled journey-level experience in the repair and maintenance of gasoline and diesel-powered vehicles and equipment is required.

Licenses, Certificates, Special Requirements:

Valid California Class B driver license, acceptable driving record, and evidence of insurance are required. Demonstrate proficiency in the operation of a vehicle with a manual shift transmission.

National Institute of Automotive Service Excellence (ASE) A6 Electrical/Electronic Systems and A8 Engine Performance certification is highly desirable.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, the employee is regularly required to use hands to finger, handle, feel or operate objects, tools, or controls and reach above shoulder and below shoulder with hands and arms. The employee is required to frequently stand and walk in work areas and occasionally sit while completing records and reports. The employee is required to talk and hear.

The employee is expected to stoop, squat, crawl, lie on their backs while facing upward, and work within confined physical spaces. Employee may climb stairs or small stools, and lift and carry parts and equipment, typically weighing less than 50 pounds. Specific vision abilities required by this class include close vision, color vision, and the ability to adjust focus.

Mental Demands

While performing the duties of this class, an employee is regularly required to use oral and written communication skills; read and interpret documents; analyze and solve basic problems; use math and mathematical reasoning; observe and interpret situations; learn and apply new technology or new skills; interact with staff, management, contractors, vendors, and the general public.

ENVIRONMENTAL DEMANDS

The employee works indoors and outdoors while assessing and working on equipment. The employee is exposed to alternating coldness, heat, dust, oils, grease, fumes, moisture, wetness, and various cleaning agents. The employee must periodically pick up, deliver, and test-drive equipment. The noise level is loud when employees are operating power tools and equipment, at and above 85 decibels level.

October 13, 2026
NEW BUSINESS
Item No. 5D.

City Council Agenda Report

AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ALVAREZ-GLASMAN & COLVIN (AGC) FOR CITY ATTORNEY SERVICES

PREPARED BY	PRESENTED BY
Eddie Fenton, Assistant City Manager/Director of Human Resources	Eddie Fenton, Assistant City Manager/Director of Human Resources
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve Amendment No. 2 to the professional services agreement with Alvarez-Glasman & Colvin (AGC) for City Attorney services; 2) Authorize the City Manager to make any necessary, non-monetary changes to the agreement; and 3) Authorize the Mayor and City Clerk to execute the agreement.

PREVIOUS CITY COUNCIL ACTION

On November 15, 2022, the City Council approved Amendment No. 1 to the professional services agreement with Alvarez-Glasman & Colvin for City Attorney services.

DISCUSSION

The City Attorney serves as general counsel and represents and advises the City Council, City Commissions, and City staff on matters of law pertaining to the operation of the City. The following are examples of the legal services provided by the City Attorney:

1. Prepares ordinances, resolutions, and other legal documents
2. Provides legal counsel on legislation-related matters
3. Prepares contracts and advises the City on public bidding and procurement processes
4. Provides legal review and guidance on municipal election-related matters; and
5. Interprets and provides legal counsel regarding Brown Act compliance and related issues.

In 2018, the City awarded an agreement to Alvarez-Glasman & Colvin (AGC) for the provision of City Attorney services following a competitive Request for Proposals (RFP) process. In November 2022, the City approved Amendment No. 1 to the agreement, which included an increase in the rates for legal services.

AGC has continued to provide excellent City Attorney services to the City. Since the rate adjustment approved in 2022, AGC has not requested an increase in its rates. AGC recently submitted a request for a rate adjustment for its City Attorney services.

The City Manager reviewed AGC's requested rate adjustment for Fiscal Years 2026/27 and 2027/28 and determined that the proposed rates justify consideration by the City Council. The requested adjustment would update the compensation for City Attorney services while maintaining the City's existing relationship with AGC.

BUDGET IMPACT

Associated costs have been allocated and included in the FY 26-27 City Attorney Services budget Account Nos. 11-6242-110105 and 11-6243-110105 for this purpose. There is no budget impact.

Attachments

Amendment_2_to_Professional_Services_Agreement_10-13-26.pdf

AMENDMENT NO. 2 TO THE
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF BUENA PARK
AND ALVAREZ-GLASMAN & COLVIN

This Amendment No. 2 is dated October 13, 2026, and is effective beginning October 1, 2026, is between the City of Buena Park, a California charter city ("CITY"), and Alvarez-Glasman & Colvin, a private business ("FIRM"). The CITY and FIRM are at times referred to herein collectively as the "Parties" and individually as a "Party."

WHEREAS, the CITY and FIRM previously entered into that certain Professional Services Agreement originally dated as of September 1, 2018, and amended by that Amendment No. 1 dated November 15, 2022, (jointly the "Agreement"), pursuant to which CITY contracted with FIRM to provide legal services, as the specific "Services" to be performed by FIRM are described in the Agreement;

WHEREAS, the Parties being mutually satisfied with the other's performance under the Agreement, desire to further modify and amend the Agreement.

NOW THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Section 3 of the Agreement, "COMPENSATION AND BILLING," is deleted and replaced as follows:

   (a) Retainer Services. City shall pay Firm a flat monthly retainer of TWENTY EIGHT THOUSAND ONE HUNDRED TWENTY-FIVE HUNDRED DOLLARS ($28,125) per month in advance of the commencement of each calendar month for Retainer Services. The compensation set forth in this paragraph assumes that Firm shall dedicate 125 hours per month at the rate of $225 per hour towards the Retainer Services. The City shall compensate the Firm the over-retainer rate of TWO HUNDRED THIRTY FIVE DOLLARS ($235) per hour in excess of the 125 hours per month. Beginning October 1, 2027, the flat monthly retainer rate will be increased to THIRTY ONE THOUSAND TWO HUNDRED AND FIFTY ($31,250) per month and the over-retainer hourly rate will be increased to TWO HUNDRED SIXTY DOLLARS ($260).

   (b) Special Services. City shall pay Firm at the rate of TWO HUNDRED AND SEVENTY-FIVE DOLLARS ($275) per hour for Special Services.

   (c) Successor Agency. City shall pay Firm at the for Successor Agency Services at the same rate as Retainer Services.

2. The Agreement, as modified by this Second Amendment, constitutes the entire understanding between the Parties hereto. Except as expressly amended herein this Second Amendment, all other terms and provisions of the Agreement shall remain in full force and effect, being deemed incorporated fully herein by this reference.

CITY OF BUENA PARK
a California Municipal Corporation

By: Connor Traut
Its: Mayor

ALVAREZ-GLASMAN & COLVIN
a private business

By: Christopher G. Cardinale
Its: Senior Partner

By: Arnold M. Alvarez-Glasman
Its: Managing Member / Owner

ATTEST:

Adria M. Vicuña, MMC
City Clerk

October 13, 2026
STUDY SESSION
Item No. 9A.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING APPLYING MORE GREEN FOLIAGE TO GRAFFITI PRONE WALLS

PREPARED BY	PRESENTED BY
Joe Hunt, Public Works Manager	Joe Hunt, Public Works Manager
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

DISCUSSION

The Public Works Department's Parks Maintenance Division operates a graffiti removal program. The program is run by a two-person crew utilizing specialized pressure-washing and painting equipment. Funding for the program is provided in part by the City's Community Development Block Grant (CDBG) administered by the City's Economic Development Department.

Over the last two years the program has removed an average of 3,500 pieces of graffiti with over 650 hours of billable work per year. Much of the graffiti removed is on public property but the crew does remove graffiti from frequently tagged private properties as a standing practice. Graffiti may be reported by calling a 24-hour message hotline or by email; the City website also provides contact information for non-City locations, including both railroad operators, Caltrans, and the County Flood District.

Municipal Code Chapter Section 8.16 covers Graffiti Prohibition and Removal. In summary, it is unlawful to apply graffiti to structures and unlawful for property owners to allow it to remain in a publicly visible space after more than seven days' notice from the City. The City is authorized to use public funds to access and remove publicly visible graffiti to avoid aesthetic disfigurement to the neighborhood or community when necessary.

The City is trying to place more emphasis on alerting property owners of graffiti on their property and making them responsible for mitigation prior to resorting to the City mitigating it. This provides incentives to property owners to implement their own graffiti prevention measures, frees up City resources to mitigate graffiti on public property, and limits liability exposure associated with operating on private property - which in rare instances, can lead to property damage. Attachment 1 is a copy of the letter provided to property owners/managers when graffiti is found or reported on their property. It notifies them of the presence of graffiti, their obligation to remove the graffiti, and provides helpful prevention suggestions. Suggestions include planting wall-covering foliage with species recommendations, installing lighting and cameras, utilizing anti-graffiti coatings, and restricting property access.

The presence of foliage and greenery on graffiti-prone walls and structures is an effective graffiti deterrent under the correct conditions. Recently, the City planted vines and wall coverings on the walls surrounding William Peak Park Pool and has maintained wall coverings on other graffiti-prone structures such as the handball courts at Heroes Park. While many additional locations are good candidates for foliage, sometimes conditions do not allow it or make it challenging. One example is the large sound wall on the south side of I-5 just north of the SR-91 overpass. There is a gas pipeline located between the wall and the adjacent railroad, which prevents the City from digging holes to plant any wall coverings. Instead, the City plans large-scale graffiti removal projects at this location on a quarterly basis, when warranted.

Areas and locations like this could still be improved via the Caltrans Highway Planting Program. The program allows applicants to submit an encroachment permit proposing wall and barrier planting projects consisting of approved vine species, full-irrigation systems, architectural approvals, traffic control plans, and insurance.

On private developments, many upcoming projects including the Nutrilite site, the vacant lot at Orangethorpe and the I-5 overpass, and 6291 Western, all have design elements and conditions of approval for landscaping along the railroad corridor side. For projects which require an entitlement, the City can require additional landscaping as a Condition of Approval. For ministerial projects, the Zoning Code can be amended to add landscaping elements such as wall-covering foliage as a development standard, which would be a text amendment that requires Planning Commission and City Council approval.

Attachments

Graffiti_Notification_Letter_2026_SIGNED.pdf

City of BUENA PARK
DEPARTMENT OF PUBLIC WORKS
Mina Mikhael, P.E., Director/City Engineer

October 13, 2026

Dear Property Owner or Manager,

This letter serves as notification that graffiti vandalism has been identified on your property, either by City staff or reported via the graffiti removal hotline (714-821-8658 and BuenaParkGraffiti@buenapark.com). Graffiti contributes to the deterioration of neighborhoods and negatively affects everyone in the community, including property owners. Graffiti is removed from all public right-of-way surfaces by the Public Works Department.

On private property, it is the property owner's responsibility to remove graffiti as soon as possible. The Buena Park Municipal Code gives property owners seven days to remove graffiti from the time the owner is notified (BPMC 8.16.070.A). If the graffiti is not removed within the time period, the City may commence with removal and recover all associated costs from the property owner (BMPC 8.16.070.B.2.b).

Graffiti vandalism is a difficult and frustrating problem, but there are ways to deter it. Strategic landscaping can impede access to large wall surfaces or other potential targets; thick hedges planted at the base or climbing vines such as Cat's Claw Vine or Creeping Fig make it difficult to access a taggable surface. Security lighting and visible security cameras may also act as a deterrent, and anti-graffiti coatings may also be applied that make clean up significantly easier. The most effective deterrent is the 24-48 hour rule. Removing graffiti within 24 to 48 hours drops the recurrence rate significantly, as taggers want their work to be seen and recognized and become discouraged by prompt removal.

Your prompt attention to this matter is appreciated as we all strive to keep our community a safe and positive place to live and do business.

If you have questions or concerns regarding this notification please contact Nino Libunao, Parks and Facilities Maintenance Superintendent, at nlibunao@buenapark.com or (714) 562-3661.

Thank you,

Mina Mikhael, P.E.
Director of Public Works/City Engineer

October 13, 2026
STUDY SESSION
Item No. 9B.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING A NEW DESIGN FOR ARTERIAL STREET SIGNS CITYWIDE INCLUDING RESIDENT DESIGN SURVEY FEEDBACK

PREPARED BY	PRESENTED BY
Bridget Englebrecht, Marketing Specialist	Bridget Englebrecht, Marketing Specialist
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

DISCUSSION

At the study session on September 8, 2026, the City Council reviewed several proposed designs for new internally illuminated street name signs (IISNS) that would replace the City's existing arterial street signs. The proposed signs will utilize LED lighting and a thinner, more modern housing while maintaining excellent visibility for roadway users. The project will be completed in phases with an immediate focus on streets that have been recently rehabilitated or soon-to-be rehabilitated.

Following discussion, the City Council narrowed down the design choices to four options (Attachment 1) and directed staff to conduct a survey of Buena Park residents to gather community input on the four designs.

The City conducted the resident survey from September 18, 2026, through October 8, 2026. With the main, formal survey, residents were presented with the four proposed designs and asked to select their preferred design through an online Google Form. The survey was promoted through the City's website and social media channels, a mass email and text message to the City's resident contact database, and flyers displayed at the Buena Park Culture Fest and Neighborhood Action Day.

A total of 1862 responses were received. The results are summarized below:

Online Google Form Results

Design	Number of Votes	Percentage
A	628	34.3%
B	342	18.7%
C	627	34.2%

D	236	12.9%

For the online survey results, Design A received the highest number of votes, with 628 votes, representing 34.3% of all survey responses.

In addition to the formal resident survey, the City received feedback from residents through comments on the City of Buena Park's social media posts. While these comments were not part of the formal survey and were not included in the survey results above, staff collected and reviewed the feedback to provide City Council with additional community input for consideration.

A total of 364 social media users commented on the City's posts regarding the proposed street sign designs. The feedback is summarized below:

Social Media Comment Results

Design	Number of Comments	Percentage
A	87	23.9%
B	94	25.82%
C	112	30.77%
D	71	19.51%

For the social media feedback, Design C received the most support, with 112 comments, representing 30.77% of the total comments received.

Staff will present the final resident survey results and additional social media feedback to City Council for consideration and direction regarding the preferred design for the City's new internally illuminated street name signs. The City Council's direction at this meeting will determine the final IISNS design as the City moves forward with implementation of the project.

Attachments

Buena_Parks_street_sign_designs_8-5x11.pdf

HELP CHOOSE BUENA PARK'S NEW STREET SIGN DESIGN!

A.



B.



C.



D.



BUENA PARK
Center of the Southland
CALIFORNIA

VOTE FOR YOUR FAVORITE:

BUENAPARK.COM/STREETSIGNS