

Tuesday, March 10, 2026

CITY COUNCIL MEETING

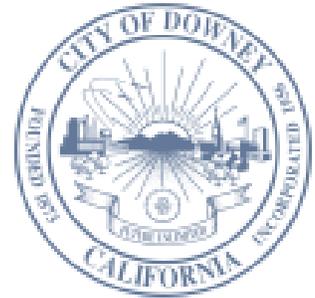
CITY COUNCIL

MAYOR
CLAUDIA M. FROMETA

SPECIAL MEETING
11:00 A.M.

MAYOR PRO TEM
HORACIO ORTIZ

GOLDEN PARK
8840 GOLDEN ST.
DOWNEY, CA 90242
ACTIVITY ROOM



COUNCIL MEMBERS
DOROTHY PEMBERTON
HECTOR SOSA
MARIO TRUJILLO

Notice regarding Public Comment: In order to ensure that limited English proficiency speakers receive the same opportunity to directly address the City Council, the City of Downey will continue to follow Government Code Section 54954.3(b)(2) and provide limited English proficiency speakers double the allotted time to make their public comments utilizing a translator during public meetings of the City Council. All other speakers will be given the allotted 3-minute speaking time for public hearing and closed session items, and one 3-minute speaking time for agenda, consent calendar and non-agenda items established by the Downey Municipal Code. To request oral language interpretation at a City Council meeting contact the City Clerk's Office at (562) 904-7280, 48-hours in advance of the meeting.

CALL TO ORDER THE SPECIAL CITY COUNCIL MEETING - 11:00 A.M.

ROLL CALL

Council Members Pemberton, Sosa, Trujillo, Mayor Pro Tem Ortiz, Mayor Frometa

PUBLIC COMMENT ON SPECIAL MEETING AGENDA ITEMS AND CLOSED SESSION ITEMS

This portion provides an opportunity for the public to address the City Council on any item on the Special Meeting Agenda. Please limit your comments to no more than three (3) minutes, unless otherwise limited by the Mayor for good cause including number of speakers, as permitted by the City's meeting rules.

CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion unless a City Council Member requests an item be removed. Removed items will be considered following approval of the Consent Calendar.

1. APPROVAL OF COUNCIL MEETING MINUTES

Regular Meetings of February 10, 2026 and February 24, 2026.

2. APPROVAL OF WARRANTS ISSUED

Warrant Nos. 396933-397320 (City) and 102-110 (CMSC); Payroll Wire Nos. 30004680-30004682; 30004677; EFT Nos. 15617-15673 (City) and 50003-50007 (CMSC); and, Manual Wire Nos. 2800-2804, in the total amount of \$ 4,725,063.37.

3. APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT CONSTRUCTION BIDS FOR THE PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 22-10

That the City Council:

1. Approve plans and specifications and authorize solicitation for construction bids for the Pedestrian Crossing Safety Enhancements Project, CIP No. 22-10; and,
2. Authorize procurement of certain City-furnished materials that require longer lead times to acquire.

4. APPROVAL OF A CONTRACT WITH FONROCHE LIGHTING AMERICA FOR THE RESIDENTIAL STREETLIGHT PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 25-17

That the City Council:

1. Approve a public works contract agreement with Fonroche Lighting America in the amount of \$184,339 and a 15 percent project contingency in the amount of \$27,650 for the installation of 16 solar powered streetlights at various locations within the City of Downey; and,
2. Authorize the City Manager to execute all amendments to the agreement.

5. APPROVAL OF AMENDMENT NO. 1 TO AN AGREEMENT TO LEASE 12140 BELLFLOWER BOULEVARD FOR THE REFURBISHMENT OF THE SPACE SHUTTLE INSPIRATION MOCK-UP

That the City Council:

1. Approve Amendment No. 1 to the Lease Agreement with Downey Land Limited for an extension of eighteen (18) months through March 11, 2028, for the lease of 12140 Bellflower Boulevard for the refurbishment of the Space Shuttle Inspiration mock-up for an additional lease amount of Seventy-Two Thousand Dollars (\$72,000); and,

2. Authorize the City Manager, or his Designee, to execute Amendment No. 1.

6. APPROVAL OF SERVICES AND LICENSE AGREEMENT FOR SHOP SMALL SOIREE

That the City Council:

1. Approve the Services and License Agreement between the City of Downey and Shop Small Soiree, for a nine-month term; and,

2. Authorize the City Manager, or his designee, to execute the agreement.

7. APPROVAL OF FINAL PARCEL MAP NO. 83742 AND AGREEMENT FOR THE CONSTRUCTION OF SUBDIVISION PUBLIC IMPROVEMENTS LOCATED AT 12428 BENEDICT AVENUE

That the City Council:

Adopt Resolution No. 26-8340, approving Final Parcel Map No. 83742 and agreement with the subdivider for the construction of subdivision public improvements.

WORKSHOP

8. DOWNEY CITY COUNCIL FISCAL YEAR 2026-2027 GOAL SETTING WORKSHOP

CLOSED SESSION

9. GOVERNMENT CODE SECTION 54957.6 - CONFERENCE WITH LABOR NEGOTIATOR JAMES MCQUEEN, DIRECTOR OF HUMAN RESOURCES RE: DIRECTION FOR LABOR NEGOTIATIONS WITH DOWNEY CITY EMPLOYEES' ASSOCIATION - MAINTENANCE UNIT, DOWNEY CITY EMPLOYEES' ASSOCIATION - MISCELLANEOUS UNIT AND DOWNEY PUBLIC SAFETY AUXILIARY ASSOCIATION.

RECONVENE AND ANNOUNCE CLOSED SESSION ACTION

ADJOURNMENT

Supporting documents are available at: City Hall-City Clerk's Department, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m. In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in this meeting, complete the City's Title II ADA Reasonable Accommodation Form located on the City's website and at City Hall - City Clerk's Department, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m., and submit to the City Clerk's Department or contact **(562) 904-7280** or TTY 7-1-1, **48 business hours prior to the City Council meeting.**

The City of Downey prohibits discrimination on the basis of disability in any of its program and services. For questions, concerns, complaints, or for additional information regarding the ADA, contact the City's ADA/Section 504 Coordinator at ADACoordinator@downeyca.org: Phone: (562) 299-6619; or TTY at 7-1-1.

In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact the City Clerk's Office at (562) 904-7280, or (562) 299-6619, **48 business hours prior to the meeting.**

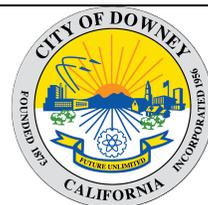
En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de las órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunión de la ciudad, comuníquese a la oficina de la secretaria de la Ciudad al (562) 904-7280, o al (562) 299-6619, en el horario de atención comercial, **48 horas antes de la reunión.**

I, Maria Alicia Duarte, CMC, City Clerk, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq., at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Community and Senior Center.

Maria Alicia Duarte, CMC, City Clerk

Members of the public wishing to submit written public comment can do so by sending an email to ccpubliccomment@downeyca.org or by submitting their written comments to the City Clerk's Office in person no later than 8:30 a.m. on Tuesday, March 10, 2026.

Note: All written public comments received shall become public record as defined under the California Public Records Act.



Date Posted: March 5, 2026

**MINUTES OF THE
CITY COUNCIL OF THE CITY OF DOWNEY
REGULAR MEETING
FEBRUARY 24, 2026**

The City Council of the City of Downey held a Regular City Council Meeting – Open Session on February 24, 2026 at 6:31 p.m., in the Council Chambers of the Downey City Hall, 11111 Brookshire Avenue, Downey, California, Mayor Pro Tem Ortiz presiding.

PRESENT:

Council Members:

Claudia M. Frometa	Mayor	(excused)
Horacio Ortiz	Mayor Pro Tem	
Dorothy Pemberton	Council Member	
Hector Sosa	Council Member	
Mario Trujillo	Council Member	

ALSO PRESENT:

Roger Bradley, City Manager
Vaniah De Rojas, Assistant City Manager
John M. Funk, City Attorney
Scott Loughner, Police Chief
Anthony Hildebrand, Fire Chief
Timothy Birhisel, Principal Civil Engineer
James McQueen, Human Resources Director
Swati Meshram, Deputy Community Development Director - Planning
Jason Chacon, Parks and Recreation Director
Marlon Ramirez, Interim Assistant Finance Director
M. Alicia Duarte, CMC, City Clerk

The Invocation was delivered by Pastor Dan Dutch, Desert Reign Church. The Pledge of Allegiance was led by Girl Scout Troop 2903.

PRESENTATIONS: None.

PUBLIC HEARINGS

- 1. PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A FRANCHISE AGREEMENT WITH MR. C'S TOWING FOR TOWING AND STORAGE SERVICES:** Police.

ADOPTED RESOLUTION NO. 26-8337, APPROVING A FRANCHISE AGREEMENT FOR TOWING AND STORAGE SERVICES WITH MR. C'S TOWING

Mayor Pro Tem Ortiz opened the Public Hearing at 6:36 p.m.

City Clerk Duarte affirmed receipt of the Proof of Publication. It was moved by Council Member Trujillo, seconded by Council Member Pemberton, and carried 4-0, with Mayor Frometa absent, to receive and file the publication.

Police Chief Scott Loughner provided the staff report for Item No. 1. He presented the proposed towing franchise agreement, pursuant to Section 1403 of the Downey City Charter. He explained that the agreement governs police-initiated tows, including traffic collisions, impounds, abandoned vehicles, DUI-related impounds, and long-term evidentiary holds. He outlined key Request for Proposal (RFP) requirements, including 24-hour availability, a 20-minute response time, and a secured facility capable of storing at least 100 vehicles, including indoor storage for evidentiary vehicles at no cost to the City. He stated that the franchise fee is a cost-recovery tool, with the City receiving 20% of police-initiated tow revenues, averaging approximately \$60,000 annually, and that rates are regulated under California Highway Patrol guidelines. Chief Loughner reported that three companies responded to the RFP. AstroTow was disqualified for not meeting lot size requirements, Titan Transportation was unable to meet updated franchise requirements after losing its lease, and Mr. C's Towing met all minimum qualifications. Mr. C's Towing has served as the City's emergency towing provider since October 15, and has demonstrated timely performance, and received positive references from other Police agencies. He recommended approval of the franchise agreement with Mr. C's Towing and noted representatives were available for questions.

Council Member Sosa asked whether Titan Towing submitted its bid with the expectation of securing property within the City during the process. Chief Loughner responded that Titan Towing had hoped to obtain a location within the City; however, the property they had been leasing was sold, and the new owners intended to use it for other purposes. He stated that Titan Towing explored alternative sites but was unable to secure a suitable location within the required timeframe, particularly to meet the City's need for proper vehicle storage and evidentiary holds.

Council Member Sosa asked how long the RFP process was open and how many proposals were received, noting that the prior agreement had been non-exclusive and that Titan Towing had been the only respondent at that time. Chief Loughner responded that the RFP was advertised for 30 days and the three companies submitted proposals. He confirmed that during the previous procurement approximately five years ago, Titan Towing was the sole respondent and was awarded a three-year agreement with two one-year extensions.

Council Member Sosa requested confirmation that agencies including Montebello Police Department, Bell Gardens Police Department, South Gate Police Department, the Los Angeles (L.A.) County Sheriff's Department, and the California Highway Patrol provided favorable references for Mr. C's Towing. Chief Loughner confirmed that staff contacted those agencies and received uniformly positive feedback. He emphasized the importance of securing a reputable operator due to the need to properly store vehicles involved in felony traffic collisions and homicides, maintain chain of custody, and ensure evidentiary integrity, noting that the City has had very good success with the company.

Council Member Sosa inquired about the 20-minute response time requirement, noting that it is relatively quick compared to past practices. Chief Loughner referenced the City's previous non-exclusive towing rotation system, where multiple companies were used and response delays were common, sometimes resulting in Police officers waiting up to an hour due to missed calls and cancellations. He emphasized that extended wait times are inefficient and that Police officers cannot remain on scene for

prolonged periods awaiting a tow. He acknowledged initial concerns regarding whether the current provider could meet the standard, but confirmed that the company has consistently complied by staging drivers and remaining prepared to respond promptly.

Mayor Pro Tem Ortiz asked whether a 30-day advertisement period for the RFP was standard practice or whether a longer timeframe is typically used. City Manager Bradley responded that 30 days is generally the standard duration for RFPs and noted that, in some cases, the City has issued RFPs for as little as three weeks. He stated that 30 days provides a sufficient and reasonable period for vendors to submit proposals.

Mayor Pro Tem Ortiz asked whether Titan Towing was still considering operating in Downey. Chief Loughner responded that he has not spoken with Titan Towing since mid-October, when the City separated from the company, and noted there are still unrelated administrative matters being addressed outside of the towing RFP. He emphasized that the separation was not due to performance concerns, as Titan Towing provided satisfactory service for approximately 16 to 17 years, but rather because the company no longer had a facility to store and impound vehicles.

Council Member Pemberton sought clarification regarding the location of the towing company's storage lot, confirming that it is not located within the City of Downey but nearby on Firestone Blvd. Chief Loughner confirmed that the lot is located near Firestone Blvd. and the I-710 Fwy., in the vicinity of South Gate.

Council Member Pemberton inquired whether the proposed towing agreement is non-exclusive and whether other tow companies could bid or be added in the future. City Manager Bradley confirmed that under a non-exclusive agreement, the City retains the option to add another towing provider if desired. However, he stated that the City is not presently pursuing another provider, as the current arrangement is meeting operational needs.

Council Member Pemberton asked whether the proposed franchise fee is consistent with what the City previously had with Titan Towing. Chief Loughner confirmed that the franchise fee structure is the same as the prior agreement with Titan Towing. He explained that staff surveyed nearby cities to ensure the fee is fair and consistent with regional standards, noting that surrounding agencies typically charge between 14% and 25% of gross receipts, with some also requiring annual flat fees. He stated that the proposed structure aligns with the general range charged by neighboring cities.

City Manager Bradley explained that franchise fees are commonly associated with franchise agreements and are intended to offset impacts to the public right-of-way, including wear and tear caused by heavy tow trucks operating on City streets. He noted that the fee allows the City to recover related costs and is a standard practice among municipalities.

Council Member Pemberton referenced a constituent concern regarding towing and storage fees, noting that in a situation where a vehicle was retrieved within a few hours, a full day's storage fee was still charged. She cited the contract provision stating that vehicles stored eight hours or less may be charged up to one full day of storage and questioned why the fee is not prorated for shorter storage periods. Chief Loughner responded that he has not seen towing companies prorate storage fees for partial days. He explained that the minimum daily charge helps offset the company's operational costs, including staffing, equipment, fuel, and insurance. He further clarified that the "short storage period"

provision means that once a vehicle exceeds eight hours in storage, the company may assess an additional daily storage fee without waiting a full 24 hours.

Council Member Pemberton inquired about the disciplinary provisions in the agreement and how complaints are monitored. She noted that in reviewing public feedback, many complaints appeared related to private property tows rather than police-initiated impounds. She emphasized the importance of distinguishing between private property towing and public roadway towing, clarifying that private property tows are initiated by property owners and are subject to posted signage requirements. Chief Loughner confirmed that private property impounds are separate from police-directed tows and are not governed by the City's agreement in the same manner. He explained that proper signage is required for private property enforcement and stated that, generally, towing rates follow California Highway Patrol standards unless otherwise specified in a separate contractual arrangement with the City in which the tow occurs.

Council Member Trujillo inquired whether the three-year contract term is standard. City Manager Bradley responded that contract terms are typically structured within a three- to five-year window and confirmed that the three-year term is standard. He added that the agreement was bid with that timeframe, and any changes would require reopening the bidding process.

City Attorney Funk added that such franchise agreements are authorized under the Downey Municipal Code, which provides for a term of up to three years.

Council Member Trujillo asked whether vehicle owners are responsible for daily storage fees when a vehicle is impounded for evidentiary purposes. Chief Loughner explained that while a vehicle is held for evidence, there is no storage cost incurred. However, once the evidence hold is lifted and the registered owner is notified, storage fees begin accruing if the vehicle is not promptly retrieved.

Chief Loughner added that, as part of the franchise agreement, the towing provider also furnishes emergency towing services for City vehicles, such as responding to flat tires or breakdowns, at no additional cost.

Mayor Pro Tem Ortiz asked City Clerk Duarte if any written public comments were received regarding the Public Hearing item. City Clerk Duarte confirmed no written public comments were received.

Mayor Pro Tem Ortiz asked City Clerk Duarte if there was anyone present who would like to comment regarding the Public Hearing item.

City Clerk Duarte confirmed there were no speakers.

Having none, Mayor Pro Tem Ortiz closed public comment.

It was moved by Council Member Trujillo, seconded by Council Member Sosa, and so ordered by Mayor Pro Tem Ortiz, to close the Public Hearing at 6:54 p.m.

It was moved by Council Member Pemberton, seconded by Council Member Trujillo, and carried 4-0, with Mayor Frometa absent, to adopt Resolution No. 26-8337, approving a Franchise Agreement for Towing and Storage Services with Mr. C's Towing.

PUBLIC COMMENT ON AGENDA, CONSENT CALENDAR AND NON-AGENDA ITEMS

Mayor Pro Tem Ortiz asked City Clerk Duarte if any written public comments were received regarding Agenda, Consent Calendar and Non-Agenda items.

City Clerk Duarte confirmed one written public comment was received.

Captain Gregory Schwartz, LAFD Station 42 "B", asked the Council to consider installing a speed camera at Brookshire Ave. between Florence Ave. and Gallatin Rd.

It was moved by Council Member Pemberton, seconded by Council Member Trujillo, and carried 4-0, with Mayor Frometa absent, to receive and file written public comment.

Mayor Pro Tem Ortiz asked City Clerk Duarte if there was anyone present who would like to comment regarding Agenda, Consent Calendar and Non-Agenda items.

Delia Espinoza, resident, commented in regards to recent ICE activities in the City.

Eduardo Sandoval, resident, commented in regards to an incident involving the Downey Police Department.

Sarah, resident, commented regarding coyote sightings and requested that the City provide community outreach.

Carmen Vasquez, President of the Kiwanis Foundation, commented regarding the donation of funding for the playground at Rio San Gabriel Park.

Maria Lopez, resident, commented regarding an issue she has reported to the City related to City trees.

Zion Shue, resident, commented in regards to recent ICE activities in the City.

Speaker No. 7, left before their time to speak.

George Guzman, resident, requested that the speed limit on 5th St. between Brookshire Ave. and Lakewood Blvd. be changed from 35 mph to 25 mph and to install a stop sign.

Victor Hugo Rincon, resident, commented in regards to recent ICE activities in the City.

Speaker No. 10, commented in regards to President Donald Trump's response to the passing of Rob Reiner.

It was moved by Council Member Trujillo, seconded by Council Member Pemberton, and carried 4-0, with Mayor Frometa absent, to close public comment.

CONSENT CALENDAR

Council Member Trujillo pulled Item No. 6, for separate discussion.

It was moved by Council Member Trujillo, seconded by Council Member Sosa, and carried 4-0, with Mayor Frometa absent, to approve the remainder of the Consent Calendar.

2. **APPROVAL OF COUNCIL MEETING MINUTES:** Regular Meeting of April 22, 2025: City Clerk.
3. **WARRANTS ISSUED:** Warrant Nos. 396503-396932; Payroll Wire Nos. 30004675-30004676, 30004678; 30004663; 30004669-30004670; EFT Nos. 15548-15616; Manual Wire No. 2799; and, Cashier's Check Nos. 91203-91205, in the total amount of \$6,357,633.08: Finance.
4. **APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT CONSTRUCTION BIDS FOR THE CITYWIDE SLURRY SEAL PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 26-03:** Public Works.

APPROVED PLANS AND SPECIFICATIONS, AND AUTHORIZED SOLICITATION, FOR CONSTRUCTION BIDS FOR THE CITYWIDE SLURRY SEAL PROJECT, CIP NO. 26-03

5. **APPROVED A PROFESSIONAL SERVICES AGREEMENT WITH BE SOCIAL PRODUCTIONS FOR THE LOS ANGELES WORLD CUP 26 FAN ZONE AT THE CITY OF DOWNEY:** Administration.
 - 1) **APPROVED A PROFESSIONAL SERVICES AGREEMENT WITH BE SOCIAL PRODUCTIONS FOR THE LOS ANGELES WORLD CUP 26 FAN ZONE WITHIN THE CITY OF DOWNEY, FOR A CONTRACT TERM BEGINNING FEBRUARY 24, 2026 THROUGH JULY 30, 2026; AND,**
 - 2) **AUTHORIZED THE CITY MANAGER TO EXECUTE ALL AMENDMENTS TO THE AGREEMENT**
7. **ADOPTION OF A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY FIRE MANAGEMENT ASSOCIATION:** Human Resources.

ADOPTED RESOLUTION NO. 26-8338, APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY FIRE MANAGEMENT ASSOCIATION (JANUARY 1, 2026 – DECEMBER 31, 2029)
8. **ADOPTION OF A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY POLICE OFFICERS' ASSOCIATION:** Human Resources.

ADOPTED RESOLUTION NO. 26-8339, APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY POLICE OFFICERS' ASSOCIATION (JANUARY 1, 2026 – DECEMBER 31, 2029)

9. FISCAL YEAR 2025-2026 SECOND QUARTER PROGRESS REPORT OF THE DOWNEY FORWARD 2030 STRATEGIC PLAN: Administration.

RECEIVED AND FILED THE DOWNEY FORWARD 2030 STRATEGIC PLAN SECOND QUARTER PROGRESS REPORT FOR FISCAL YEAR 2025-2026

10. ACCEPTANCE OF A COMMEMORATIVE BENCH DONATION FROM THE DOWNEY LOS AMIGOS KIWANIS CLUB: Public Works.

ACCEPTED THE DONATION OF A BENCH FROM THE DOWNEY LOS AMIGOS KIWANIS CLUB

OTHER BUSINESS

Item No. 6 was taken out of order.

6. APPROVAL OF REIMBURSEMENT AGREEMENT WITH THE DOWNEY KIWANIS FOUNDATION FOR PLAYGROUND RENOVATIONS AT RIO SAN GABRIEL PARK: Parks and Recreation.

AUTHORIZED THE CITY MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT WITH THE DOWNEY KIWANIS FOUNDATION FOR \$300,000, OVER FOUR YEARS, FOR THE PLAYGROUND RENOVATION PROJECT AT RIO SAN GABRIEL PARK

Council Member Trujillo stated that he pulled Item No. 6, not due to concerns with its substance, but to highlight the contributions of the Downey Kiwanis Club. He recognized Kiwanis' longstanding history of service, particularly its focus on youth leadership and community service, and expressed personal appreciation for the organization's impact on his life. He commended the Club's continued contributions to the City, including the playground project at Rio San Gabriel Park, and requested that the Council consider naming the playground in honor of Jerry Wetzstein in recognition of his dedication and service to the community. The request was seconded by Council Member Sosa.

Council Member Sosa expressed appreciation for the continued service of the Kiwanis Clubs in the City, particularly recognizing the Kiwanis Club of Downey Noon Club for its strong support and community involvement.

Mayor Pro Tem Ortiz expressed appreciation for the Kiwanis organization and its continued commitment to serving the community.

It was moved by Council Member Trujillo, seconded by Council Member Pemberton, and carried 4-0, with Mayor Frometa absent, to approve a Reimbursement Agreement with the Downey Kiwanis Foundation for \$300,000, over four years, for the playground renovation project at Rio San Gabriel Park.

ADMINISTRATIVE REPORTS: None.

CITY COUNCIL MEMBER ANNOUNCEMENTS; REQUESTS FOR FUTURE AGENDA ITEMS; CONFERENCE/MEETING REPORTS

Council Member Sosa reported that he attended the Independent Cities Association (ICA) Winter Seminar, where he participated in sessions related to the Coastal Commission, cybersecurity updates, drone technology demonstrations, short-term rentals, and smart revenue growth strategies that do not rely on additional taxation. He shared that he was asked to moderate a panel on smart revenue growth due to a last-minute cancellation and found the experience valuable. Council Member Sosa emphasized the importance of aligning with the City's Strategic Plan by prioritizing private investment that supports long-term revenue growth and the attraction of high-paying professional jobs, noting that such growth benefits the broader local economy and small business community.

Council Member Trujillo requested that coyote awareness and response strategies be incorporated as an integral component of the City's Neighborhood Watch Program. He proposed providing live workshops and training opportunities for residents, particularly in impacted areas, to better address coyote-related concerns. He suggested the development and distribution of informational signage as part of community outreach efforts.

Assistant City Manager De Rojas shared that the City maintains a Coyote Management Plan available on the City's website that outlines response protocols based on reported activity levels. She noted that information is regularly shared through social media and that the City maintains communication with wildlife organizations. She added that staff has been discussing expanded outreach efforts, including distributing brochures and providing deterrence education such as the use of noise devices, and will coordinate with the Police Department to implement these efforts.

Council Member Trujillo expressed interest in hosting a Town Hall meeting featuring park rangers or representatives from the Department of Fish and Wildlife to provide a live presentation on coyote issues, noting that residents, particularly seniors, value the opportunity to ask questions in person. City Manager Bradley stated that while participation from the Department of Fish and Wildlife can be limited, staff is willing to reach out to explore the possibility of organizing another community meeting.

Council Member Trujillo expressed concerns regarding AT&T service quality and requested that the City reach out to the company to communicate those concerns. City Manager Bradley responded that the City has previously engaged in discussions with AT&T and will continue outreach efforts; however, he noted that AT&T is a private entity and the City does not have regulatory authority over its operations.

Council Member Trujillo announced that Downey ICE Watch will host a public meeting at Downey First Christian Church on Florence Ave. where free alert whistles will be distributed.

Council Member Pemberton reported that she attended the ICA Winter Seminar and found the sessions informative, particularly those addressing best practices and the role of the Coastal Commission in protecting public coastal access. She participated in a California Contract Cities Zoom meeting featuring L.A. County Sheriff Robert Luna, who discussed Senate Bill 54 and clarified that the Sheriff's Department does not inquire about immigration status, responds to calls for assistance, and does not permit ICE access within County jails without proper warrants. She provided information regarding the ICE detainee locator website and phone number for individuals seeking to locate detained persons and noted that the Council continues to monitor evolving issues within its legal authority. She highlighted

several Consent Calendar items, including the Citywide Slurry Seal Project, which will rehabilitate 55 residential street segments totaling approximately 6.8 miles at an estimated cost of \$1 million, funded by vehicle impact fees, with construction anticipated from May through August. She noted approval of an agreement with Be Social Productions to assist with planning and implementation of the official L.A. World Cup Fan Zone at Stonewood Center, anticipated to draw 10,000 to 15,000 attendees and generate economic activity for local businesses. The event will be free and includeS four scheduled matches throughout the day. Council Member Pemberton announced upcoming community events, including TLC’s 14th Annual 5k Run at Apollo Park and the 30th Annual ARC Walk at Stonewood Center. She further thanked Human Resources Director McQueen and staff for successfully concluding complex labor negotiations with the Downey Fire Management Association and the Downey Police Officers Association, resulting in four-year agreements through December 2029. She concluded by expressing appreciation to the Kiwanis Foundation for its donation toward the playground project and library bench.

Mayor Pro Tem Ortiz reported that he attended the ribbon cutting ceremony for the new “Welcome to Downtown Downey” mural and expressed appreciation to City staff and Stay Arts for their partnership in bringing the public art project to completion. He requested that staff revisit the waste management deposit required for businesses, noting concerns that the fee, particularly for small businesses, may be a deterrent to economic development. The request was seconded by Council Member Trujillo.

Mayor Pro Tem Ortiz requested that staff explore expanding the City’s current school zone designations to include City parks, potentially reclassifying them as “safety zones,” with consideration of additional signage, reduced speed limits, and enhanced pavement markings in areas where children play to further promote public safety. City Manager Bradley confirmed that staff could evaluate the legal and operational implications of such a change and return to Council with information for consideration. The request was seconded by Council Member Sosa.

CITY MANAGER/STAFF MEMBER COMMENTS

City Manager Bradley announced that there were no comments from staff.

ADJOURNMENT

Mayor Pro Tem Ortiz adjourned the City Council Meeting – Open Session at 7:45 p.m. in memory of Reverend Jesse Jackson, 84, American Civil Rights Activist; and, Sheriff Deputy Brian Sneed, 12-year Veteran of the Los Angeles County Sheriff’s Department serving the West Hollywood Station, who passed away while off-duty.

MARIA ALICIA DUARTE, CMC
City Clerk

CLAUDIA M. FROMETA
Mayor

**MINUTES OF THE
CITY COUNCIL OF THE CITY OF DOWNEY
REGUALR MEETING
FEBRUARY 24, 2026**

The City Council of the City of Downey held a Regular City Council Meeting – Open Session on February 24, 2026 at 6:31 p.m., in the Council Chambers of the Downey City Hall, 11111 Brookshire Avenue, Downey, California, Mayor Pro Tem Ortiz presiding.

PRESENT:

Council Members:

Claudia M. Frometa	Mayor	(excused)
Horacio Ortiz	Mayor Pro Tem	
Dorothy Pemberton	Council Member	
Hector Sosa	Council Member	
Mario Trujillo	Council Member	

ALSO PRESENT:

Roger Bradley, City Manager
Vaniah De Rojas, Assistant City Manager
John M. Funk, City Attorney
Scott Loughner, Police Chief
Anthony Hildebrand, Fire Chief
Timothy Birhisel, Principal Civil Engineer
James McQueen, Human Resources Director
Swati Meshram, Deputy Community Development Director - Planning
Jason Chacon, Parks and Recreation Director
Marlon Ramirez, Interim Assistant Finance Director
M. Alicia Duarte, CMC, City Clerk

The Invocation was delivered by Pastor Dan Dutch, Desert Reign Church. The Pledge of Allegiance was led by Girl Scout Troop 2903.

PRESENTATIONS: None.

PUBLIC HEARINGS

- 1. PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A FRANCHISE AGREEMENT WITH MR. C'S TOWING FOR TOWING AND STORAGE SERVICES:** Police.

ADOPTED RESOLUTION NO. 26-8337, APPROVING A FRANCHISE AGREEMENT FOR TOWING AND STORAGE SERVICES WITH MR. C'S TOWING

Mayor Pro Tem Ortiz opened the Public Hearing at 6:36 p.m.

City Clerk Duarte affirmed receipt of the Proof of Publication. It was moved by Council Member Trujillo, seconded by Council Member Pemberton, and carried 4-0, with Mayor Frometa absent, to receive and file the publication.

Police Chief Scott Loughner provided the staff report for Item No. 1. He presented the proposed towing franchise agreement, pursuant to Section 1403 of the Downey City Charter. He explained that the agreement governs police-initiated tows, including traffic collisions, impounds, abandoned vehicles, DUI-related impounds, and long-term evidentiary holds. He outlined key Request for Proposal (RFP) requirements, including 24-hour availability, a 20-minute response time, and a secured facility capable of storing at least 100 vehicles, including indoor storage for evidentiary vehicles at no cost to the City. He stated that the franchise fee is a cost-recovery tool, with the City receiving 20% of police-initiated tow revenues, averaging approximately \$60,000 annually, and that rates are regulated under California Highway Patrol guidelines. Chief Loughner reported that three companies responded to the RFP. AstroTow was disqualified for not meeting lot size requirements, Titan Transportation was unable to meet updated franchise requirements after losing its lease, and Mr. C's Towing met all minimum qualifications. Mr. C's Towing has served as the City's emergency towing provider since October 15, and has demonstrated timely performance, and received positive references from other Police agencies. He recommended approval of the franchise agreement with Mr. C's Towing and noted representatives were available for questions.

Council Member Sosa asked whether Titan Towing submitted its bid with the expectation of securing property within the City during the process. Chief Loughner responded that Titan Towing had hoped to obtain a location within the City; however, the property they had been leasing was sold, and the new owners intended to use it for other purposes. He stated that Titan Towing explored alternative sites but was unable to secure a suitable location within the required timeframe, particularly to meet the City's need for proper vehicle storage and evidentiary holds.

Council Member Sosa asked how long the RFP process was open and how many proposals were received, noting that the prior agreement had been non-exclusive and that Titan Towing had been the only respondent at that time. Chief Loughner responded that the RFP was advertised for 30 days and the three companies submitted proposals. He confirmed that during the previous procurement approximately five years ago, Titan Towing was the sole respondent and was awarded a three-year agreement with two one-year extensions.

Council Member Sosa requested confirmation that agencies including Montebello Police Department, Bell Gardens Police Department, South Gate Police Department, the Los Angeles (L.A.) County Sheriff's Department, and the California Highway Patrol provided favorable references for Mr. C's Towing. Chief Loughner confirmed that staff contacted those agencies and received uniformly positive feedback. He emphasized the importance of securing a reputable operator due to the need to properly store vehicles involved in felony traffic collisions and homicides, maintain chain of custody, and ensure evidentiary integrity, noting that the City has had very good success with the company.

Council Member Sosa inquired about the 20-minute response time requirement, noting that it is relatively quick compared to past practices. Chief Loughner referenced the City's previous non-exclusive towing rotation system, where multiple companies were used and response delays were common, sometimes resulting in Police officers waiting up to an hour due to missed calls and cancellations. He emphasized that extended wait times are inefficient and that Police officers cannot remain on scene for

prolonged periods awaiting a tow. He acknowledged initial concerns regarding whether the current provider could meet the standard, but confirmed that the company has consistently complied by staging drivers and remaining prepared to respond promptly.

Mayor Pro Tem Ortiz asked whether a 30-day advertisement period for the RFP was standard practice or whether a longer timeframe is typically used. City Manager Bradley responded that 30 days is generally the standard duration for RFPs and noted that, in some cases, the City has issued RFPs for as little as three weeks. He stated that 30 days provides a sufficient and reasonable period for vendors to submit proposals.

Mayor Pro Tem Ortiz asked whether Titan Towing was still considering operating in Downey. Chief Loughner responded that he has not spoken with Titan Towing since mid-October, when the City separated from the company, and noted there are still unrelated administrative matters being addressed outside of the towing RFP. He emphasized that the separation was not due to performance concerns, as Titan Towing provided satisfactory service for approximately 16 to 17 years, but rather because the company no longer had a facility to store and impound vehicles.

Council Member Pemberton sought clarification regarding the location of the towing company's storage lot, confirming that it is not located within the City of Downey but nearby on Firestone Blvd. Chief Loughner confirmed that the lot is located near Firestone Blvd. and the I-710 Fwy., in the vicinity of South Gate.

Council Member Pemberton inquired whether the proposed towing agreement is non-exclusive and whether other tow companies could bid or be added in the future. City Manager Bradley confirmed that under a non-exclusive agreement, the City retains the option to add another towing provider if desired. However, he stated that the City is not presently pursuing another provider, as the current arrangement is meeting operational needs.

Council Member Pemberton asked whether the proposed franchise fee is consistent with what the City previously had with Titan Towing. Chief Loughner confirmed that the franchise fee structure is the same as the prior agreement with Titan Towing. He explained that staff surveyed nearby cities to ensure the fee is fair and consistent with regional standards, noting that surrounding agencies typically charge between 14% and 25% of gross receipts, with some also requiring annual flat fees. He stated that the proposed structure aligns with the general range charged by neighboring cities.

City Manager Bradley explained that franchise fees are commonly associated with franchise agreements and are intended to offset impacts to the public right-of-way, including wear and tear caused by heavy tow trucks operating on City streets. He noted that the fee allows the City to recover related costs and is a standard practice among municipalities.

Council Member Pemberton referenced a constituent concern regarding towing and storage fees, noting that in a situation where a vehicle was retrieved within a few hours, a full day's storage fee was still charged. She cited the contract provision stating that vehicles stored eight hours or less may be charged up to one full day of storage and questioned why the fee is not prorated for shorter storage periods. Chief Loughner responded that he has not seen towing companies prorate storage fees for partial days. He explained that the minimum daily charge helps offset the company's operational costs, including staffing, equipment, fuel, and insurance. He further clarified that the "short storage period"

provision means that once a vehicle exceeds eight hours in storage, the company may assess an additional daily storage fee without waiting a full 24 hours.

Council Member Pemberton inquired about the disciplinary provisions in the agreement and how complaints are monitored. She noted that in reviewing public feedback, many complaints appeared related to private property tows rather than police-initiated impounds. She emphasized the importance of distinguishing between private property towing and public roadway towing, clarifying that private property tows are initiated by property owners and are subject to posted signage requirements. Chief Loughner confirmed that private property impounds are separate from police-directed tows and are not governed by the City's agreement in the same manner. He explained that proper signage is required for private property enforcement and stated that, generally, towing rates follow California Highway Patrol standards unless otherwise specified in a separate contractual arrangement with the City in which the tow occurs.

Council Member Trujillo inquired whether the three-year contract term is standard. City Manager Bradley responded that contract terms are typically structured within a three- to five-year window and confirmed that the three-year term is standard. He added that the agreement was bid with that timeframe, and any changes would require reopening the bidding process.

City Attorney Funk added that such franchise agreements are authorized under the Downey Municipal Code, which provides for a term of up to three years.

Council Member Trujillo asked whether vehicle owners are responsible for daily storage fees when a vehicle is impounded for evidentiary purposes. Chief Loughner explained that while a vehicle is held for evidence, there is no storage cost incurred. However, once the evidence hold is lifted and the registered owner is notified, storage fees begin accruing if the vehicle is not promptly retrieved.

Chief Loughner added that, as part of the franchise agreement, the towing provider also furnishes emergency towing services for City vehicles, such as responding to flat tires or breakdowns, at no additional cost.

Mayor Pro Tem Ortiz asked City Clerk Duarte if any written public comments were received regarding the Public Hearing item. City Clerk Duarte confirmed no written public comments were received.

Mayor Pro Tem Ortiz asked City Clerk Duarte if there was anyone present who would like to comment regarding the Public Hearing item.

City Clerk Duarte confirmed there were no speakers.

Having none, Mayor Pro Tem Ortiz closed public comment.

It was moved by Council Member Trujillo, seconded by Council Member Sosa, and so ordered by Mayor Pro Tem Ortiz, to close the Public Hearing at 6:54 p.m.

It was moved by Council Member Pemberton, seconded by Council Member Trujillo, and carried 4-0, with Mayor Frometa absent, to adopt Resolution No. 26-8337, approving a Franchise Agreement for Towing and Storage Services with Mr. C's Towing.

PUBLIC COMMENT ON AGENDA, CONSENT CALENDAR AND NON-AGENDA ITEMS

Mayor Pro Tem Ortiz asked City Clerk Duarte if any written public comments were received regarding Agenda, Consent Calendar and Non-Agenda items.

City Clerk Duarte confirmed one written public comment was received.

Captain Gregory Schwartz, LAFD Station 42 “B”, asked the Council to consider installing a speed camera at Brookshire Ave. between Florence Ave. and Gallatin Rd.

It was moved by Council Member Pemberton, seconded by Council Member Trujillo, and carried 4-0, with Mayor Frometa absent, to receive and file written public comment.

Mayor Pro Tem Ortiz asked City Clerk Duarte if there was anyone present who would like to comment regarding Agenda, Consent Calendar and Non-Agenda items.

Delia Espinoza, resident, commented in regards to recent ICE activities in the City.

Eduardo Sandoval, resident, commented in regards to an incident involving the Downey Police Department.

Sarah, resident, commented regarding coyote sightings and requested that the City provide community outreach.

Carmen Vasquez, President of the Kiwanis Foundation, commented regarding the donation of funding for the playground at Rio San Gabriel Park.

Maria Lopez, resident, commented regarding an issue she has reported to the City related to City trees.

Zion Shue, resident, commented in regards to recent ICE activities in the City.

Speaker No. 7, left before their time to speak.

George Guzman, resident, requested that the speed limit on 5th St. between Brookshire Ave. and Lakewood Blvd. be changed from 35 mph to 25 mph and to install a stop sign.

Victor Hugo Rincon, resident, commented in regards to recent ICE activities in the City.

Speaker No. 10, commented in regards to President Donald Trump’s response to the passing of Rob Reiner.

It was moved by Council Member Trujillo, seconded by Council Member Pemberton, and carried 4-0, with Mayor Frometa absent, to close public comment.

CONSENT CALENDAR

Council Member Trujillo pulled Item No. 6, for separate discussion.

It was moved by Council Member Trujillo, seconded by Council Member Sosa, and carried 4-0, with Mayor Frometa absent, to approve the remainder of the Consent Calendar.

2. **APPROVAL OF COUNCIL MEETING MINUTES:** Regular Meeting of April 22, 2025: City Clerk.
3. **WARRANTS ISSUED:** Warrant Nos. 396503-396932; Payroll Wire Nos. 30004675-30004676, 30004678; 30004663; 30004669-30004670; EFT Nos. 15548-15616; Manual Wire No. 2799; and, Cashier's Check Nos. 91203-91205, in the total amount of \$6,357,633.08: Finance.
4. **APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT CONSTRUCTION BIDS FOR THE CITYWIDE SLURRY SEAL PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 26-03:** Public Works.

APPROVED PLANS AND SPECIFICATIONS, AND AUTHORIZED SOLICITATION, FOR CONSTRUCTION BIDS FOR THE CITYWIDE SLURRY SEAL PROJECT, CIP NO. 26-03

5. **APPROVED A PROFESSIONAL SERVICES AGREEMENT WITH BE SOCIAL PRODUCTIONS FOR THE LOS ANGELES WORLD CUP 26 FAN ZONE AT THE CITY OF DOWNEY:** Administration.
 - 1) **APPROVED A PROFESSIONAL SERVICES AGREEMENT WITH BE SOCIAL PRODUCTIONS FOR THE LOS ANGELES WORLD CUP 26 FAN ZONE WITHIN THE CITY OF DOWNEY, FOR A CONTRACT TERM BEGINNING FEBRUARY 24, 2026 THROUGH JULY 30, 2026; AND,**
 - 2) **AUTHORIZED THE CITY MANAGER TO EXECUTE ALL AMENDMENTS TO THE AGREEMENT**
7. **ADOPTION OF A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY FIRE MANAGEMENT ASSOCIATION:** Human Resources.

ADOPTED RESOLUTION NO. 26-8338, APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY FIRE MANAGEMENT ASSOCIATION (JANUARY 1, 2026 – DECEMBER 31, 2029)
8. **ADOPTION OF A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY POLICE OFFICERS' ASSOCIATION:** Human Resources.

ADOPTED RESOLUTION NO. 26-8339, APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DOWNEY AND THE DOWNEY POLICE OFFICERS' ASSOCIATION (JANUARY 1, 2026 – DECEMBER 31, 2029)

9. FISCAL YEAR 2025-2026 SECOND QUARTER PROGRESS REPORT OF THE DOWNEY FORWARD 2030 STRATEGIC PLAN: Administration.

RECEIVED AND FILED THE DOWNEY FORWARD 2030 STRATEGIC PLAN SECOND QUARTER PROGRESS REPORT FOR FISCAL YEAR 2025-2026

10. ACCEPTANCE OF A COMMEMORATIVE BENCH DONATION FROM THE DOWNEY LOS AMIGOS KIWANIS CLUB: Public Works.

ACCEPTED THE DONATION OF A BENCH FROM THE DOWNEY LOS AMIGOS KIWANIS CLUB

OTHER BUSINESS

Item No. 6 was taken out of order.

6. APPROVAL OF REIMBURSEMENT AGREEMENT WITH THE DOWNEY KIWANIS FOUNDATION FOR PLAYGROUND RENOVATIONS AT RIO SAN GABRIEL PARK: Parks and Recreation.

AUTHORIZED THE CITY MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT WITH THE DOWNEY KIWANIS FOUNDATION FOR \$300,000, OVER FOUR YEARS, FOR THE PLAYGROUND RENOVATION PROJECT AT RIO SAN GABRIEL PARK

Council Member Trujillo stated that he pulled Item No. 6, not due to concerns with its substance, but to highlight the contributions of the Downey Kiwanis Club. He recognized Kiwanis' longstanding history of service, particularly its focus on youth leadership and community service, and expressed personal appreciation for the organization's impact on his life. He commended the Club's continued contributions to the City, including the playground project at Rio San Gabriel Park, and requested that the Council consider naming the playground in honor of Jerry Wetzstein in recognition of his dedication and service to the community. The request was seconded by Council Member Sosa.

Council Member Sosa expressed appreciation for the continued service of the Kiwanis Clubs in the City, particularly recognizing the Kiwanis Club of Downey Noon Club for its strong support and community involvement.

Mayor Pro Tem Ortiz expressed appreciation for the Kiwanis organization and its continued commitment to serving the community.

It was moved by Council Member Trujillo, seconded by Council Member Pemberton, and carried 4-0, with Mayor Frometa absent, to approve a Reimbursement Agreement with the Downey Kiwanis Foundation for \$300,000, over four years, for the playground renovation project at Rio San Gabriel Park.

ADMINISTRATIVE REPORTS: None.

CITY COUNCIL MEMBER ANNOUNCEMENTS; REQUESTS FOR FUTURE AGENDA ITEMS; CONFERENCE/MEETING REPORTS

Council Member Sosa reported that he attended the Independent Cities Association (ICA) Winter Seminar, where he participated in sessions related to the Coastal Commission, cybersecurity updates, drone technology demonstrations, short-term rentals, and smart revenue growth strategies that do not rely on additional taxation. He shared that he was asked to moderate a panel on smart revenue growth due to a last-minute cancellation and found the experience valuable. Council Member Sosa emphasized the importance of aligning with the City's Strategic Plan by prioritizing private investment that supports long-term revenue growth and the attraction of high-paying professional jobs, noting that such growth benefits the broader local economy and small business community.

Council Member Trujillo requested that coyote awareness and response strategies be incorporated as an integral component of the City's Neighborhood Watch Program. He proposed providing live workshops and training opportunities for residents, particularly in impacted areas, to better address coyote-related concerns. He suggested the development and distribution of informational signage as part of community outreach efforts.

Assistant City Manager De Rojas shared that the City maintains a Coyote Management Plan available on the City's website that outlines response protocols based on reported activity levels. She noted that information is regularly shared through social media and that the City maintains communication with wildlife organizations. She added that staff has been discussing expanded outreach efforts, including distributing brochures and providing deterrence education such as the use of noise devices, and will coordinate with the Police Department to implement these efforts.

Council Member Trujillo expressed interest in hosting a Town Hall meeting featuring park rangers or representatives from the Department of Fish and Wildlife to provide a live presentation on coyote issues, noting that residents, particularly seniors, value the opportunity to ask questions in person. City Manager Bradley stated that while participation from the Department of Fish and Wildlife can be limited, staff is willing to reach out to explore the possibility of organizing another community meeting.

Council Member Trujillo expressed concerns regarding AT&T service quality and requested that the City reach out to the company to communicate those concerns. City Manager Bradley responded that the City has previously engaged in discussions with AT&T and will continue outreach efforts; however, he noted that AT&T is a private entity and the City does not have regulatory authority over its operations.

Council Member Trujillo announced that Downey ICE Watch will host a public meeting at Downey First Christian Church on Florence Ave. where free alert whistles will be distributed.

Council Member Pemberton reported that she attended the ICA Winter Seminar and found the sessions informative, particularly those addressing best practices and the role of the Coastal Commission in protecting public coastal access. She participated in a California Contract Cities Zoom meeting featuring L.A. County Sheriff Robert Luna, who discussed Senate Bill 54 and clarified that the Sheriff's Department does not inquire about immigration status, responds to calls for assistance, and does not permit ICE access within County jails without proper warrants. She provided information regarding the ICE detainee locator website and phone number for individuals seeking to locate detained persons and noted that the Council continues to monitor evolving issues within its legal authority. She highlighted

several Consent Calendar items, including the Citywide Slurry Seal Project, which will rehabilitate 55 residential street segments totaling approximately 6.8 miles at an estimated cost of \$1 million, funded by vehicle impact fees, with construction anticipated from May through August. She noted approval of an agreement with Be Social Productions to assist with planning and implementation of the official L.A. World Cup Fan Zone at Stonewood Center, anticipated to draw 10,000 to 15,000 attendees and generate economic activity for local businesses. The event will be free and includeS four scheduled matches throughout the day. Council Member Pemberton announced upcoming community events, including TLC’s 14th Annual 5k Run at Apollo Park and the 30th Annual ARC Walk at Stonewood Center. She further thanked Human Resources Director McQueen and staff for successfully concluding complex labor negotiations with the Downey Fire Management Association and the Downey Police Officers Association, resulting in four-year agreements through December 2029. She concluded by expressing appreciation to the Kiwanis Foundation for its donation toward the playground project and library bench.

Mayor Pro Tem Ortiz reported that he attended the ribbon cutting ceremony for the new “Welcome to Downtown Downey” mural and expressed appreciation to City staff and Stay Arts for their partnership in bringing the public art project to completion. He requested that staff revisit the waste management deposit required for businesses, noting concerns that the fee, particularly for small businesses, may be a deterrent to economic development. The request was seconded by Council Member Trujillo.

Mayor Pro Tem Ortiz requested that staff explore expanding the City’s current school zone designations to include City parks, potentially reclassifying them as “safety zones,” with consideration of additional signage, reduced speed limits, and enhanced pavement markings in areas where children play to further promote public safety. City Manager Bradley confirmed that staff could evaluate the legal and operational implications of such a change and return to Council with information for consideration. The request was seconded by Council Member Sosa.

CITY MANAGER/STAFF MEMBER COMMENTS

City Manager Bradley announced that there were no comments from staff.

ADJOURNMENT

Mayor Pro Tem Ortiz adjourned the City Council Meeting – Open Session at 7:45 p.m. in memory of Reverend Jesse Jackson, 84, American Civil Rights Activist; and, Sheriff Deputy Brian Sneed, 12-year Veteran of the Los Angeles County Sheriff’s Department serving the West Hollywood Station, who passed away while off-duty.

MARIA ALICIA DUARTE, CMC
City Clerk

CLAUDIA M. FROMETA
Mayor

Bank : space BANK OF THE WEST

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
102	2/20/2026	139274	LEWIS, ARKITA	JANUARY/26	1/30/2026	CMSC GIRLS IN STEM SUPPL	37.39	37.39
			Voucher:					
103	2/20/2026	139042	LOLLIPOP LABS	108128	2/6/2026	50% DEPOSIT CITY OF STEM	8,000.00	8,000.00
			Voucher:					
104	2/20/2026	140743	RAMOS, OFER	2026-1002	2/1/2026	INSTRUCTION FEE FOR CMS	200.00	200.00
			Voucher:					
105	2/20/2026	137273	THE CORBIN GROUP	26 - NOVEMBEF	12/1/2025	CONSULTING SERVICES - NC	5,600.00	
			Voucher:	27 -DECEMBER	1/1/2026	CONSULTING SERVICES - DE	5,600.00	
				28	2/1/2026	CONSULTING SERVICES - JA	5,600.00	16,800.00
106	2/20/2026	137149	TRINIDAD, GUADALUPE	DECEMBER/25	1/20/2026	CMSC GIRLS IN STEM PIZZA	196.42	196.42
			Voucher:					
Sub total for BANK OF THE WEST:								25,233.81

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<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>	
2800	2/12/2026	131768	DOWNTOWN DOWNEY CBD	DECEMBER/25	2/4/2026	WIRE TRANSFER	1,336.93	1,336.93
	Voucher:							
2801	2/18/2026	114154	JP MORGAN CHASE BANK	FEBRUARY/26	2/9/2026	WIRE TRANSFER	32,337.80	32,337.80
	Voucher:							
2802	2/18/2026	140746	OLSSON, INC.	567621	2/13/2026	WIRE TRANSFER	2,200.00	2,200.00
	Voucher:							
Sub total for BANK OF THE WEST:								35,874.73

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
15617	2/20/2026	135358	ARTNET-IT CORP.	26-2-1-SSA	2/17/2026	EFT - SPECIALIZED INFORMA	4,345.00
	Voucher:			26-2-1-DS2	2/17/2026	EFT - SPECIALIZED INFORMA	2,876.92
				26-2-1-DS3	2/17/2026	EFT - SPECIALIZED INFORMA	3,363.00
				26-2-1-DS5	2/17/2026	EFT - SPECIALIZED INFORMA	3,258.50
				26-2-1	2/17/2026	EFT - SPECIALIZED INFORMA	5,700.00
							19,543.42
15618	2/20/2026	131928	BTI COMMUNICATIONS GROL	82708	2/10/2026	EFT - MONTHLY MONITORING	810.00
	Voucher:						810.00
15619	2/20/2026	121643	CIR, INC	BSCL20260131C	1/31/2026	EFT - BUILDING & SAFETY DI	22,778.70
	Voucher:						22,778.70
15620	2/20/2026	126067	CORELOGIC SOLUTIONS, LLC	82290660	1/31/2026	EFT - JANUARY 2026 SERVIC	250.00
	Voucher:						250.00
15621	2/20/2026	106132	DELTA DENTAL	BE006931307C	2/5/2026	EFT - 01/30 - 02/05/26 INSURA	5,830.70
	Voucher:			BE006931094C	2/5/2026	EFT - 01/30 - 02/05/26 INSURA	21.60
				BE006921010C	1/29/2026	EFT - 01/23 - 01/29/26 INSURA	7,057.20
				BE006897083C	1/15/2026	EFT - 01/09 - 01/15/26 INSURA	9,185.50
				BE006917789C	1/22/2026	EFT - 01/26 - 01/22/26 INSURA	3,860.70
				BE006917789A	1/22/2026	EFT - 01/01 - 01/31/26 ADMIN	3,119.10
				BE006917577A	1/22/2026	EFT - 01/01 - 01/31/26 ADMIN	11.10
							29,085.90
15622	2/20/2026	101356	DOWNEY CITY EMPL ASSOC	(Ben1767418	2/20/2026	IBEW DUES: PAYMENT	1,349.17
	Voucher:						1,349.17
15623	2/20/2026	101355	DOWNEY CITY EMPLOYEES A	Ben1767416	2/20/2026	DCEA MISC DUES: PAYMENT	710.50
	Voucher:						710.50
15624	2/20/2026	101365	DOWNEY FIREMEN'S ASSN-IA	Ben1767408	2/20/2026	FIRE DUES: PAYMENT	5,812.18
	Voucher:						5,812.18
15625	2/20/2026	101373	DOWNEY POLICE OFFICERS	(Ben1767410	2/20/2026	DPOA DUES (POLICE ASSOC	5,300.00
	Voucher:						5,300.00
15626	2/20/2026	101374	DOWNEY POLICE-FIRE MEMC	Ben1767406	2/20/2026	FIRE/POLICE TRUST: PAYMEI	809.00
	Voucher:						809.00
15627	2/20/2026	101375	DOWNEY PUB SAFETY EMP A	Ben1767422	2/20/2026	SAFETY DUES: PAYMENT	1,080.00
	Voucher:						1,080.00
15628	2/20/2026	124953	ICMA, 108479 & 108481	Ben1767428	2/20/2026	LOAN PAYMENTS: PAYMENT	1,732.38
	Voucher:						1,732.38
15629	2/20/2026	124952	ICMA, PLAN 300820	Ben1767434	2/20/2026	DEF COMP (SEAACA DEF CO	3,210.85
	Voucher:						3,210.85

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
15630	2/20/2026	136764	IK CONSULTING, LLC	IK-DOWNEY112	1/10/2026	EFT - PROFESSIONAL SERVI	12,600.00	12,600.00
		Voucher:						
15631	2/20/2026	119022	METLIFE SMALL BUSINESS C	Ben1767426	2/20/2026	METLIFE DENTAL: PAYMENT	23.88	23.88
		Voucher:						
15632	2/20/2026	121161	MIRANDA, MARIO TONY	35074 2 OF 4	2/17/2026	EFT - INSTRUCTOR FEE	281.75	
		Voucher:		35075 - 2 OF 4	2/17/2026	EFT - INSTRUCTOR FEE	20.13	301.88
15633	2/20/2026	110083	MV TRANSPORTATION, INC	137128	2/10/2026	EFT - DOWNEY LINK BUS SEI	114,182.26	
		Voucher:		137221	2/15/2026	EFT - DOWNEY LINK BUS SEI	14,290.72	
				137135	2/13/2026	EFT - DOWNEY DIAL-A-RIDE :	1,715.57	130,188.55
15634	2/20/2026	110083	MV TRANSPORTATION, INC	137120	2/13/2026	EFT - DOWNEY DIAL-A-RIDE :	61,760.40	61,760.40
		Voucher:						
15635	2/20/2026	126174	OCEAN BLUE ENVIRONMENT,	42399	2/2/2026	EFT - HAZARDOUS WASTE R	7,892.08	
		Voucher:		42425	2/3/2026	EFT - HAZARDOUS WASTE R	1,390.60	
				42445	2/3/2026	EFT - HAZARDOUS WASTE R	1,078.19	
				42475	2/3/2026	EFT - HAZARDOUS WASTE R	7,715.79	
				42420	2/2/2026	EFT - HAZARDOUS WASTE R	7,019.50	
				42423	2/2/2026	EFT - HAZARDOUS WASTE R	5,933.74	
				42437	2/3/2026	EFT - HAZARDOUS WASTE R	10,348.91	
				42446	2/3/2026	EFT - HAZARDOUS WASTE R	7,729.92	49,108.73
15636	2/20/2026	116715	PARS - DOWNEY, U.S. BANK	Ben1767414	2/20/2026	DOWNEY P/T PARS RETIREM	10,875.57	10,875.57
		Voucher:						
15637	2/20/2026	126043	PARS - SEAACA, U.S. BANK	N.Ben1767432	2/20/2026	SEAACA P/T PARS RETIREME	1,649.74	1,649.74
		Voucher:						
15638	2/20/2026	136228	ROSALES, ANTONIO	35074 - 1 OF 4	2/17/2026	EFT - INSTRUCTOR FEE	281.75	
		Voucher:		35075 - 1 OF 4	2/17/2026	EFT - INSTRUCTOR FEE	20.12	301.87
15639	2/20/2026	128404	THE SAUCE CREATIVE SERV	8001	2/10/2026	EFT - FLYERS	367.33	367.33
		Voucher:						
15640	2/20/2026	100101	VOYA - DEFERRED COMP, NC	Ben1767412	2/20/2026	ROTH VOYA DEF COMP POS	73,174.82	73,174.82
		Voucher:						
Sub total for BANK OF THE WEST:								432,824.87

Bank : espace BANK OF THE WEST

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
50004	2/20/2026	136001	GONZALEZ, NADIA	21	1/27/2026	EFT - JANUARY 2026 PR/COM	6,500.00
		Voucher:	20 - DECEMBEF	1/5/2026	EFT - DECEMBER PR/COMML	6,500.00	13,000.00
50005	2/20/2026	140382	ROMERO, CHRISTINA	2025-1123 - 2 OI	12/5/2025	EFT - CONSULTING WORK - 1	5,499.98
		Voucher:					5,499.98
50006	2/20/2026	128404	THE SAUCE CREATIVE SERV	7975	1/13/2026	EFT - COLUMN WRAP - DECA	1,217.70
		Voucher:					1,217.70
Sub total for BANK OF THE WEST:							19,717.68

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
396933	2/20/2026	137521	ACCESSO SHOWARE INV-80528	1/31/2026	TICKET PROCESSING FEES -	1,645.00	1,645.00
			Voucher:				
396934	2/20/2026	100961	ADMINSURE 18601	2/13/2026	WORKER'S COMPENSATION	11,556.00	11,556.00
			Voucher:				
396935	2/20/2026	123292	AIR EXCHANGE, INC. 91616607	2/6/2026	REPAIR CRAB RETURN ON T	367.50	367.50
			Voucher:				
396936	2/20/2026	134742	AKESO OCCUPATIONAL HEALEM066079	1/29/2026	DECEMBER PRE-EMPLOYME	2,020.00	
			Voucher: EM068160	2/9/2026	JANUARY 2026 PRE-EMPLOY	1,920.00	
			1444-94486	12/2/2025	NOVEMBER PRE-EMPLOYME	5,630.00	9,570.00
396937	2/20/2026	100163	ALL CITY MANAGEMENT SER'PS-INV103539	2/6/2026	CROSSING GUARD SERVICE	17,411.02	17,411.02
			Voucher:				
396938	2/20/2026	119262	ALPHA QUALITY CONCRETE, 256	2/6/2026	DIG UP, REPAIR RAISE SIGNA	3,900.00	
			Voucher: 257	2/6/2026	DIG UP, REPAIR DG GRADE -	3,800.00	
			258	2/6/2026	DIG UP, REPAIR DG & RAISE	4,100.00	11,800.00
396939	2/20/2026	125759	AQUASANI WATER HHH020008367	2/5/2026	WATER SERVICE - FIRE DEP'	70.93	70.93
			Voucher:				
396940	2/20/2026	133964	ARAMSCO, INC. S7521812.001	2/6/2026	SUPPLIES	477.00	
			Voucher: S7521812.002	1/29/2026	SUPPLIES	135.66	
			S7521820.001	1/29/2026	SUPPLIES	1,961.70	2,574.36
396941	2/20/2026	114463	AT&T 331 254-7118/JA	1/7/2026	331 254-7118 799 3 - 01/07 - 0;	57.19	
			Voucher: 331 254-7119/JA	1/7/2026	331 254-7119 814 9 - 01/07 - 0;	57.19	
			339 343-1001/JA	1/7/2026	339 343-1001 303 3 - 01/07 - 0;	89.14	
			339 343-1002/JA	1/7/2026	339 343-1002 830 4 - 01/07 - 0;	89.14	292.66
396942	2/20/2026	119491	AVENUE PRESS PRINTING CC12614	2/5/2026	DIGITAL PVC BOARD - WILLY	331.39	331.39
			Voucher:				
396943	2/20/2026	100426	BAVCO BACKFLOW APPARAT 374180	1/28/2026	TEST KITS	190.00	190.00
			Voucher:				
396944	2/20/2026	112520	BILL'S SOUND & SECURITY 47597	2/3/2026	RHGC - FIRE ALARMTROUBL	1,260.00	1,260.00
			Voucher:				
396945	2/20/2026	140720	BLAZIS, DONA L. 26-00679	2/6/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:				
396946	2/20/2026	138296	BRIGHTVIEW LANDSCAPE, S19676029	2/1/2026	MONTHLY LANDSCAPE MANA	109,364.97	
			Voucher: 9676028	1/1/2026	MONTHLY LANDSCAPE MANA	109,364.97	218,729.94
396947	2/20/2026	140723	BUENROSTRO, ESTEFANIA 26-05854	2/6/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:				

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
396948	2/20/2026	140732	BURGESS, CORINNE 26-05232	1/29/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:					
396949	2/20/2026	100701	CALMAT/INDUSTRIAL ASPHAL5582857	2/6/2026	SUPPLIES	528.06	
		Voucher:	5582822	2/6/2026	SUPPLIES	524.14	1,052.20
396950	2/20/2026	123456	CAMACHO, GUSTAVO 2/13/26	2/13/2026	2/13/26 COMMISSION MEETIN	225.00	225.00
		Voucher:					
396951	2/20/2026	126128	CINTAS CORPORATION NO.3 4241187580	8/4/2025	TOWELS, UNIFORM	885.01	
		Voucher:	4259013274	2/9/2026	TOWELS, UNIFORM	405.05	
			9355566376		CREDIT MEMO	-391.26	
			4257852610	1/28/2026	SCRAPER, MAT, AIR SVC	63.83	
			4258197574	2/2/2026	SCRAPER, MAT, UNIFORM	216.57	
			4258200978	2/2/2026	TOWELS	35.00	
			4258197759	2/2/2026	SCRAPER,TOWELS, MAT, UN	55.97	
			04258566568	2/4/2026	SCRAPER,AIR SVC, MAT	63.83	
			4259012730	2/9/2026	SCRAPER,MAT, UNIFORM	233.51	
			4259032915	2/9/2026	TOWELS	35.00	
			4258899964	2/6/2026	TOWES	35.00	1,637.51
396952	2/20/2026	105626	CITY OF VERNON 2/5/26	2/5/2026	2026 SOUTHEAST POLICE CT	1,000.00	1,000.00
		Voucher:					
396953	2/20/2026	130622	CLARK, ALAINA 02/23/26	2/11/2026	MEALS, TRAVEL - HOMELESS	61.14	61.14
		Voucher:					
396954	2/20/2026	135332	CONVERGINT TECHNOLOGIEIN00442996	2/11/2026	CITY HALL 2ND FLOOR CAFE	7,089.00	7,089.00
		Voucher:					
396955	2/20/2026	111312	CRAFCO INC 9403646002	2/2/2026	ER COLD PATCH BAG	895.06	895.06
		Voucher:					
396956	2/20/2026	140158	CROWELL, DIANE 26-02937	1/28/2026	REFUND DEPOSIT - K9 SPAY	50.00	50.00
		Voucher:					
396957	2/20/2026	134080	CRUZ, JOCELYN 1/12 - 1/16/26	2/4/2026	LODGING, MEALS,MILES - SF	1,393.24	1,393.24
		Voucher:					
396958	2/20/2026	140736	DALLMEIER, KNOX 26-04519	1/8/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:					
396959	2/20/2026	139349	DANIELLE ROMERO, CITY OF 2/13/26	2/13/2026	2/13/26 COMMISSION MEETIN	225.00	225.00
		Voucher:					
396960	2/20/2026	131494	DANIELS TIRE SERVICE, INC. 200562076	2/5/2026	GOODYEAR TIRES - STOCK	1,988.88	1,988.88
		Voucher:					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
396961	2/20/2026	140164	DAVID HAASE MD PC	2026-01	2/13/2026	EMERGENCY MEDICAL DIRE	8,750.01	8,750.01
			Voucher:					
396962	2/20/2026	140737	DELATORRE, ERMINIO	Ref001767233	2/17/2026	UB Refund Cst #102376	923.51	923.51
			Voucher:					
396963	2/20/2026	140700	DIAZ, AMBER DE ANDA	26-06618	1/28/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
396964	2/20/2026	139278	DOCUSIGN, INC.	111100638501	2/10/2026	SUBSCRIPTION ANNUAL 02/1	16,848.00	16,848.00
			Voucher:					
396965	2/20/2026	133116	DOG WASTE DEPOT	801558	2/5/2026	DOGGIE WALK BAGS	2,116.35	2,116.35
			Voucher:					
396966	2/20/2026	109820	DOWNEY PATRIOT, THE	111573	1/15/2026	1/15, 1/22/26 NOTICE OF PUB	1,280.00	1,280.00
			Voucher:					
396967	2/20/2026	137455	DUNCAN, DANIEL	2/13/26	2/13/2026	REIMB PARAMEDIC LICENSE	250.00	250.00
			Voucher:					
396968	2/20/2026	140722	DUNSHEE, RYAN	26-04310	2/6/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
396969	2/20/2026	113766	EMERGENCY VEHICLE GROU	45909	12/9/2025	BLUE SEA SYSTEMS SUPPLIE	926.45	926.45
			Voucher:					
396970	2/20/2026	101534	EMSAR, ERLA, INC	SM-253130	2/5/2026	PREVENTATIVE MAINTENANC	304.00	304.00
			Voucher:					
396971	2/20/2026	140709	ENRIQUEZ, ESTER	26-06624	2/5/2026	REFUND DEPOSIT - FELINE S	40.00	40.00
			Voucher:					
396972	2/20/2026	140744	FERRELL, LARONDA	2014412.002	2/11/2026	REFUND CANCELLED RESEF	243.00	243.00
			Voucher:					
396973	2/20/2026	140703	FLINT, DAVID	26-04937	1/30/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
396974	2/20/2026	101693	FRANCHISE TAX BOARD	Ben1767424	2/20/2026	FRANCHISE TAX BOARD: PAY	385.34	385.34
			Voucher:					
396975	2/20/2026	128119	FRONTIER COMMUNICATION	562-861-0770/JF	1/28/2026	562-861-0770-010168-5 - 01/2	1,603.82	1,603.82
			Voucher:					
396976	2/20/2026	128119	FRONTIER COMMUNICATION	209-188-3604/JF	1/28/2026	209-188-3604-040491-5 - 01/2	640.95	640.95
			Voucher:					
396977	2/20/2026	128119	FRONTIER COMMUNICATION	209-150-9696/JF	1/25/2026	209-150-9696-103097-5 - 01/2	548.38	548.38
			Voucher:					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
396978	2/20/2026	128119	FRONTIER COMMUNICATION:562-904-2363/JF	1/28/2026	562-904-2363-070787-5 - 01/28	391.29	391.29
			Voucher:				
396979	2/20/2026	128119	FRONTIER COMMUNICATION:562-904-7201/FE	2/1/2026	562-904-7201-121391-5 - 02/01	342.91	342.91
			Voucher:				
396980	2/20/2026	128119	FRONTIER COMMUNICATION:209-151-3873/FE	2/1/2026	209-151-3873-042892-5 - 02/01	265.16	265.16
			Voucher:				
396981	2/20/2026	128119	FRONTIER COMMUNICATION:562-904-4052/JF	1/19/2026	562-904-4052-081009-5 - 01/19	228.51	228.51
			Voucher:				
396982	2/20/2026	128119	FRONTIER COMMUNICATION:562-923-3780/JF	1/25/2026	562-923-3780-092606-5 - 01/25	208.44	208.44
			Voucher:				
396983	2/20/2026	128119	FRONTIER COMMUNICATION:562-231-1202/FE	2/2/2026	562-231-1202-062823-5 - 02/02	163.80	163.80
			Voucher:				
396984	2/20/2026	128119	FRONTIER COMMUNICATION:562-622-0826/JF	1/16/2026	562-622-0826-020598-5 - 01/16	154.91	154.91
			Voucher:				
396985	2/20/2026	128119	FRONTIER COMMUNICATION:562-904-7271/FE	2/1/2026	562-904-7271-032495-5 - 02/01	132.68	132.68
			Voucher:				
396986	2/20/2026	128119	FRONTIER COMMUNICATION:209-041-3991/JF	1/28/2026	209-041-3991-121213-5 - 01/28	132.59	132.59
			Voucher:				
396987	2/20/2026	128119	FRONTIER COMMUNICATION:209-070-7094/JF	1/28/2026	209-070-7094-120513-5 - 01/28	132.59	132.59
			Voucher:				
396988	2/20/2026	128119	FRONTIER COMMUNICATION:209-044-8242/JF	1/13/2026	209-044-8242-102307-5 - 01/13	128.60	128.60
			Voucher:				
396989	2/20/2026	128119	FRONTIER COMMUNICATION:209-021-5695/JF	1/16/2026	209-021-5695-101907-5 - 01/16	122.58	122.58
			Voucher:				
396990	2/20/2026	128119	FRONTIER COMMUNICATION:209-080-4906/JF	1/19/2026	209-080-4906-101707-5 - 01/19	122.58	122.58
			Voucher:				
396991	2/20/2026	128119	FRONTIER COMMUNICATION:562-622-0825/FE	2/2/2026	562-622-0825-060917-5 - 02/02	117.25	117.25
			Voucher:				
396992	2/20/2026	128119	FRONTIER COMMUNICATION:562-904-1147/FE	2/2/2026	562-904-1147-060917-5 - 02/02	117.25	117.25
			Voucher:				
396993	2/20/2026	128119	FRONTIER COMMUNICATION:209-069-8936/JF	1/28/2026	209-069-8936-102307-5 - 01/28	114.35	114.35
			Voucher:				
396994	2/20/2026	128119	FRONTIER COMMUNICATION:213-034-3734/JF	1/28/2026	213-034-3734-101807-5 - 01/28	108.33	108.33
			Voucher:				

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
396995	2/20/2026	128119	FRONTIER COMMUNICATION:562-861-6950/FE	2/2/2026	562-861-6950-060717-5 - 02/02	106.36	106.36	
			Voucher:					
396996	2/20/2026	128119	FRONTIER COMMUNICATION:209-151-3868/FE	2/1/2026	209-151-3868-050492-5 - 02/01	103.52	103.52	
			Voucher:					
396997	2/20/2026	128119	FRONTIER COMMUNICATION:209-151-3854/FE	2/1/2026	209-151-3854-122491-5 - 02/01	100.23	100.23	
			Voucher:					
396998	2/20/2026	128119	FRONTIER COMMUNICATION:213-024-1655/JA	1/10/2026	213-024-1655-101207-5 - 01/10	98.78	98.78	
			Voucher:					
396999	2/20/2026	128119	FRONTIER COMMUNICATION:209-151-3871/JA	1/16/2026	209-151-3871-050892-5 - 01/16	98.78	98.78	
			Voucher:					
397000	2/20/2026	128119	FRONTIER COMMUNICATION:209-151-3865/FE	2/1/2026	209-151-3865-033088-5 - 02/01	98.78	98.78	
			Voucher:					
397001	2/20/2026	128119	FRONTIER COMMUNICATION:213-034-3726/FE	2/1/2026	213-034-3726-100907-5 - 02/01	98.78	98.78	
			Voucher:					
397002	2/20/2026	128119	FRONTIER COMMUNICATION:209-151-3867/FE	2/1/2026	209-151-3867-110593-5 - 02/01	97.88	97.88	
			Voucher:					
397003	2/20/2026	128119	FRONTIER COMMUNICATION:562-862-7119/JA	1/25/2026	562-862-7119-033078-5 - 01/25	96.82	96.82	
			Voucher:					
397004	2/20/2026	128119	FRONTIER COMMUNICATION:213-048-4050/JA	1/25/2026	213-048-4050-100807-5 - 01/25	84.53	84.53	
			Voucher:					
397005	2/20/2026	128119	FRONTIER COMMUNICATION:209-151-3864/FE	2/2/2026	209-151-3864-122178-5 - 01/02	83.80	83.80	
			Voucher:					
397006	2/20/2026	127230	GOVERNMENT FORMS AND S359916	1/30/2026	SUPPLIES	1,864.50	1,864.50	
			Voucher:					
397007	2/20/2026	101882	GRAINGERS	9799315115	2/6/2026	SUPPLIES	76.95	
			Voucher:	9802124736	2/10/2026	SUPPLIES	30.05	
				9796596386	2/4/2026	SUPPLIES	907.28	
397008	2/20/2026	108952	GRAPHIC SOLUTIONS	26053	1/31/2026	CHANGE ORDER #1, 5/20/25~	2,810.00	1,014.28
			Voucher:				2,810.00	
397009	2/20/2026	140727	GREGORIO, EVAN ANGELO	26-05296	2/5/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
397010	2/20/2026	140708	HERNANDEZ, EMILY	26-02795	1/28/2026	REFUND DEPOSIT - FELINE S	40.00	40.00
			Voucher:					
397011	2/20/2026	136263	HERNANDEZ, MICHAEL	3/30 - 4/3/26	2/2/2026	MEALS, TRAVEL - LEADERSH	173.73	173.73
			Voucher:					

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397012	2/20/2026	140699	HERNANDEZ, NATALIA	26-06922	1/31/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
397013	2/20/2026	139244	HONORABLE RUDY BOJORQ	2/13/26	2/13/2026	2/13/26 COMMISSION MEETIN	225.00	225.00
			Voucher:					
397014	2/20/2026	126110	HUNTINGTON BEACH FORD	5085123	1/30/2026	BULB	62.06	62.06
			Voucher:					
397015	2/20/2026	108918	IBRAHIM, TALAAT	26-06610	1/20/2026	REFUND DEPOSIT - FELINE S	40.00	40.00
			Voucher:					
397016	2/20/2026	123659	J.G. ACOUSTICS INC.	12/11/2025	12/11/2025	CEILING TILE REPLACEMENT	19,450.00	19,450.00
			Voucher:					
397017	2/20/2026	140721	JAUREGUI, JESSE	26-04301	2/6/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
397018	2/20/2026	140719	JAVIER, EDWARD ANTHONY	26-04654	2/4/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
397019	2/20/2026	140725	JOHNSON, CHERYL	26-06547	2/6/2026	REFUND DEPOSIT - FELINE S	40.00	40.00
			Voucher:					
397020	2/20/2026	138306	JOSHUA'S WINDOWS AND DC	1986	2/4/2026	CLEAR GLASS HACKOUT - W	750.00	750.00
			Voucher:					
397021	2/20/2026	118007	KELTERITE CORPORATION	615140	1/16/2026	FOB COLD MIX	2,495.11	2,495.11
			Voucher:					
397022	2/20/2026	140731	KIM, FLORENCE	26-06063	2/5/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
397023	2/20/2026	140733	KIM, RUTH	26-05267	1/29/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
			Voucher:					
397024	2/20/2026	102478	KIMBALL MIDWEST	104130182	1/28/2026	SUPPLIES	98.35	98.35
			Voucher:					
397025	2/20/2026	136909	KIMBERLY'S DANCE STUDIO	2/3/26	2/13/2026	SETTLEMENT - KDS REHEAR	144.25	144.25
			Voucher:					
397026	2/20/2026	120258	LA SIGNS & BANNERS	73835	2/4/2026	INSTALLATION LABOR - FIRE	1,964.95	1,964.95
			Voucher:					
397027	2/20/2026	110940	LEMONS, PEGGY	2/13/26	2/13/2026	2/13/26 COMMISSION MEETIN	225.00	225.00
			Voucher:					
397028	2/20/2026	139274	LEWIS, ARKITA	10/10/25 - 01/21,	2/7/2026	MILEAGE REIMBURSEMENT	107.01	107.01
			Voucher:					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397029	2/20/2026	102516	LN CURTIS & SONS	INV1034810	1/30/2026	B. PLY	2,102.26	2,102.26
		Voucher:						
397030	2/20/2026	140705	LOPEZ, RAYDEEN	26-05624	1/30/2026	REFUND DEPOSIT - FELINE S	40.00	40.00
		Voucher:						
397031	2/20/2026	102733	LOS ANGELES COUNTY	RE-PW-260112C	1/12/2026	TS MAINT DDG THRU DECEM	96.35	96.35
		Voucher:						
397032	2/20/2026	132263	LUNA, MARIO	FEBRUARY/26	2/11/2026	TOOLS REIMBURSEMENT	29.77	29.77
		Voucher:						
397033	2/20/2026	102823	MAJESTIC TROPHY & AWARD	26050	2/3/2026	DESK WEDGE ACRYLIC - SGI	49.73	49.73
		Voucher:						
397034	2/20/2026	128983	MARROQUIN, LEONOR	4/27 - 5/1/26	2/4/2026	LODGING, MILES - CAC CONF	1,401.67	1,401.67
		Voucher:						
397035	2/20/2026	122808	MARTIN (FORMERLY TRUJILL	02/13/26	2/13/2026	2/13/26 COMMISSION MEETIN	225.00	225.00
		Voucher:						
397036	2/20/2026	140701	MARTINEZ, FEDERICO	25-11973	1/30/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						
397037	2/20/2026	129838	MEAR CONSTRUCTION, INC.	4017	2/5/2026	LOCKER ROOMS PAINT - POL	1,450.00	
		Voucher:		4015	2/5/2026	YELLOW STRIPPING PAINT -	1,900.00	3,350.00
397038	2/20/2026	116215	MISSION LINEN SUPPLY	525457050	2/5/2026	LINEN MAINTENANCE	142.43	142.43
		Voucher:						
397039	2/20/2026	125127	MR. BILL'S, AUTO BODY & PAI	10709	2/3/2026	PAINT LABOR AND MATERIAL	4,534.11	4,534.11
		Voucher:						
397040	2/20/2026	125050	MUNICIPAL MAINTENANCE EC	44475	12/15/2025	PARTS	175.52	175.52
		Voucher:						
397041	2/20/2026	103221	NAPA AUTO PARTS	67335	2/2/2026	PARTS	1,546.45	
		Voucher:		67331	2/2/2026	PARTS	193.88	
				67337	2/2/2026	PARTS	1,382.76	
				67402	2/3/2026	PARTS	50.92	
				67333	2/2/2026	PARTS	500.62	
				67330	2/2/2026	PARTS	1,429.53	
				67094	1/30/2026	SUPPLIES	139.21	
				705399	2/5/2026	SUPPLIES	639.02	5,882.39
397042	2/20/2026	106122	NATIONAL DATA & SURVEYIN	25-020373	10/29/2025	TURNING MOVEMENT COUN	2,850.00	
		Voucher:		26-020035	1/27/2026	TUBE MACHINE COUNTS - DI	140.00	
				26-020032	1/29/2026	24 HOUR SCREENLINE COUN	4,775.00	7,765.00

Bank : bow BANK OF THE WEST

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397043	2/20/2026	126090	NIEMELA PAPPAS & ASSOCIA	7092	1/1/2026	GENERAL ADVOCACY SERVI	3,960.00	3,960.00
		Voucher:						
397044	2/20/2026	124703	OLIVARES, DANIEL	4/14 - 4/15/26	2/9/2026	MEALS,MILES - MOBILE FIEL	76.16	76.16
		Voucher:						
397045	2/20/2026	126555	ON POINT GAME WEAR	1953	2/4/2026	NEXT LEVEL BRAND NAVY T-	2,713.88	2,713.88
		Voucher:						
397046	2/20/2026	138882	OWEN, DIANE	26-05893	2/7/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						
397047	2/20/2026	140726	PADILLA, ALBERT	26-04694	2/5/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						
397048	2/20/2026	140649	PAGUIO, DARLENE	26-04236	1/23/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						
397049	2/20/2026	133984	PARTS AUTHORITY LLC	65-455865	1/27/2026	PARTS	129.09	
		Voucher:		65-451205	1/26/2026	PARTS	28.64	
				65-455866	1/27/2026	PARTS	45.07	
				65-480087	2/5/2026	PARTS	144.27	347.07
397050	2/20/2026	139826	PASCUAL, ARMIE	4768	1/11/2026	2/17/26 FAMILY NIGHT EVENT	155.00	155.00
		Voucher:						
397051	2/20/2026	101332	PEMBERTON, DOROTHY	2/13/26	2/13/2026	2/13/26 COMMISSION MEETIN	225.00	225.00
		Voucher:						
397052	2/20/2026	140724	PEREZ, LUIS	26-04082	2/6/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						
397053	2/20/2026	140728	PIMENTEL, GEORGE	26-05402	2/5/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						
397054	2/20/2026	111416	PLUMBERS DEPOT INC.	PD-60559	2/3/2026	REPAIR SHIFTER CABLE ON I	378.29	
		Voucher:		PD-60560	2/3/2026	PARTS	3,125.63	3,503.92
397055	2/20/2026	110669	PORTER BOILER SERVICE IN	67676	2/6/2026	67676	9,560.92	9,560.92
		Voucher:						
397056	2/20/2026	140735	PRECIADO, NINFA	26-05901	1/29/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397057	2/20/2026	120206	PREFERRED IMPRESSIONS II28168	1/24/2026	DOOR SIGNS	132.60	
	Voucher:		28121	12/31/2025	DOOR SIGNS	386.75	
			28169	1/24/2026	REFLECTIVE GRAPHICS FOR	755.13	
			28167	1/24/2026	REFLECTIVE 'DIP AHEAD' SIG	386.75	
			28159	1/24/2026	STENCILS - ENTER AND EXIT	1,268.54	
			28137	1/23/2026	8901 PARAMOUNT BLVD SIG	33.15	2,962.92
397058	2/20/2026	130620	PROFORMA APOLLO GROUP NR54001889A	1/26/2026	BUSINESS CARDS	59.66	
	Voucher:		BR54001895A	1/28/2026	BUSINESS CARDS	25.02	
			BR54001897A	1/30/2026	BUSINESS CARDS	83.68	
			BR54001896A	1/28/2026	BUSINESS CARDS	25.02	
			BR54001890A	1/26/2026	BUSINESS CARDS	277.21	470.59
397059	2/20/2026	131154	PRONTO GYM SERVICES, INC28758	2/3/2026	PREVENTATIVE MAINTENANC	220.00	
	Voucher:		28757	2/3/2026	PREVENTATIVE MAINTENANC	210.00	
			28760	2/3/2026	PREVENTATIVE MAINTENANC	240.00	670.00
397060	2/20/2026	140734	PRUSA, BRENDA GAYLE 26-05462	1/29/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
	Voucher:						
397061	2/20/2026	134374	PTM GENERAL ENGINEERINGCP2517-01	2/12/2026	CIP 25-14 NEW TRAFFIC SIG	60,118.72	60,118.72
	Voucher:						
397062	2/20/2026	103657	PYRO-COMM SYSTEMS INC 64146	2/5/2026	FIRE ALARM TESTING - STAT	1,420.00	
	Voucher:		63222	1/28/2026	QUARTERLY FIRE ALARM MC	195.00	
			63225	1/28/2026	QUARTERLY FIRE ALARM MC	225.00	
			63226	1/28/2026	QUARTERLY FIRE ALARM MC	225.00	
			63221	1/28/2026	QUARTERLY FIRE ALARM MC	210.00	
			63487	1/28/2026	QUARTERLY FIRE ALARM MC	225.00	
			63485	1/28/2026	QUARTERLY FIRE ALARM MC	120.00	2,620.00
397063	2/20/2026	139550	QUEEN JAMES ENTERTAINME5	2/9/2026	GIFT STORE ITEMS	600.00	600.00
	Voucher:						
397064	2/20/2026	135797	RAFTELIS FINANCIAL CONSU44503	2/17/2026	PROFESSIONAL FINANCIAL S	4,138.35	4,138.35
	Voucher:						
397065	2/20/2026	117905	RCS INVESTIGATIONS &, CON7280	2/9/2026	INTERNAL AFFAIRS INVESTIC	4,025.00	4,025.00
	Voucher:						
397066	2/20/2026	134779	REGIONAL TAP SERVICE CEN6026721	1/31/2026	JANUARY 2026 TAP SALES	248.64	248.64
	Voucher:						
397067	2/20/2026	110414	RESOURCE BUILDING MATER4149864	2/4/2026	CONCRETE MIX	86.41	86.41
	Voucher:						

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397068	2/20/2026	140741	RIVERA, MARIA ISELA	001-00246387	2/12/2026	REFUND DEPOSIT - C&D BLD	4,070.30	4,070.30
		Voucher:						
397069	2/20/2026	122187	RMI INTERNATIONAL	49127	1/31/2026	SECURITY GUARD SERVICES	11,045.56	
		Voucher:		49128	1/31/2026	SECURITY GUARD SERVICES	23,227.74	
				49129	1/31/2026	SECURITY GUARD SERVICES	9,363.30	43,636.60
397070	2/20/2026	106779	ROADLINE PRODUCTS INC	U:22437	2/6/2026	JACKJAW SUPER SIGN POST	888.70	
		Voucher:		22458	2/4/2026	ELEPHANT ARMOR - DOT INC	512.36	
				22435	2/2/2026	CTR ASSYL CAB REPAIR	333.88	
				22464	2/4/2026	GALVANIZED STEEL SEALING	1,226.55	2,961.49
397071	2/20/2026	140730	ROBERTS, CAROL	26-05754	2/5/2026	REFUND DEPOSIT - K9 NEUT	50.00	50.00
		Voucher:						
397072	2/20/2026	103925	ROTARY CLUB OF DOWNEY	33779	1/1/2026	MONTHLY DUES - ACTIVE OF	145.00	145.00
		Voucher:						
397073	2/20/2026	103959	S&J SUPPLY COMPANY, INC	S100265317.001	2/4/2026	SUPPLIES	434.14	
		Voucher:		S100264964.001	2/2/2026	SUPPLIES	2,456.96	2,891.10
397074	2/20/2026	138951	SDI PRESENCE LLC	21621	1/31/2026	ERP REPLACEMENT CONSUI	1,687.50	1,687.50
		Voucher:						
397075	2/20/2026	123517	SEIU 721	Ben1767430	2/20/2026	SEAACA DUES: PAYMENT	762.50	762.50
		Voucher:						
397076	2/20/2026	107239	SHERWIN-WILLIAMS	9540617133022f	2/6/2026	PAINT & SUPPLIES	174.94	
		Voucher:		9322917133012f	1/29/2026	PAINT & SUPPLIES	80.21	
				9017917517012f	1/30/2026	PAINT & SUPPLIES	85.39	
				9434217133022f	2/3/2026	PAINT & SUPPLIES	145.03	
				9007017517012f	1/29/2026	PAINT & SUPPLIES	142.27	627.84

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397078	2/20/2026	104208	SOUTHERN CALIFORNIA EDIS	700157597257/F	2/4/2026	700157597257 - 03/01/25 - 01/01/25	140,525.27	
		Voucher:		700155513373/J	2/5/2026	700155513373 - 01/01 - 01/31/25	32,994.07	
				700436476402/F	2/10/2026	700436476402 - 01/07 - 02/04/25	84.44	
				700297383755/J	2/3/2026	700297383755 - 12/31/25 - 01/01/25	7.34	
				700652183685/F	2/9/2026	700652183685 - 01/09 - 02/08/25	17.33	
				700152534564/F	2/5/2026	700152534564 - 01/01 - 01/31/25	26,582.16	
				700394758419/F	2/10/2026	700394758419 - 01/07 - 02/04/25	3,538.68	
				700424667862/F	2/3/2026	700424667862 - 12/01/25 - 01/01/25	94,281.25	
				700509800722/F	2/6/2026	700509800722 - 01/05 - 02/02/25	16.12	
				700152274179/F	2/5/2026	700152274179 - 01/01 - 01/31/25	8,794.81	
				700020507763/F	2/10/2026	700020507763 - 01/08 - 02/05/25	95.93	
				700734510215/F	2/4/2026	700734510215 - 01/02 - 02/01/25	15.16	
				700570545152/F	2/5/2026	700570545152 - 01/07 - 02/04/25	62.33	
				700734484953/F	2/5/2026	700734484953 - 01/05 - 02/02/25	121.27	
				700569879589/F	2/5/2026	700569879589 - 01/07 - 02/04/25	59.70	
				700632971120/F	2/4/2026	700632971120 - 12/08/25 - 01/01/25	770.00	
				700155411020/F	2/5/2026	700155411020 - 01/01 - 01/31/25	1,278.96	
				700542488005/F	2/2/2026	700542488005 - 12/30/25 - 01/01/25	1,542.81	310,787.63
397079	2/20/2026	110751	THE COPY PLACE	10277	2/12/2026	OVERSIZE & SPECS SCANS	99.55	99.55
		Voucher:						
397080	2/20/2026	121979	THE COUNSELING TEAM INT"	INV108477	2/5/2026	CONTRACTED COUNSELING	131.25	131.25
		Voucher:						
397081	2/20/2026	134950	THE LLOYD PEST CONTROL,	9137082	1/29/2026	4 CANISTERS MOSQUITO	152.00	152.00
		Voucher:						
397082	2/20/2026	116871	THE REGENTS OF THE UNIVE	IN00468933	12/5/2025	ONLAW PRO - REAL PROPER	184.00	184.00
		Voucher:						
397083	2/20/2026	103017	TIME WARNER CABLE	1702587010121;	1/21/2026	170258701 - 01/21 - 02/20/26	479.01	
		Voucher:		1883544010121;	1/21/2026	188354401 - 01/21 - 02/20/26	433.92	
				1883546010121;	1/21/2026	188354601 - 01/21 - 02/20/26	1,016.92	
				1883548010121;	1/21/2026	188354801 - 01/21 - 02/20/26	129.74	
				1883543010201;	2/1/2026	188354301 - 02/01 - 02/28/26	122.46	
				1883549010121;	1/21/2026	188354901 - 01/21 - 02/20/26	144.62	2,326.67
397084	2/20/2026	140729	TO, ANDREW	26-05690	2/5/2026	REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total		
397085	2/20/2026	137441	TOBAR, YISEL	4/26 - 5/1/26	2/4/2026	CAC CONFERENCE - LODGIN	1,289.00	1,289.00	
			Voucher:						
397086	2/20/2026	139509	TORRES, ENRIQUE	4/27 - 5/1/26	2/11/2026	TRAFFIC COLLISION COURSI	255.65	255.65	
			Voucher:						
397087	2/20/2026	140375	TRAUMA REMEDIATION SRVC11192025078		11/20/2025	JAIL CELL CLEANING	1,833.00	1,833.00	
			Voucher:						
397088	2/20/2026	120080	UNIFORM DEPOT INC., DBA: M9223		1/14/2026	ANDREW HERRERA & ALFRE	149.12		
			Voucher:		9243	1/19/2026	JAVIER MOLINA	164.42	
					9244	1/27/2026	JUSTIN MEZA	190.00	
					9242	1/28/2026	LEONOR MARROQUIN	212.03	
					9250	9/4/2025	HILDEBRAND	220.94	
					9251	2/6/2026	FREDDY MOORE	33.15	969.66
397089	2/20/2026	104595	UNITED PARCEL SERVICE	501YY1076 - 20	2/14/2026	DELIVERY SERVICE	25.50	25.50	
			Voucher:						
397090	2/20/2026	104603	UNITED WAY OF GREATER L/Ben1767420		2/20/2026	UNITED WAY: PAYMENT	2.50	2.50	
			Voucher:						
397091	2/20/2026	127894	VCA LAKEWOOD ANIMAL HOSNOV-25 SEAAC		2/13/2026	DECEMBER/25 EMERGENCY	18,440.78	18,440.78	
			Voucher:						
397092	2/20/2026	127485	VERIZON BUSINESS SERVICE73584859		1/20/2026	SV649537 - 12/01 - 12/31/25 E	1,528.55	1,528.55	
			Voucher:						
397093	2/20/2026	112607	VERIZON WIRELESS	6134650250	1/28/2026	270145074-00012 - 12/29/25 - (935.94		
			Voucher:	6134650258	1/28/2026	270145074-00025 - 12/29/25 - (30.02		
				6134650255	1/28/2026	270145074-00021 - 12/29/25 - (237.46		
				6134650246	1/28/2026	270145074-00006 - 12/29/25 - (857.59	2,061.01	
397094	2/20/2026	131151	VITAL MEDICAL SERVICES, LL4812		1/31/2026	EVIDENTIARY AND WARRANT	5,552.00	5,552.00	
			Voucher:						
397095	2/20/2026	131920	WALLACE, LUCILE	4/14 - 4/15/26	2/9/2026	MOBILE FIELD FORCE TRAIN	76.16	76.16	
			Voucher:						
397096	2/20/2026	131920	WALLACE, LUCILE	3/11/26	2/5/2026	BASIC VULNERABILITY ASSE	30.40	30.40	
			Voucher:						
397097	2/20/2026	131920	WALLACE, LUCILE	3/5/26	2/12/2026	DOMESTIC VIOLENT EXTREM	30.40	30.40	
			Voucher:						
397098	2/20/2026	139510	WHEELER, JOHN	001-00252831	2/12/2026	REFUND DEPOSIT - FILM PEF	1,000.00	1,000.00	
			Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397099	2/20/2026	104808	WILLDAN ASSOCIATES	00631728	2/11/2026	CIP NO.26-09 NEW TRAFFIC S	1,431.50	1,431.50
			Voucher:					
397100	2/20/2026	132108	ZUNIGA, ALEJANDRO	4/14 - 4/15/26	2/9/2026	MOBILE FIELD FORCE TRAIN	46.00	46.00
			Voucher:					
0004680	2/20/2026	102097	INTERNAL REVENUE SERVICI	Ben1767438	2/20/2026	FEDERAL TAX: PAYMENT	331,145.10	331,145.10
			Voucher:					
0004681	2/20/2026	101533	EMPLOYMENT DEVELOPMEN	Ben1767440	2/20/2026	STATE TX: PAYMENT	106,594.03	106,594.03
			Voucher:					
0004682	2/20/2026	133773	SLS EXPERTPAY	Ben1767442	2/20/2026	CHILD SUPPORT: PAYMENT	2,236.13	2,236.13
			Voucher:					
Sub total for BANK OF THE WEST:							1,330,269.57	

205 checks in this report.

Grand Total All Checks: 1,843,920.66

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
107	2/27/2026	140760	HERNANDEZ, MICKEYLINDA	2026-1008	2/22/2026	FEE INSTRUCTION - LOWRID	160.00	160.00
			Voucher:					
108	2/27/2026	140757	ORDAZ, JUAN	2026-1004	2/15/2026	FEE INSTRUCTION - LOWRID	600.00	
			Voucher:	2026-1009	2/22/2026	FEE INSTRUCTION - LOWRID	400.00	1,000.00
109	2/27/2026	140743	RAMOS, OFER	2026-1007	2/24/2026	INSTRUCTION FEE FOR CMS	400.00	400.00
			Voucher:					
110	2/27/2026	140758	VEGA, ALBERT	2026-1010	2/22/2026	INSTRUCTION FEE FOR CMS	320.00	320.00
			Voucher:					
Sub total for BANK OF THE WEST:								1,880.00

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<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
2803	2/25/2026	131768	DOWNTOWN DOWNEY CBD 2-00774195	2/23/2026	WIRE TRANSFER - JANUARY	1,886.63	1,886.63
	Voucher:						
2804	2/24/2026	130591	CALIF DEPT OF TAX & FEE ACJAN-26- CITY	2/24/2026	WIRE TRANSFER	24.00	24.00
	Voucher:						
Sub total for BANK OF THE WEST:							1,910.63

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
15641	2/27/2026	110278	BARDEN-PARSLEY, TIFFANY	33704	2/13/2026	EFT - INSTRUCTOR FEE	758.80
	Voucher:			33709	2/13/2026	EFT - INSTRUCTOR FEE	560.00
15642	2/27/2026	111833	BOISE, DONNA	33794	2/13/2026	EFT - INSTRUCTOR FEE	854.00
	Voucher:			33795	2/13/2026	EFT - INSTRUCTOR FEE	590.80
				33738	2/13/2026	EFT - INSTRUCTOR FEE	1,078.00
				33740	2/13/2026	EFT - INSTRUCTOR FEE	750.40
				33735	2/13/2026	EFT - INSTRUCTOR FEE	1,786.40
				33734	2/13/2026	EFT - INSTRUCTOR FEE	1,621.20
				34386	2/13/2026	EFT - INSTRUCTOR FEE	1,506.40
				33789	2/13/2026	EFT - INSTRUCTOR FEE	585.20
				33791	2/13/2026	EFT - INSTRUCTOR FEE	758.80
				33728	2/13/2026	EFT - INSTRUCTOR FEE	1,512.00
				33729	2/13/2026	EFT - INSTRUCTOR FEE	1,512.00
				33732	2/13/2026	EFT - INSTRUCTOR FEE	1,562.40
				34384	2/13/2026	EFT - INSTRUCTOR FEE	1,548.40
							15,666.00
15643	2/27/2026	131928	BTI COMMUNICATIONS GROL	82330	1/12/2026	EFT - MONTHLY MONITORING	49.99
	Voucher:			82734	2/12/2026	EFT - MONTHLY MONITORING	49.99
15644	2/27/2026	100793	CENTRAL BASIN MUN WATER	DWNY-JAN26	2/18/2026	EFT - RECYCLED WATER DE	24,044.01
	Voucher:						24,044.01
15645	2/27/2026	139765	COBB, DREW	DC012426	2/24/2026	OFFICIATING WINTER DEC-F	1,800.00
	Voucher:						1,800.00
15646	2/27/2026	101151	DATA TICKET INC	189951	2/16/2026	EFT - JANUARY 2026 MONTH	10,718.73
	Voucher:						10,718.73
15647	2/27/2026	101151	DATA TICKET INC	189750	2/16/2026	EFT - JANUARY 2026 MONTH	200.00
	Voucher:			189622	2/16/2026	EFT - JANUARY 2026 MONTH	1,331.07
15648	2/27/2026	120626	GK & ASSOCIATES	2-00762858	2/23/2026	EFT - SEWER INSPECTION FI	2,934.00
	Voucher:						2,934.00
15649	2/27/2026	102028	HUMAN SERVICES ASSOCIAT	02/17/25	2/20/2026	EFT - 12/17/2025 - SENIOR DII	903.50
	Voucher:			12/12/25	2/20/2026	EFT - 11/12/2025 - SENIOR DII	903.50
				2/11/26	2/20/2026	EFT - 02/11/26 - SENIOR DINN	903.50
15650	2/27/2026	134741	IBOOKPARK, INC.	DCL-202602030	2/9/2026	EFT - BOOKS	352.50
	Voucher:						352.50

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
15655	2/27/2026	102078	INGRAM LIBRARY SERVICES	94245690	2/4/2026	EFT- BOOKS	21.53
	Voucher:			94245691	2/4/2026	EFT- BOOKS	10.77
				94245692	2/4/2026	EFT- BOOKS	13.10
				94245693	2/4/2026	EFT- BOOKS	230.27
				94245694	2/4/2026	EFT- BOOKS	19.62
				94245695	2/4/2026	EFT- BOOKS	13.11
				94276587	2/5/2026	EFT- BOOKS	19.49
				94285261	2/5/2026	EFT- BOOKS	52.03
				94311017	2/6/2026	EFT- BOOKS	43.00
				94321681	2/8/2026	EFT- BOOKS	24.37
				94321682	2/8/2026	EFT- BOOKS	16.00
				94354243	2/9/2026	EFT- BOOKS	16.17
				94245643	2/4/2026	EFT - SUPPLIES	0.61
				94245646	2/4/2026	EFT - SUPPLIES	8.62
				942456659	2/4/2026	EFT - SUPPLIES	331.83
				94245689	2/4/2026	EFT- BOOKS	17.58
				94354244	2/9/2026	EFT - SUPPLIES	0.61
				94245647	2/4/2026	EFT- BOOKS	42.83
				94245648	2/4/2026	EFT- BOOKS	38.58
				94245649	2/4/2026	EFT- BOOKS	18.79
				94245651	2/4/2026	EFT- BOOKS	20.87
				94245652	2/4/2026	EFT- BOOKS	12.32
				94245653	2/4/2026	EFT- BOOKS	20.42
				94245642	2/4/2026	EFT- BOOKS	15.45
				94245650	2/4/2026	EFT- BOOKS	34.94
				94245664	2/4/2026	EFT - SUPPLIES	68.95
				94245669	2/4/2026	EFT - SUPPLIES	21.55
				94245678	2/4/2026	EFT - SUPPLIES	43.10
				94245681	2/4/2026	EFT - SUPPLIES	12.93
				94245688	2/4/2026	EFT - SUPPLIES	56.02
				94245696	2/4/2026	EFT - SUPPLIES	77.57
				94276588	2/5/2026	EFT - SUPPLIES	4.31
				94321683	2/8/2026	EFT - SUPPLIES	8.62
				94245644	2/4/2026	EFT- BOOKS	14.99
				94245645	2/4/2026	EFT- BOOKS	17.62

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
			94245654	2/4/2026	EFT- BOOKS	673.72	
			94245655	2/4/2026	EFT- BOOKS	75.85	
			94245656	2/4/2026	EFT- BOOKS	19.46	
			94245657	2/4/2026	EFT- BOOKS	318.57	
			94245658	2/4/2026	EFT- BOOKS	13.57	
			94245660	2/4/2026	EFT- BOOKS	21.26	
			94245661	2/4/2026	EFT- BOOKS	210.86	
			94245662	2/4/2026	EFT- BOOKS	39.20	
			94245663	2/4/2026	EFT- BOOKS	21.83	
			94245665	2/4/2026	EFT- BOOKS	34.12	
			94245666	2/4/2026	EFT- BOOKS	15.40	
			94245667	2/4/2026	EFT- BOOKS	21.43	
			94245668	2/4/2026	EFT- BOOKS	15.19	
			94245670	2/4/2026	EFT- BOOKS	15.32	
			94245671	2/4/2026	EFT- BOOKS	7.48	
			94245673	2/4/2026	EFT- BOOKS	12.28	
			94245674	2/4/2026	EFT- BOOKS	15.82	
			94245675	2/4/2026	EFT- BOOKS	10.19	
			94245676	2/4/2026	EFT- BOOKS	39.80	
			94245677	2/4/2026	EFT- BOOKS	34.34	
			94245679	2/4/2026	EFT- BOOKS	26.09	
			94245680	2/4/2026	EFT- BOOKS	10.89	
			94245682	2/4/2026	EFT- BOOKS	9.83	
			94245683	2/4/2026	EFT- BOOKS	7.57	
			94245684	2/4/2026	EFT- BOOKS	20.71	
			94245685	2/4/2026	EFT- BOOKS	102.35	
			94245686	2/4/2026	EFT- BOOKS	22.30	
			94245672	2/4/2026	EFT- BOOKS	27.24	
			94245687	2/4/2026	EFT- BOOKS	15.60	3,226.84
15656	2/27/2026	139312	JONCO ENTERPRISES INC. 1201	2/5/2026	EFT - CITYWIDE BUS STOP C	7,525.00	
	Voucher:		1200	2/5/2026	EFT - JANITORIAL SERVICES	36,070.27	43,595.27
15657	2/27/2026	120706	LANCE, SOLL & LUNGHARD, L73130	1/31/2026	EFT-ADDITIONAL AUDIT SER'	4,800.00	
	Voucher:		72436 - 2	12/31/2025	EFT - FINANCIAL AUDIT SERV	13,022.00	17,822.00
15658	2/27/2026	134382	M & M LIFTS, INC. 6306	11/24/2025	EFT -REPAIRS TO AERIAL LIF	6,700.48	6,700.48
	Voucher:						

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
15659	2/27/2026	121161	MIRANDA, MARIO TONY	33746 - 2 of 2	2/24/2026	EFT - INSTRUCTOR FEE	383.60
	Voucher:			33748 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	456.40
				35074 - 4 of 4	2/24/2026	EFT - INSTRUCTOR FEE	281.75
				35075 - 4 of 4	2/24/2026	EFT - INSTRUCTOR FEE	20.13
							1,141.88
15660	2/27/2026	126174	OCEAN BLUE ENVIRONMENT,	42494	2/9/2026	EFT - HAZARDOUS WASTE R	2,667.00
	Voucher:			42495	2/9/2026	EFT - HAZARDOUS WASTE R	8,006.83
							10,673.83
15661	2/27/2026	125249	PARS - ADMIN, JP MORGAN	C59621	1/16/2026	EFT - NOV 2025 ASSET FEE	1,797.38
	Voucher:			59795	2/6/2026	EFT - DEC 2025 ASSET FEE	1,812.55
							3,609.93
15662	2/27/2026	125249	PARS - ADMIN, JP MORGAN	C59564	1/16/2026	EFT - NOV 2025 - ADMIN FEE:	358.52
	Voucher:			59737	2/6/2026	EFT - DEC 2025 - ADMIN FEE:	358.52
							717.04

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
15664	2/27/2026	126487	PREMIER FITNESS & PERFOF34664	2/24/2026	EFT - INSTRUCTOR FEE	812.00		
	Voucher:		33785 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	17.15		
			33786 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	228.90		
			33787	2/24/2026	EFT - INSTRUCTOR FEE	65.80		
			33788	2/24/2026	EFT - INSTRUCTOR FEE	452.20		
			34667	2/24/2026	EFT - INSTRUCTOR FEE	265.30		
			34659 - 3 OF 3	2/24/2026	EFT - INSTRUCTOR FEE	519.40		
			34670	2/24/2026	EFT - INSTRUCTOR FEE	28.00		
			34668	2/24/2026	EFT - INSTRUCTOR FEE	784.00		
			34721	2/24/2026	EFT - INSTRUCTOR FEE	71.40		
			34723	2/24/2026	EFT - INSTRUCTOR FEE	140.00		
			34724	2/24/2026	EFT - INSTRUCTOR FEE	71.40		
			34725	2/24/2026	EFT - INSTRUCTOR FEE	71.40		
			34720	2/24/2026	EFT - INSTRUCTOR FEE	708.40		
			34661 - 3 OF 3	2/24/2026	EFT - INSTRUCTOR FEE	1,089.67		
			33682 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	229.60		
			33685 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	140.00		
			33663 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	176.40		
			33664 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	131.25		
			33665 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	704.20		
			34732	2/24/2026	EFT - INSTRUCTOR FEE	189.00		
			34727	2/24/2026	EFT - INSTRUCTOR FEE	1,379.00		
			34728	2/24/2026	EFT - INSTRUCTOR FEE	128.80		
			34731	2/24/2026	EFT - INSTRUCTOR FEE	152.60		
			34729	2/24/2026	EFT - INSTRUCTOR FEE	173.60		
			34730	2/24/2026	EFT - INSTRUCTOR FEE	68.60		
			34669	2/24/2026	EFT - INSTRUCTOR FEE	28.00	8,826.07	
15665	2/27/2026	124835	RAMIREZ, BRYAN	262802	2/28/2026	EFT - DJ SERVICES - CITY OF	525.00	525.00
	Voucher:							
15666	2/27/2026	133031	RBL PLUMBING	1363	1/15/2026	EFT - WILDERNESS PARK	755.50	755.50
	Voucher:							
15667	2/27/2026	139823	RODRIGUEZ JANITORIAL, SEI	INV10371	1/30/2026	EFT - JANITORIAL SERVICES	4,000.00	4,000.00
	Voucher:							
15668	2/27/2026	136228	ROSALES, ANTONIO	35074 - 3 OF 4	2/24/2026	EFT - INSTRUCTOR FEE	281.75	
	Voucher:		35075 - 1 OF 4	2/25/4026	EFT - INSTRUCTOR FEE	20.12	301.87	

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
15669	2/27/2026	136965	SIMPLER SYSTEMS, INC.	3241	2/1/2026	EFT - CITYWIDE FINANCIAL I	1,750.00
		Voucher:		3168	12/1/2025	EFT - CITYWIDE FINANCIAL I	1,750.00
				3032	8/1/2025	EFT - CITYWIDE FINANCIAL I	1,750.00
							5,250.00
15670	2/27/2026	137532	STAR-DUST TOURS INC., DBA1-25-26-A2		1/27/2026	EFT - CHARTER BUS SERVIC	3,900.00
		Voucher:					3,900.00
15671	2/27/2026	128404	THE SAUCE CREATIVE SERV	8015	2/12/2026	EFT- BUNNY PATCH IG POST	526.25
		Voucher:					526.25
15673	2/27/2026	125372	TOQUE, INC.	33943 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,726.73
		Voucher:		33944 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	2,688.35
				33966 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,478.40
				33967 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	809.20
				33968 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,031.45
				33969 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,414.70
				33970 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,416.10
				33971 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,007.30
				33973 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	554.40
				33974 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,659.00
				33976 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,447.25
				33977 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,721.65
				33980 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	901.25
				33981 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,585.15
				33982 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,657.60
				33983 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,789.90
				33975 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,794.10
				33978 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,380.40
				33979 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	969.50
				33984 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	1,238.30
				33945 - 2 OF 2	2/24/2026	EFT - INSTRUCTOR FEE	3,079.65
							31,350.38
Sub total for BANK OF THE WEST:							204,097.93

Bank : espace BANK OF THE WEST

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>	
50007	2/27/2026	140382	ROMERO, CHRISTINA	2026-1201	2/24/2026	EFT - PURCHASE OF TOOLS	127.77	127.77
		Voucher:						
Sub total for BANK OF THE WEST:								127.77

Bank : bow BANK OF THE WEST

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397101	2/27/2026	100024	A.Y. NURSERY INC	132540	1/26/2026	PLANTS	2,000.05	2,000.05
			Voucher:					
397102	2/27/2026	137521	ACCESSO SHOWARE	INV-80684	1/31/2026	PRINTER REPAIR SHIPPING F	42.19	42.19
			Voucher:					
397103	2/27/2026	124465	ADLERHORST INTERNATIONAL	124337	1/16/2026	DUAL PURPOSE POLICE SER	14,149.75	
			Voucher:	124355	1/19/2026	DUAL PURPOSE POLICE SER	6,000.00	20,149.75
397104	2/27/2026	135303	ADVANCED ALARM & FIRE INC	910016	1/23/2026	1ST QTR MONITORING	195.00	195.00
			Voucher:					
397105	2/27/2026	107157	AIR SOURCE INDUSTRIES	976472	2/20/2026	CYLINDER RENTAL - SEAACA	234.21	234.21
			Voucher:					
397106	2/27/2026	134742	AKESO OCCUPATIONAL HEALEM	069594	2/17/2026	JANUARY 2026 PRE-EMPLOY	855.00	855.00
			Voucher:					
397107	2/27/2026	139000	ALLIANCE LAUNDRY SYSTEM	6002184289	2/13/2026	REPAIR WASHER AND DRYER	234.00	234.00
			Voucher:					
397108	2/27/2026	106707	ALVAREZ-GLASMAN & COLVIN	2025-11-21360	2/5/2026	NOVEMBER LEGAL SERVICE	270.00	270.00
			Voucher:					
397109	2/27/2026	140745	ANGRY CHEF KITCHEN REPA	22711	2/13/2026	SITE SURVEY - INSTALL DISH	392.50	392.50
			Voucher:					
397110	2/27/2026	127342	APPRIVER, LLC	3860248	2/10/2026	24/7 PHENOMENAL SUPPORT	32.16	
			Voucher:	3819777	1/1/2026	24/7 PHENOMENAL SUPPORT	30.00	62.16
397111	2/27/2026	133964	ARAMSCO, INC.	S7534803.001	2/5/2026	SUPPLIES	2,437.95	2,437.95
			Voucher:					
397112	2/27/2026	140190	ASROC	2-00767800RPL	10/13/2025	REFUND C&D DEPOSIT BLD-	2,500.00	2,500.00
			Voucher:					
397113	2/27/2026	114463	AT&T	339 343-1001/FE	2/7/2026	339 343-1001 303 3 - 02/07 - 0	89.54	
			Voucher:	331 254-7119/FE	2/7/2026	331 254-7119 814 9 - 02/07 - 0	57.45	
				331 254-7118/FE	2/7/2026	331 254-7118 799 3 - 02/07 - 0	57.45	
				339 343-1002/FE	2/7/2026	339 343-1002 830 4 - 02/07 - 0	89.54	
				248 134-5115/FE	2/1/2026	248 134-5115 167 2 - 02/01 - 0	13.37	307.35
397114	2/27/2026	136032	ATHENS SERVICES	21121158	2/2/2026	STREET SWEEPING REFUSE	18,817.45	18,817.45
			Voucher:					
397115	2/27/2026	126018	AUNTIE M CREATIVE CONSUL	25-2015	12/4/2025	RENTAL 12/4/25 - YAMAHA DM	1,749.00	
			Voucher:	26-0085	2/1/2026	RENTAL 1/31/-2/1/26 - YAMAHA	650.00	2,399.00
397116	2/27/2026	140754	AUSTIN, SUSAN	2014350.002	1/30/2026	REFUND SEC. DEPOSIT PERI	55.00	55.00
			Voucher:					

Bank : bow BANK OF THE WEST

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397117	2/27/2026	139821	AUTO ACCESSORIES, EMERG26038	2/18/2026	LABOR AND INSTALLATION, L	2,750.00	2,750.00
		Voucher:					
397118	2/27/2026	140436	BADGE FRAME, INC. 745596	1/20/2026	PERPETUAL ENGRAVED PLA	22.00	22.00
		Voucher:					
397119	2/27/2026	139083	BAUER ENTERTAINMENT MAI24-1070B-USA-2	2/19/2026	MARKETING SERVICES	600.00	600.00
		Voucher:					
397120	2/27/2026	129822	BEALS-RADAC, SHANNON	2/10/26	CONTRACTED VET DUTIES	1,000.00	
		Voucher:	2/12/26	2/18/2026	CONTRACTED VET DUTIES	1,000.00	
			2/17/26	2/20/2026	CONTRACTED VET DUTIES	1,000.00	
			2/19/26	2/20/2026	CONTRACTED VET DUTIES	1,000.00	4,000.00
397121	2/27/2026	140761	BEDOY, YAZMIN 2014479.002	2/24/2026	REFUND FOR CANCELLATIOI	125.00	125.00
		Voucher:					
397122	2/27/2026	140688	BELVIN, JOSHUA JAMES JJB022426	2/24/2026	REFEREE YOUTH WINTER DI	480.00	480.00
		Voucher:					
397123	2/27/2026	114093	BEST BEST & KRIEGER 1053976	2/19/2026	JANUARY 2026 - ON-CALL SP	340.00	340.00
		Voucher:					
397124	2/27/2026	132245	BKF ENGINEERS 26020476	2/10/2026	PROFESSIONAL ENVIRONME	21,565.00	21,565.00
		Voucher:					
397125	2/27/2026	100317	BLUE TRITON BRANDS, INC. 26B4221320007	2/6/2026	SEAACA WATER SERVICE	17.19	17.19
		Voucher:					
397126	2/27/2026	132858	BRISENO, BRIAN 22826	2/22/2026	DJ SERVICES - CITY OF DOW	375.00	375.00
		Voucher:					
397127	2/27/2026	100604	BURKE, WILLIAMS & SORENS359710	1/30/2026	JANUARY LEGAL FEES - LABO	9,827.50	9,827.50
		Voucher:					
397128	2/27/2026	140739	CAMPOS, SERAFIN 2-00773147	2/12/2026	REFUND C&D DEPOSIT BLD-	2,500.00	2,500.00
		Voucher:					
397129	2/27/2026	131462	CEBALLOS, DVM, ROBIN 2/21/26	2/20/2026	CONTRACTED VET DUTIES	1,000.00	
		Voucher:	2/14/26	2/18/2026	CONTRACTED VET DUTIES	1,000.00	2,000.00
397130	2/27/2026	139255	CERAGON NETWORKS 1060172	2/10/2026	AM 1-80 MT ANTENNA	1,216.00	1,216.00
		Voucher:					

Bank : bow BANK OF THE WEST

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397131	2/27/2026	126128	CINTAS CORPORATION NO.3	4259323457	2/11/2026	SCRAPER,MAT, AIR SVC	63.83
	Voucher:			4259756219	2/16/2026	SCRAPER,TOWELS,MAT, UNI	55.97
				4259654809	2/13/2026	TOWELS	35.00
				4259755888	2/16/2026	SCRAPER,MAT, UNIFORM	216.57
				4259756755	2/16/2026	SCRAPER,FENDER COVER, L	461.37
				4258198046	2/16/2026	SCRAPER,FENDER COVER, L	415.11
				4259012966	2/9/2026	SCRAPER, TOWEL,MAT,UNIF	55.97
							1,303.82
397132	2/27/2026	128276	CINTAS FIRST AID & SAFETY	4259654806	2/13/2026	TOWELS	95.13
	Voucher:			4259655015	2/13/2026	TOWELS	35.00
				4258899807	2/6/2026	TOWELS	95.13
							225.26
397133	2/27/2026	138780	CITY OF BELL	2026-0211-10	2/18/2026	GATEWAY COG MANAGER'S	75.00
	Voucher:						75.00
397134	2/27/2026	100432	CITY OF PICO RIVERA	2026-00000006	1/7/2026	12/2025 - TRAFFIC SIGNAL M	315.03
	Voucher:						315.03
397135	2/27/2026	100121	CITY OF SANTA FE SPRINGS	11009611/SEP-N	1/27/2026	11190 FLORENCE AVE - 9/16	977.84
	Voucher:			11009400/SEP-N	1/27/2026	10827 STUDEBAKER/ISLAND	79.72
				13012240/SEP-N	1/27/2026	11113 FLORENCE AVE - 9/16 -	233.17
							1,290.73
397136	2/27/2026	121935	COMMLINE INC.	514022-IN	11/4/2025	ALUMINUM BUMPER, FENDEI	3,985.25
	Voucher:						3,985.25
397137	2/27/2026	101017	CONTEMPORARY INFORMATI	604727	1/31/2026	JANUARY 2026 EMPLOYMEN	105.60
	Voucher:						105.60
397138	2/27/2026	137534	COOK, KAITLYN	FEBRUARY/26	2/21/2026	REIMBURSE OFFICE, SHELTE	239.83
	Voucher:						239.83
397139	2/27/2026	109555	COUNTY SANITATION DISTRI	(DB2-622900890	2/11/2026	WASTEWATER SERVICES FY	1,742.44
	Voucher:						1,742.44
397140	2/27/2026	113787	COVETRUS NORTH AMERICA	EV09750	2/11/2026	VETERINARY SUPPLIES	297.38
	Voucher:						297.38
397141	2/27/2026	135635	CRAFTWATER ENGINEERING	20-088-39	2/17/2026	CIP NO.22-14 - FURMAN PARI	82,223.00
	Voucher:						82,223.00
397142	2/27/2026	140753	CURRY, JEFFREY	26-08765	2/6/2026	PRICE ADJUSTMENT - VET SI	50.00
	Voucher:						50.00
397143	2/27/2026	113290	DAPEER, ROSENBLIT & LITVA	25435	1/31/2026	JANUARY 2026 - LEGAL SERV	16,557.09
	Voucher:						16,557.09
397144	2/27/2026	109332	DBA CHRISTINA'S UNIFORMS	1870	1/20/2026	UNIFORMS AND EMBROIDER	1,143.68
	Voucher:						1,143.68

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397145	2/27/2026	134964	DBA: ALLIED UNIVERSAL 18106611	2/8/2026	JAIL OPERATIONS: FY 25/26	29,126.76	29,126.76	
		Voucher:						
397146	2/27/2026	111464	DBA: TPX COMMUNICATIONS 189402400-0	2/9/2026	ACCT #23371 - 02/09 - 03/08/2	3,084.80	3,084.80	
		Voucher:						
397147	2/27/2026	101235	DELTA ELEVATOR CO., INC 126-2487	1/31/2026	JANUARY 2026 SERVICE	705.80	705.80	
		Voucher:						
397148	2/27/2026	101254	DEPARTMENT OF CONSERVA10/1 - 12/31/25	2/13/2026	TOTAL FEES COLLECTED	19,937.94	19,937.94	
		Voucher:						
397149	2/27/2026	136167	DOCUPET CORP. SEA2604-01	2/15/2026	JANUARY PROCESSING FEE:	5,919.07	5,919.07	
		Voucher:						
397150	2/27/2026	109820	DOWNEY PATRIOT, THE 111715	2/5/2026	PUBLIC NOTICE OF CAMPAIG	320.00	320.00	
		Voucher:						
397151	2/27/2026	140673	DOWNEY UNITED, FOOTBALL34717 - 2 of 2	2/24/2026	INSTRUCTOR FEE	3,582.60		
		Voucher:	34715 - 2 of 2	2/24/2026	INSTRUCTOR FEE	1,260.00		
			34716 - 2 of 2	2/24/2026	INSTRUCTOR FEE	2,688.00	7,530.60	
397152	2/27/2026	126175	EASTSIDE WINDOW CLEANIN40700	1/21/2026	CLEAN OUT DOOR LIBRARY I	760.00	760.00	
		Voucher:						
397153	2/27/2026	123966	ECKERSALL, LLC 20260025	2/12/2026	XY MAPS ANNUAL MAINTENA	4,500.00	4,500.00	
		Voucher:						
397154	2/27/2026	113766	EMERGENCY VEHICLE GROU3995RPLCK	7/9/2025	ASS'Y & LENS	2,181.94		
		Voucher:	45259RPLCK	7/8/2025	GRABBERS	205.12	2,387.06	
397155	2/27/2026	113766	EMERGENCY VEHICLE GROU46159	2/18/2026	BATTERY STICK	345.25	345.25	
		Voucher:						
397156	2/27/2026	101541	ENTENMANN ROVIN COMPAN193091-IN	2/9/2026	FIRE FIGHTER DOME BADGE	588.42	588.42	
		Voucher:						
397157	2/27/2026	115298	ERDELYAN, JOHN-MARK FEBRUARY/26	2/21/2026	REIMBURSE OFFICE, SHELTE	1,326.41	1,326.41	
		Voucher:						
397158	2/27/2026	140762	ESCOBAR, ERIC 2-00770191	2/25/2026	INSPECTION & MATERIALS TI	1,564.41	1,564.41	
		Voucher:						
397159	2/27/2026	129769	ESTRADA, JUAN C. 2-00772152	2/12/2026	REFUND C&D DEPOSIT BLD-;	2,500.00	2,500.00	
		Voucher:						
397160	2/27/2026	101588	EWING IRRIGATION PRODUC29080863	2/11/2026	SUPPLIES	631.97		
		Voucher:	29060486	2/9/2026	SLIP FIX REPAIR COUP	60.71	692.68	
397161	2/27/2026	137425	FACILITRON, INC. SH8W52A9TZ3f	1/18/2026	CUSTODIAN HOURS FOR SU	15,498.00	15,498.00	
		Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397162	2/27/2026	133821	FAST 5 FIRESTONE 1, LLC	1047	1/31/2026	JANUARY FLEET SERVICES	90.00	90.00
			Voucher:					
397163	2/27/2026	140748	FIELDS, MAJESTIC	Ref001767444	2/19/2026	UB Refund Cst #136519	65.00	65.00
			Voucher:					
397164	2/27/2026	124540	FIRESTATS, LLC	2026-431	2/16/2026	MONTHLY SERVICE FEES FD	1,250.00	1,250.00
			Voucher:					
397165	2/27/2026	124664	FM THOMAS AIR CONDITIONI	49118	1/31/2026	REPAIR A/C 1ST FLOOR - LIBI	795.00	
			Voucher:	49122	1/31/2026	REPLACE TRANSFORMER - L	795.00	
				49116	2/6/2026	TOO WARM AC - THEATRE	2,520.00	
				49124	1/31/2026	VAV 3-8 ASST CITY MANAGER	615.00	
				49120	1/31/2026	BOILER OUT - CITY HALL	648.15	
				49123	1/31/2026	HP1 #58 LOWE REFRIGERAN	843.88	
				49125	1/31/2026	REPLACE CLIMATEC VAV ZOI	1,515.00	
				49121	1/31/2026	REPAIR DUE TO SHORT WIRI	637.10	
				49119	1/31/2026	HP4 #71 CONTROLLER FAUL	444.82	8,813.95
397166	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-197-2111/JA	1/12/2026	562-197-2111-021225-5 - 01/12	2,270.41	2,270.41
			Voucher:					
397167	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-197-2237/FE	2/11/2026	562-197-2237-021126-5 02/11 -	595.00	595.00
			Voucher:					
397168	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-904-7274/FE	2/10/2026	562-904-7274-121391-5 - 02/10	465.55	465.55
			Voucher:					
397169	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-622-0936/JF	1/16/2026	562-622-0936-101216-5 - 01/16	377.34	377.34
			Voucher:					
397170	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-803-4982/FE	2/4/2026	562-803-4982-102902-5 - 02/04	259.46	259.46
			Voucher:					
397171	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-904-4663/FE	2/7/2026	562-904-4663-071404-5 - 02/07	182.80	182.80
			Voucher:					
397172	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-869-2810/JF	1/28/2026	562-869-2810-071196-5 - 01/28	154.91	154.91
			Voucher:					
397173	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-622-0826/FE	2/16/2026	562-622-0826-020598-5 - 02/16	154.91	154.91
			Voucher:					
397174	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-928-4930/FE	2/2/2026	562-928-4930-060717-5 - 02/02	152.23	152.23
			Voucher:					
397175	2/27/2026	128119	FRONTIER COMMUNICATIONS	562-869-9832/FE	2/4/2026	562-869-9832-082093-5 - 02/04	140.66	140.66
			Voucher:					

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397176	2/27/2026	128119	FRONTIER COMMUNICATION:562-940-1904/FE	2/1/2026	562-940-1904-061997-5 - 02/01	140.05	140.05
			Voucher:				
397177	2/27/2026	128119	FRONTIER COMMUNICATION:562-904-1650/JA	1/28/2026	562-904-1650-050710-5 - 01/28	135.91	135.91
			Voucher:				
397178	2/27/2026	128119	FRONTIER COMMUNICATION:209-044-8242/FE	2/13/2026	209-044-8242-102307-5 - 02/13	128.60	128.60
			Voucher:				
397179	2/27/2026	128119	FRONTIER COMMUNICATION:562-904-7195/FE	2/2/2026	562-904-7195-050317-5 - 02/02	124.49	124.49
			Voucher:				
397180	2/27/2026	128119	FRONTIER COMMUNICATION:209-021-5695/FE	2/16/2026	209-021-5695-101907-5 - 02/16	122.58	122.58
			Voucher:				
397181	2/27/2026	128119	FRONTIER COMMUNICATION:209-119-3190/FE	2/7/2026	209-119-3190-101807-5 - 02/07	108.33	108.33
			Voucher:				
397182	2/27/2026	128119	FRONTIER COMMUNICATION:209-020-1426/FE	2/4/2026	209-020-1426-101907-5 - 02/04	108.33	108.33
			Voucher:				
397183	2/27/2026	128119	FRONTIER COMMUNICATION:562-923-8904/FE	2/2/2026	562-923-8904-061217-5 - 02/02	102.32	102.32
			Voucher:				
397184	2/27/2026	128119	FRONTIER COMMUNICATION:213-024-1655/FE	2/10/2026	213-024-1655-101207-5 - 02/10	98.78	98.78
			Voucher:				
397185	2/27/2026	128119	FRONTIER COMMUNICATION:562-904-7342/FE	2/4/2026	562-904-7342-101995-5 - 02/04	95.84	95.84
			Voucher:				
397186	2/27/2026	128119	FRONTIER COMMUNICATION:562-869-7531/FE	2/2/2026	562-869-7531-060717-5 - 02/02	91.43	91.43
			Voucher:				
397187	2/27/2026	128119	FRONTIER COMMUNICATION:562-862-2452/FE	2/4/2026	562-862-2452-121900-5 - 02/04	85.62	85.62
			Voucher:				
397188	2/27/2026	128119	FRONTIER COMMUNICATION:209-118-5688/FE	2/4/2026	209-118-5688-100407-5 - 02/04	84.53	84.53
			Voucher:				
397189	2/27/2026	128119	FRONTIER COMMUNICATION:562-869-5423/JA	1/7/2026	562-869-5423-042699-5 - 01/07	59.99	59.99
			Voucher:				
397190	2/27/2026	128119	FRONTIER COMMUNICATION:562-923-8384/FE	2/10/2026	562-923-8384-030597-5 - 02/10	45.74	45.74
			Voucher:				
397191	2/27/2026	128119	FRONTIER COMMUNICATION:562-869-7365/FE	2/13/2026	562-869-7365-100693-5 - 02/13	45.74	45.74
			Voucher:				
397192	2/27/2026	140759	GABRIELA GONZALEZ AND M/71240	2/6/2026	BLD-25-02409 OWNER WOUL	206.86	206.86
			Voucher:				

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397193	2/27/2026	124345	GALLS, LLC	34029502	2/10/2026	MENS SOFT SHELL JACKET	71.81	71.81
			Voucher:					
397194	2/27/2026	124959	GALVAN, CANDACE	3	2/11/2026	UTILITY BOX REPAIRS	3,950.00	3,950.00
			Voucher:					
397195	2/27/2026	101755	GANGS OUT OF DOWNEY	3/12/26	2/24/2026	G.O.O.D. ANNUAL LUNCHEON	750.00	750.00
			Voucher:					
397196	2/27/2026	140738	GARCIA, ALEJANDRO	1-00237546	2/12/2026	REFUND C&D DEPOSIT BLD-	2,537.23	2,537.23
			Voucher:					
397197	2/27/2026	140088	GLADIATOR RACCOON, MOBI	2/09/26	2/9/2026	FLEET WASH/UTILITY TRUCK	425.00	425.00
			Voucher:					
397198	2/27/2026	101882	GRAINGERS	9798286325	2/5/2026	SUPPLIES	219.94	
			Voucher:	9786385949	1/28/2026	SUPPLIES	421.61	641.55
397199	2/27/2026	121839	H & H NURSERY INC.	17325	1/21/2026	PLANTS	87.48	87.48
			Voucher:					
397200	2/27/2026	101934	HAGEN PLUMBING INC	109357	2/12/2026	LABOR - REPLACE KITCHEN	125.49	125.49
			Voucher:					
397201	2/27/2026	131705	HEALTH TECHNOLOGY PROF	INV54568	10/30/2025	CLEANING SUPPLIES	4,574.70	4,574.70
			Voucher:					
397202	2/27/2026	130863	HERC RENTALS, INC.	36302790-001	2/2/2026	BOOM ARTICULATED 40 FT N	1,122.36	1,122.36
			Voucher:					
397203	2/27/2026	129862	HERNANDEZ CART SERVICE,	44292	1/1/2026	MONTHLY CART RETRIEVAL	1,400.00	1,400.00
			Voucher:					
397204	2/27/2026	140752	HINES, RICKEY	26-07073	2/6/2026	REFUSED ADOPTION	150.00	150.00
			Voucher:					
397205	2/27/2026	140749	HUSARI, DANNY	Ref001767445	2/19/2026	UB Refund Cst #149823	12.39	12.39
			Voucher:					
397206	2/27/2026	132330	IML SECURITY SUPPLY	4916614	2/12/2026	GRADE 1 DEADBOLD SINGLE	98.66	98.66
			Voucher:					
397207	2/27/2026	128077	INTERVET INC.	243478790	1/8/2026	MICROCHIPS	5,525.00	5,525.00
			Voucher:					

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397208	2/27/2026	128896	JJ'S AUTO SERVICE, INC.	71982	2/5/2026	MOUNT AND BALANCE NEW	342.90
	Voucher:			71742	1/20/2026	MOUNT AND BALANCE	354.90
				71966	2/4/2026	MOUNT AND BALANCE NEW	383.95
				71233	12/18/2025	MOUNT AND BALANCE	343.99
				71855	1/28/2026	REPLACE 2 REAR TIRES - '24	281.70
				71871	1/29/2026	MOUNT AND BALANCE 9	333.00
				71967	2/4/2026	MOUNT AND BALANCE 2	74.00
							2,114.44
397209	2/27/2026	139800	KRM REALTY CORP.	2-00766605	2/23/2026	INSPECTION & MATERIALS T	295.50
	Voucher:			2-00762858	2/23/2026	SEWER INSPECTION FEE - 9	58.50
							354.00
397210	2/27/2026	113093	LARES CONSTRUCTION & RC2-00772840		2/12/2026	REFUND C&D DEPOSIT BLD-	1,500.00
	Voucher:						1,500.00
397211	2/27/2026	140675	LEDEZMA, OMAR DE JESUS	FEBRUARY/26	2/17/2026	ELDT CLASS - A	69.95
	Voucher:						69.95
397212	2/27/2026	136066	LEE, CHRISTINE	FEBRUARY/26	2/17/2026	MILEAGE, SNACKS 2/21/26 TE	22.83
	Voucher:						22.83
397213	2/27/2026	130877	LEON'S TRANSMISSION SERV526020010		2/13/2026	2019 FORD POLICE INTERCE	4,992.55
	Voucher:						4,992.55
397214	2/27/2026	102645	LIFE-ASSIST INC	2010982	11/6/2025	MEDICAL SUPPLIES - FY 25/2	1,063.44
	Voucher:			2050710	2/18/2026	MEDICAL SUPPLIES - FY 25/2	2,961.40
				2024556	12/1/2025	MEDICAL SUPPLIES - FY 25/2	873.78
				2070811	2/20/2026	MEDICAL SUPPLIES - FY 25/2	22,003.60
							26,902.22

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397216 Voucher:	2/27/2026	102516	LN CURTIS & SONS	INV1035432	2/3/2026	A. AGUIANO - SEAACA	204.87
				INV1035380	2/3/2026	B. VALENZUELA	200.44
				INV993168	9/25/2025	J. VALDIVIA	38.76
				INV1013204	11/24/2025	A. ZEPEDA	181.47
				INV992726	9/24/2025	D. LOFQUIST	26.58
				INV976997	8/6/2025	LT. KURTZ	127.58
				INV985995	9/4/2025	S. HINOJOSA	213.68
				INV1035373	2/3/2026	C. MILLER & M. TRINIDAD	288.49
				INV1035336	2/3/2026	T. MELENDREZ	281.31
				INV1035437	2/3/2026	M. VILLEGAS	68.11
				INV1035400	2/3/2026	D. DOYLE	257.46
				INV1035410	2/3/2026	J. PRENTICE	204.33
				INV1013265	11/24/2025	K. ALFARO	221.72
				INV1012502	11/21/2025	J. NENADAL	366.56
				INV1036674	2/6/2026	L. ENRIQUEZ	177.20
				INV1036441	2/5/2026	K. MONDRAGON	36.81
397217 Voucher:	2/27/2026	102516	LN CURTIS & SONS	INV1034799	1/30/2026	M. MILOSEVICH	321.13
				INV1034971	1/30/2026	J. VALDIVIA	31.01
				INV1035178	1/30/2026	C. IGAWA	47.84
397218 Voucher:	2/27/2026	134887	LONG BEACH BMW MOTORC	55685	1/29/2026	REPAIRS FOR 2024 BMW R 1:	1,578.92
				55772	2/6/2026	REPAIRS - 2024 BMW R 1250	4,090.23
397219 Voucher:	2/27/2026	102733	LOS ANGELES COUNTY	RE-PW-260209C	2/9/2026	TS MAINT DDG THRU JANUA	96.35
397220 Voucher:	2/27/2026	132263	LUNA, MARIO	FEBRUARY/26 -	2/19/2026	12 VOLT LITHIUM-ION AXIS H	110.72
397221 Voucher:	2/27/2026	140740	MACHUCA, PEDRO	1-00252933	2/12/2026	REFUND C&D DEPOSIT BLD-:	2,000.00
397222 Voucher:	2/27/2026	140742	MALHI, BHAROSH	2-00773203	2/12/2026	REFUND INSTALLMENT/MATE	2,360.57
397223 Voucher:	2/27/2026	117016	MAY TOOL, INC.	209922	2/9/2026	EQUIPMENT SERVICE TAG #	355.20
397224 Voucher:	2/27/2026	132378	MDG ASSOCIATES, INC.	20497	2/11/2026	PROFESSIONAL CDBG, HME	246.00
				20494	2/11/2026	PROFESSIONAL CDBG, HME	1,857.88
				20496	2/11/2026	PROFESSIONAL CDBG, HME	2,775.00
				20495	2/11/2026	PROFESSIONAL CDBG, HME	1,733.50

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397225	2/27/2026	128075	MEDICAL WASTE SERVICES, 58674	2/1/2026	2/1 - 2/28/26 MEDICAL WASTE	225.94	225.94
		Voucher:					
397226	2/27/2026	140556	MESHARAM, SWATI 02/12/26	2/17/2026	REFUND DEPUTY CD DIRECT	71.32	71.32
		Voucher:					
397227	2/27/2026	125724	METLIFE - GROUP, KM057347 FEBRUARY/26	1/15/2026	INSURANCE PREMIUM	1,586.08	1,586.08
		Voucher:					
397228	2/27/2026	114311	METROPOLITAN TRANSIT AU*800092366	9/17/2025	RETENTION OVERPAYMENT	19,993.00	19,993.00
		Voucher:					
397229	2/27/2026	120834	MIDWEST ROOFING 2-00770845	2/12/2026	REFUND C&D DEPOSIT BLD-	2,500.00	2,500.00
		Voucher:					
397230	2/27/2026	138802	MIDWEST VETERINARY SUPP	26853197-000	11/6/2025	VET SUPPLIES	389.18
		Voucher:	26853197-050	11/6/2025	VET SUPPLIES	33.15	
			27284582-000	1/8/2026	VET SUPPLIES	4,048.80	
			27578592-100	1/29/2026	VET SUPPLIES	161.31	
			27578592-050	1/29/2026	VET SUPPLIES	50.15	
			27734783-100	2/13/2026	VET SUPPLIES	254.07	
			27734783-050	2/13/2026	VET SUPPLIES	225.07	
			27726697-050	2/13/2026	VET SUPPLIES	110.96	
			27726697-100	2/13/2026	VET SUPPLIES	146.06	
			27768723-000	2/17/2026	VET SUPPLIES	460.68	
			27801880-000	2/20/2026	VET SUPPLIES	262.60	6,142.03
397231	2/27/2026	129820	MINER, LTD. 7310141452	2/5/2026	LOCK REPAIRS - PARKING G/	649.80	
		Voucher:	7310142492	2/17/2026	DUTCH METAL DOOR LOCK F	2,235.70	2,885.50
397232	2/27/2026	116215	MISSION LINEN SUPPLY 525497837	2/12/2026	LINEN MAINTENANCE	142.43	142.43
		Voucher:					
397233	2/27/2026	140628	MOS EQUIPMENT 642522	2/18/2026	MISSION DARKNESS BLOCKE	6,329.40	6,329.40
		Voucher:					
397234	2/27/2026	106357	MOTOROLA SOLUTIONS, INC.1411234040	2/13/2026	ANNUAL SUBSCRIPTION VIGI	29,115.00	29,115.00
		Voucher:					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397235	2/27/2026	103221	NAPA AUTO PARTS	47019	4/3/2025	PARTS	219.01
	Voucher:			704247	1/28/2026	PARTS	114.01
				66451	1/20/2026	PARTS - AIR FILTER	370.42
				66448	1/20/2026	PARTS - BATTERY	1,232.35
				52936	6/26/2025	SUPPLIES	119.54
				50839	4/3/2025	PARTS	501.53
				67407	2/3/2026	PARTS	51.82
				705339	2/5/2026	EXHAUST AND WASHER FLU	98.70
				705893		CREDIT MEMO	-54.00
							2,653.38
397236	2/27/2026	106122	NATIONAL DATA & SURVEYING	26-020006	1/23/2026	VOLUME TUBE MACHINE CO	140.00
	Voucher:						140.00
397237	2/27/2026	110438	NATIONWIDE ENVIRONMENTAL	35275	1/15/2026	STREET SWEEPING SERVICE	65,069.79
	Voucher:						65,069.79
397238	2/27/2026	127229	NBS GOVERNMENT FINANCE	202602-1132	2/5/2026	ASSESSMENT ENGINEERING	4,525.00
	Voucher:						4,525.00
397239	2/27/2026	140755	NG, DORA	2014349.002	1/30/2026	REFUND SEC. DEPOSIT PERI	55.00
	Voucher:						55.00
397240	2/27/2026	139472	NGUYEN, CAROLINE	FEBRUARY/26 -	2/19/2026	NCEES CBT FEE REVIEW & C	774.00
	Voucher:						774.00
397241	2/27/2026	139472	NGUYEN, CAROLINE	FEBRAURY/26	2/20/2026	APPLICATION FOR CA E.I.T. L	149.00
	Voucher:						149.00
397242	2/27/2026	103346	OFFICE DEPOT INC	454499557001	2/13/2026	OFFICE SUPPLIES	66.84
	Voucher:						66.84
397243	2/27/2026	137096	PACIFIC PRODUCTION SERVI	2-00772191	2/12/2026	FILM PERMIT - FIR-26	1,000.00
	Voucher:			1-00253338	2/12/2026	FILM PERMIT - FIR-26-00019	1,000.00
							2,000.00
397244	2/27/2026	119523	PACIFIC TELEMANAGEMENT	2150614	1/22/2026	FEBRUARY 2026 PAYPHONE	303.00
	Voucher:						303.00
397245	2/27/2026	140763	PALACIOS, JAVIER	1-00253575	2/19/2026	REFUND C&D DEPOSIT BLD-	2,500.00
	Voucher:						2,500.00
397246	2/27/2026	111286	PALP INC., DBA EXCEL PAVIN	CIP 14-09 #4	2/17/2026	CIP NO.14-09 FIRESTONE BL	1,131,627.20
	Voucher:						1,131,627.20
397247	2/27/2026	137570	PARAGON PARTNERS, CONSI	26345-IN	1/31/2026	PROFESSIONAL RIGHT-OF-W	170.00
	Voucher:						170.00
397248	2/27/2026	137282	PROLEGAL	464095	2/15/2026	EFILE SELF-SERVICE	20.14
	Voucher:						20.14

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397249	2/27/2026	137815	QUALITY ROOFING SPECIALI:001-00253082	2/21/9026	REFUND DEPOSIT - C&D BLD	2,500.00	2,500.00
		Voucher:					
397250	2/27/2026	125779	QUIROZ ELECTRICAL SERVIC2249	9/30/2025	METER PANEL - 605 FWY BY	1,200.00	
		Voucher:	2212	8/3/2025	DIMMER LIGHT SWITCH REP	650.00	
			2220	8/17/2025	ELECTRICAL BOX, REPAIRS -	1,980.00	
			2246	9/29/2025	REPAIR OUTDOOR LIGHTING	2,850.00	
			2263	10/22/2025	CONTROL CENTER - CMSC	4,975.00	
			2259	10/19/2025	LIGHTING REPAIRS - RHGC	4,540.00	
			2258	10/14/2025	UNDERGROUND BOXES - TR	3,500.00	
			2261	10/21/2025	EMERGENCY DRIVERS - GOL	995.00	
			2317	2/1/2026	EMERGENCY CALL SERVER I	750.00	
			2328	2/19/2026	INDOOR LIGHTING - WATER `	4,730.00	
			2325	2/20/2026	LIGHTING - FIRE STATION 1	375.00	26,545.00
397251	2/27/2026	140717	RAMBLAZ, ANDRES	FEB/26	2/17/2026 REIMBURSEMENT - ELDT CL,	69.95	69.95
		Voucher:					
397252	2/27/2026	140773	RAMIREZ, DIEGO	26-05326	2/19/2026 REFUND DEPOSIT - K9 S/N	50.00	50.00
		Voucher:					
397253	2/27/2026	140141	RANDALL LAMB ASSOCIATES 117564	2/8/2026	PROFESSIONAL SERVICES T	1,790.00	1,790.00
		Voucher:					
397254	2/27/2026	137746	RAPID O PRINT	35542	2/19/2026 80 ANNUAL REPORT BOOKLE	2,756.98	2,756.98
		Voucher:					
397255	2/27/2026	115984	REGALADO, CARLOS	FEB/26	2/17/2026 D3 REWEAL FEE	90.00	90.00
		Voucher:					
397256	2/27/2026	138501	RENEWELL FLEET SERVICE L9813	2/13/2026	PARTS & FREIGHT	842.06	842.06
		Voucher:					
397257	2/27/2026	110414	RESOURCE BUILDING MATER4153828	2/12/2026	SILICA SAND	45.38	
		Voucher:	4155068	2/13/2026	EROSION CONTROL BAGS	264.10	309.48
397258	2/27/2026	138654	REYES, RICARDO	507-2026	1/26/2026 DJ ENTERTAINMENT - SENIO	500.00	500.00
		Voucher:					
397259	2/27/2026	140756	RIOS, BOBBY	2014353.002	1/30/2026 REFUND SEC. DEPOSIT PERI	55.00	55.00
		Voucher:					
397260	2/27/2026	122187	RMI INTERNATIONAL	49126	1/31/2026 SECURITY GUARD SERVICES	25,155.83	
		Voucher:	41910	1/31/2026	SECURITY GUARD SERVICES	1,299.74	
			41911	1/31/2026	SECURITY GUARD SERVICES	206.31	26,661.88

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397261	2/27/2026	106779	ROADLINE PRODUCTS INC U:22406	2/12/2026	DICKIE SIGN - RIGHT LANE C	831.48	831.48
		Voucher:					
397262	2/27/2026	103869	ROBERTSON'S	791684	2/6/2026	SUPPLIES	969.87
		Voucher:	791686	2/6/2026	SUPPLIES	591.03	1,560.90
397263	2/27/2026	140371	ROOF TOP PROS INC.	001-00252570R	1/23/2026	REFUND DEPOSIT - C&D BLD	2,000.00
		Voucher:					2,000.00
397264	2/27/2026	121638	ROSS, BRITTIN	2/20/26	2/20/2026	CONTRACTED VET DUTIES	1,000.00
		Voucher:					1,000.00
397265	2/27/2026	103959	S&J SUPPLY COMPANY, INC	S100265737.001	2/11/2026	SUPPLIES	2,113.11
		Voucher:	S100265549.001	2/9/2026	SUPPLIES	2,064.56	4,177.67
397266	2/27/2026	113838	SAFETY-KLEEN SYSTEMS, IN	99228687	1/28/2026	USED OIL & FEE	715.00
		Voucher:	99228687	1/30/2026	USED ANTIFREEZE	200.00	915.00
397267	2/27/2026	140771	SALCEDO, ANGELICA	26-07339	2/14/2026	REFUND DEPOSIT - K9 S/N	50.00
		Voucher:					50.00
397268	2/27/2026	110844	SALVATION ARMY	12	2/4/2026	PLHA SUBRECIPIENT AGREE	14,880.00
		Voucher:					14,880.00
397269	2/27/2026	140777	SAMAYOA, KRISTI	26-06474	2/17/2026	REFUND DEPOSIT - K9 S/N	50.00
		Voucher:					50.00
397270	2/27/2026	140324	SB CARPET CLEANING	1087	2/17/2026	STRIP-WAX BJR AUDITORIUM	2,100.00
		Voucher:	1085	2/4/2026	ELEVATOR CLEANING - JANU	360.00	2,460.00
397271	2/27/2026	104074	SCS ENGINEERS	0567198	1/31/2026	CIP NO.17-01 - ENVIRONMEN	602.50
		Voucher:					602.50
397272	2/27/2026	140765	SHANNON, CAMERON	26-06075	2/10/2026	REFUND DEPOSIT - K9 S/N	50.00
		Voucher:					50.00
397273	2/27/2026	139433	SHAW INTEGRATED, & TURF	999195432	2/23/2026	CITY HALL FLOORING REMO'	511,000.70
		Voucher:					511,000.70
397274	2/27/2026	138174	SHELAT ATKINS, ANJALI	33639	2/13/2026	EFT - INSTRUCTOR FEE	1,080.80
		Voucher:	33642	2/13/2026	EFT - INSTRUCTOR FEE	704.20	1,785.00
397275	2/27/2026	107239	SHERWIN-WILLIAMS	95026171330226	2/5/2026	PAINT & SUPPLIES	57.46
		Voucher:	96511171330226	2/11/2026	PAINT & SUPPLIES	38.41	
			96982171330226	2/13/2026	PAINT & SUPPLIES	55.07	150.94
397276	2/27/2026	118496	SHILPARK PAINT CORP.	968195	2/6/2026	PAINT & SUPPLIES	1,220.64
		Voucher:					1,220.64
397277	2/27/2026	138500	SILENT 6 LLC	1913	2/17/2026	EXACQVISION - ANNUAL SOF	70.00
		Voucher:					70.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397278	2/27/2026	139517	SO CAL ELECTRIC COMPANY	021126-01	2/10/2026	REPLACE 4 BALLAST & INST/	1,170.84
		Voucher:		012826-01	1/27/2026	TROUBLESHOOTING IN CAT	750.40
				012626-01	1/22/2026	CHANGE BALLASTS/LAMPS F	926.74
397279	2/27/2026	136547	SOL SHINE PRODUCTIONS	1227	2/11/2026	DEPOSIT - FRIDAY NIGHT FLI	1,165.00
		Voucher:					2,847.98
397280	2/27/2026	140768	SOLIS, ALEXIA C.	26-05952	2/12/2026	REFUND DEPOSIT - K9 S/N	50.00
		Voucher:					50.00
397281	2/27/2026	128104	SOS SURVIVAL PRODUCTS	882815	1/14/2026	CERT KIT FOR THE CITY OF I	6,870.00
		Voucher:					6,870.00
397282	2/27/2026	135916	SOUTH BAY FOUNDRY, INC.	0252191	2/12/2026	SUPPLIES	978.63
		Voucher:					978.63
397283	2/27/2026	135638	SOUTHERN CALIF SECURITY	112777	2/17/2026	10 KEYS & TRIP CHARGE - SE	180.36
		Voucher:					180.36
397285	2/27/2026	104208	SOUTHERN CALIFORNIA EDIS	700839955679/F	2/12/2026	700839955679 - 01/07 - 02/04/2	5,776.00
		Voucher:		700471140158/F	2/12/2026	700471140158 - 01/07 - 02/04/2	6,576.18
				700383028287/F	2/5/2026	700383028287 - 12/30/25 - 01/1	12,617.76
				700294057665/F	2/10/2026	700294057665 - 01/07 - 02/04/2	105.76
				700293017644/F	2/10/2026	700293017644 - 01/07 - 02/04/2	86.21
				700157897452/F	2/10/2026	700157897452 - 01/08 - 02/05/2	27.49
				700504985377/F	2/10/2026	700504985377 - 01/07 - 02/04/2	6,646.15
				700320028609/J	2/10/2026	700320028609 - 12/05/25 - 01/1	9,271.62
				700130945091/F	2/11/2026	700130945091 - 01/09 - 02/08/2	15.94
				700863781105/F	2/11/2026	700863781105 - 01/08 - 02/05/2	6,278.75
				700521846809/F	2/10/2026	700521846809 - 01/08 - 02/05/2	13,233.82
				700157774079/F	2/19/2026	700157774079 - 01/15 - 02/16/2	2,129.97
				700650999477/F	2/11/2026	700650999477 - 01/09 - 02/08/2	15.24
				700652203893/F	2/11/2026	700652203893 - 01/09 - 02/08/2	16.21
				700121929246/F	2/10/2026	700121929246 - 01/07 - 02/04/2	48.56
				700153825270/F	2/10/2026	700153825270 - 01/08 - 02/05/2	100.60
				700389904880/F	2/12/2026	700389904880 - 01/13 - 02/11/2	47.43
				700389862343/F	2/12/2026	700389862343 - 01/13 - 02/11/2	15.35
							63,009.04

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
397286	2/27/2026	104210	SOUTHERN CALIFORNIA GAS	010 705 9200 9/	2/4/2026	010 705 9200 9 - 01/05 - 02/02	147.67	
	Voucher:		106 606 6000 1/	1/26/2026	106 606 6000 1 - 12/22/25 - 01/	615.84		
			136 307 0400 8/	1/29/2026	136 307 0400 8 - 12/29/25 - 01	80.15		
			022 981 3783 3/	1/29/2026	022 981 3783 3 - 12/29/25 - 01	115.25		
			174 106 7400 0/	1/29/2026	174 106 7400 0 - 12/29/25 - 01/	872.26		
			172 006 7400 4/	1/29/2026	172 006 7400 4 - 12/29/25 - 01	3,074.47		
			094 173 9371 8/	1/27/2026	094 173 9371 8 - 12/23/25 - 01/	2,213.98		
			098 306 6300 2/	1/27/2026	098 306 6300 2 - 12/23/25 - 01/	176.94		
			127 808 1114 2/F	2/9/2026	127 808 1114 2 - 01/08 - 02/05/	171.74	7,468.30	
397287	2/27/2026	134449	ST. FRANCIS ELECTRIC, LLC	240510354 - 1	11/30/2025	PREVENTATIVE MAINTENANC	2,819.00	2,819.00
	Voucher:							
397288	2/27/2026	135764	STANDARD INS CO - UNIT 22,	MARCH/26	2/12/2026	INSURANCE PREMIUM #00 64	309.62	309.62
	Voucher:							
397289	2/27/2026	139762	STRINGS, AARON	AS022426	2/24/2026	REFEREE FOR YOUTH WINTI	480.00	480.00
	Voucher:							
397290	2/27/2026	119522	SUBURBAN PROPANE - 1654	1654-713861	2/20/2026	PROPANE	326.06	326.06
	Voucher:							
397291	2/27/2026	104329	SUNSET PRINTER	49342	2/23/2026	BROCHURES	286.86	286.86
	Voucher:							
397292	2/27/2026	125879	SUPERIOR COURT OF CALIF	(JAN/26	2/18/2026	JANUARY PARKING VIOLATIC	22,542.50	22,542.50
	Voucher:							
397293	2/27/2026	130186	SUPPLY SOLUTIONS	155173	12/4/2025	SUPPLIES	504.35	
	Voucher:			159638	1/30/2026	SUPPLIES	316.65	821.00
397294	2/27/2026	135376	TCM, J. GALT, INC.	1646	2/4/2026	WATER SYSTEMS MAINTENA	7,000.00	7,000.00
	Voucher:							
397295	2/27/2026	137334	TEXTRON E-Z-GO LLC	94571482	2/17/2026	PARTS & LABOR	300.00	300.00
	Voucher:							
397296	2/27/2026	134950	THE LLOYD PEST CONTROL,	8930596	7/23/2025	4 CANISTERS MOSQUITO	152.00	
	Voucher:			9158132	1/3/2026	COMMERCIAL SERVICE PRO	39.00	
				9158134	1/3/2026	COMMERCIAL SERVICE PRO	39.00	
				9158136	1/6/2026	COMMERCIAL SERVICE PRO	39.00	
				9158130	1/20/2026	COMMERCIAL SERVICE PRO	98.00	
				9135463	1/27/2026	4 CANISTERS MOSQUITO - V	165.00	
				9150976	2/12/2026	COMMERCIAL SERVICE PRO	35.00	
				9150977	2/12/2026	4 CANISTERS MOSQUITO	152.00	719.00

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397297	2/27/2026	127692	THE RINKS - LAKEWOOD ICE 34573	2/13/2026	INSTRUCTOR FEE	464.80	
	Voucher:		34576	2/13/2026	INSTRUCTOR FEE	462.00	
			34579	2/13/2026	INSTRUCTOR FEE	750.40	1,677.20
397298	2/27/2026	122002	THE WHOLE CHILD 24	2/19/2026	JAN 2026 - PLHA SUPPORTIV	22,493.73	22,493.73
	Voucher:						
397299	2/27/2026	128406	TILLEY CRANE INSPECTION £25749	12/11/2025	ANNUAL INSPECTIONS - WIT	2,500.00	2,500.00
	Voucher:						
397300	2/27/2026	103017	TIME WARNER CABLE 1883616010201	2/1/2026	188361601 - 02/01 - 02/28/26	203.38	203.38
	Voucher:						
397301	2/27/2026	124672	T-MOBILE USA INC. 993029675/JAN	1/21/2026	993029675 - 12/21/25 - 01/20/2	111.05	111.05
	Voucher:						
397302	2/27/2026	123296	TYCO INTEGRATED SECURIT 42074906	1/10/2026	SPACE CENTER SECURITY S	3,991.64	3,991.64
	Voucher:						
397303	2/27/2026	123934	TYLER TECHNOLOGIES, INC. CI100-00243127	12/31/2025	ANNUAL SOFTWARE SUBSCI	115,763.22	115,763.22
	Voucher:						
397304	2/27/2026	131426	UKG KRONOS SYSTEMS INC. 110080018823R	8/28/2025	PAYROLL SOFTWARE - WOR	19,758.68	19,758.68
	Voucher:						
397305	2/27/2026	126723	UNITED PACIFIC SERVICES, I126-0131-8	1/31/2026	TREE TRIMMING SERVICES 7	13,231.00	
	Voucher:		26-0207-2	2/7/2026	TREE TRIMMING SERVICES 7	11,238.00	
			26-0110-2(A)	2/11/2026	TREE TRIMMING SERVICES 7	3,498.00	27,967.00
397306	2/27/2026	139740	UNITED STEEL FENCE COMP, 209962	2/13/2026	INSTALLATION & REPAIR OF I	4,272.00	4,272.00
	Voucher:						
397307	2/27/2026	139906	US JETTING LLC 198321	2/13/2026	PARTS	110.00	110.00
	Voucher:						
397308	2/27/2026	104629	V & V MANUFACTURING INC 63827	1/29/2026	BADGES CHANGES & REPAIF	280.45	280.45
	Voucher:						
397309	2/27/2026	117053	VALENZUELA, BLANCA 2/23 -2/27/26	2/23/2026	POLICE MANAGEMENT COUF	677.98	677.98
	Voucher:						
397310	2/27/2026	139059	VALINO, CRYSTAL 2/11/26	2/18/2026	CONTRACTED VET DUTIES	1,000.00	
	Voucher:		2/18/26	2/20/2026	CONTRACTED VET DUTIES	1,000.00	2,000.00
397311	2/27/2026	134065	VALLES, MARIO MARCH/26 - AD	2/13/2026	ADVANCED DISABILITY PENS	3,720.58	3,720.58
	Voucher:						
397312	2/27/2026	122501	VANGOE INC CODO 01-2026	1/31/2026	JANUARY CAR WASHES	600.00	600.00
	Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
397313	2/27/2026	112607	VERIZON WIRELESS	6135716469	2/10/2026	642600972-00001 - 01/11 - 02/	38.37
	Voucher:			6134650248	1/28/2026	270145074-00009 - 12/29/25 - (513.37
				6134650249	1/28/2026	270145074-00011 - 12/29/25 - (441.16
				6133225347	1/10/2026	742047419-00001 - 12/11/25 - (262.19
				6135950306	2/13/2026	471450569-00001 - 01/14 - 02/	2,358.19
				6134650257	1/28/2026	270145074-00024 - 12/29/25 - (180.15
				20210	2/16/2026	WATER SYSTEM RENTAL	80.00
397314	2/27/2026	109740	WATER TECHNIQUES	20210	2/16/2026	WATER SYSTEM RENTAL	80.00
	Voucher:						3,793.43
							80.00
397315	2/27/2026	130444	WEBCO LB LLC	LB8987	2/9/2026	PRESSURE WASHING - 2/6/26	1,200.00
	Voucher:						1,200.00
397316	2/27/2026	136904	WELLS FARGO FINANCIAL	LE5037586834	2/4/2026	02/01/26 - 02/28/26 - CANON C	171.60
	Voucher:						171.60
397317	2/27/2026	128600	WHITE CAP, LP	50035360069	2/10/2026	SUPPLIES	47.31
	Voucher:			50035480899	2/19/2026	SUPPLIES	943.60
							990.91
397318	2/27/2026	104808	WILLDAN ASSOCIATES	00422691	10/3/2025	INSPECTION & TESTING SER	19,704.50
	Voucher:			2-00772395	2/24/2026	INSPECTION & MATERIALS T	6,285.06
				00423061	2/19/2026	INSPECTION & MATERIALS T	4,464.80
							30,454.36
397319	2/27/2026	104808	WILLDAN ASSOCIATES	00423563	2/23/2026	CONSTRUCTION INSPECTIO	3,926.00
	Voucher:			00423067	11/18/2025	MATERIAL TESTING OPERAT	852.32
							4,778.32
397320	2/27/2026	140770	ZABEL, ELIZABETH	26-05790	2/12/2026	REFUND DEPOSIT - K9 S/N	50.00
	Voucher:						50.00
0004677	2/6/2026	131237	VOYA/BPAS ANNUITY HRA019	Ben1766461	2/6/2026	CONTRIBUTIONS TO RHSP: F	25,492.92
	Voucher:						25,492.92
Sub total for BANK OF THE WEST:							2,673,126.38

253 checks in this report.

Grand Total All Checks: 2,881,142.71

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: OFFICE OF THE CITY MANAGER

BY: MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

DATE: MARCH 10, 2026

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT CONSTRUCTION BIDS FOR THE PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 22-10

EXECUTIVE SUMMARY

The City Council will consider approving plans and specifications and authorizing the solicitation of construction bids for the Pedestrian Crossing Safety Enhancements Project (Project), Capital Improvement Program (CIP) No. 22-10 to help achieve the City's goal of enhancing pedestrian safety within the City. The project will improve school crosswalks through the use of Rectangular Rapid Flashing Beacons, high-visibility signage, and pavement marking upgrades.

RECOMMENDATION

That the City Council:

1. Approve plans and specifications and authorize solicitation for construction bids for the Pedestrian Crossing Safety Enhancements Project, CIP No. 22-10; and,
2. Authorize procurement of certain City-furnished materials that require longer lead times to acquire.

BACKGROUND

The City adopted its Local Road Safety Plan (LRSP) initially in 2022 and updated the LRSP in 2024. The LRSP serves as a blueprint for traffic safety within the City and identifies systemic roadway safety improvement measures to address observed traffic safety issues and enhance traffic safety within the City. The occurrence of pedestrian-related crashes comprises 25% of all traffic-related fatalities which occurred within the City between 2020 and 2023. In order to address this issue, the City opted to pursue funding towards the implementation of various safety measures as recommended by the LRSP.

In the spring of 2023, the City applied for and was awarded a California Department of Transportation Highway Safety Improvement Program (HSIP) Cycle 11 Grant in the amount of \$224,910 in set-aside funds for the Pedestrian Crossing Safety Enhancements Project. There are three existing uncontrolled marked school crosswalks that will be upgraded through this project. Two of the crosswalks are shared with the City of South Gate and are located adjacent to St. Pius X- St. Matthias Academy on Gardendale Street at Hoover Avenue and at a point located approximately 300 feet east of Arizona Avenue. The third crosswalk is located adjacent to Our Lady of Perpetual Help School on Downey Avenue between Cherokee Drive and Lexington Road. The three pedestrian crossing locations are shown on the Project Location Map (Attachment A).

On February 25, 2025, the City Council approved a Cooperative Agreement with the City of South Gate to participate in the implementation of the Pedestrian Crossing Safety Enhancements Project.

ANALYSIS

The plans (Attachment B) and specifications for the project are complete and the City is ready to advertise the project for construction.

The work involves upgrading uncontrolled marked school pedestrian crosswalks to include rectangular rapid flashing beacons (RRFBs), high-visibility signage, and pavement marking treatments to heighten the awareness of the presence of pedestrians, particularly school-age children, at the three aforementioned pedestrian crosswalk locations within the City of Downey and partially within the City of South Gate. The project will be a joint effort with the City of South Gate with Downey serving as the lead agency. In order to expedite the project schedule and reduce costs to the extent possible, the City is planning to procure certain materials which typically require long lead times for fabrication, such as electrical service cabinets.

Construction is estimated to begin in June and completion is estimated by December 2026. This project is categorically exempt from the provisions of the California Environmental Quality Act under section 15301 (c) Existing facilities.

CITY COUNCIL PRIORITIES

Quality of Life, Safety & Infrastructure

FISCAL IMPACT

Approval of the recommended actions will result in an expenditure of \$4,000 associated with the procurement of certain City-furnished materials that require longer lead times. The total estimated project cost is \$651,749, of which \$250,877 is included in the adopted FY 2025-2026 Capital Improvement Program budget. An additional appropriation of \$400,862 will be requested when construction bids are received and a construction contract is brought forward for Council consideration.

Description	Amount
Design and Preliminary Engineering	\$60,918
Construction Contract (Estimated)	\$426,210
Contingencies (10%)	\$42,621
City-Furnished Materials	\$4,000
Construction Inspection and Materials Testing	\$98,000
Construction Engineering and Contract Administration	\$20,000
Total Estimated Project Cost:	\$651,749

Funding for the project is partially included in the adopted FY 2025-2026 Capital Improvement Program (CIP) budget. An additional \$400,862 appropriation will be requested to fully fund the project.

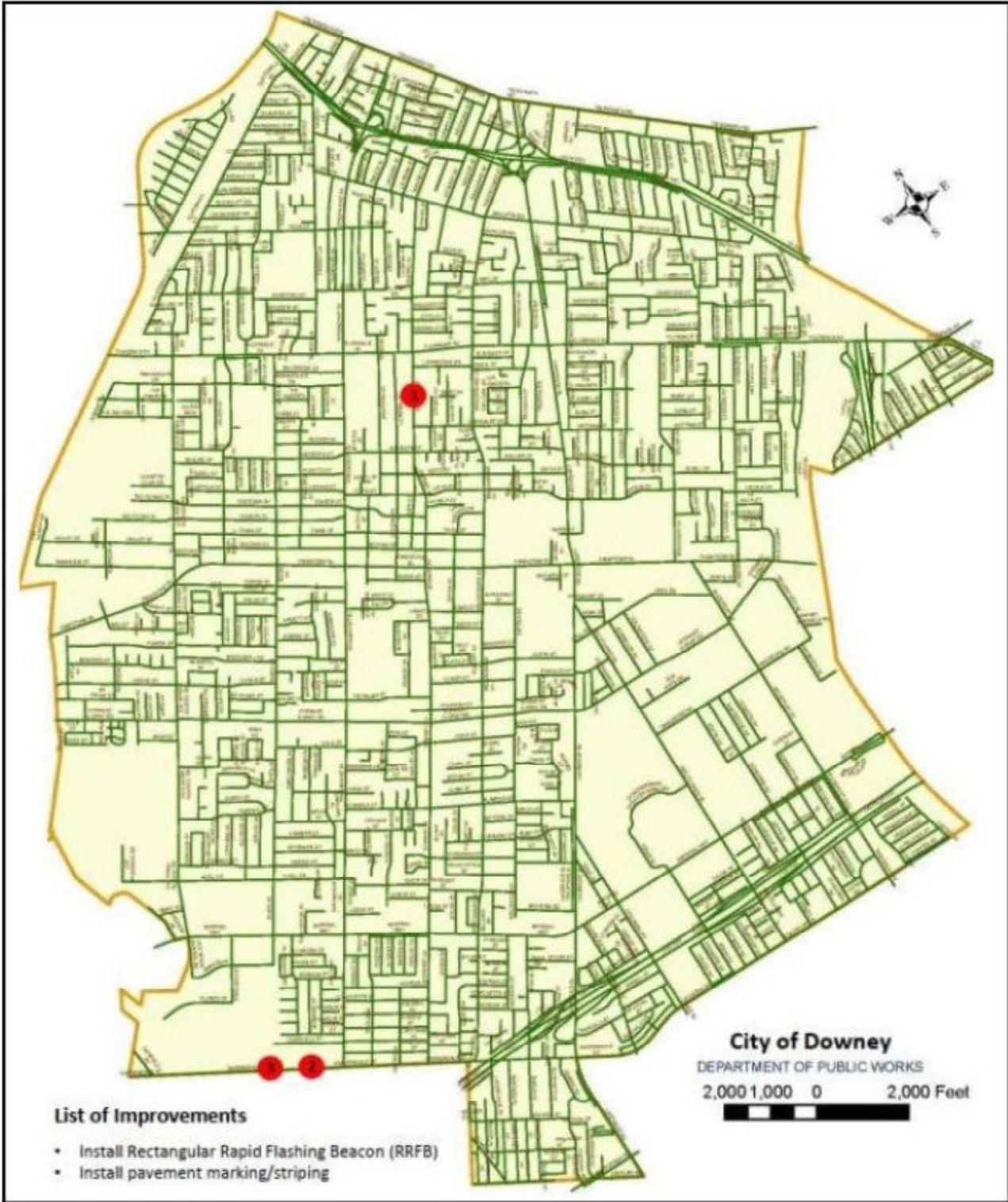
Account No.	Funding Source	Amount
26-1-6828	HSIP Cycle 11 (state) grant	\$224,910
56-1-6828	Measure R Local Return Fund	\$79,365
32-1-6828	Senate Bill (SB) 1 Fund	\$347,474

	Total Available Budget:	\$651,749
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Attachments

[Attachment A: Project Location Map](#)

[Attachment B: CIP 22-10 Construction Plans](#)



CITY OF DOWNEY PUBLIC WORKS DEPARTMENT

CONSTRUCTION PLANS FOR

STATE PROJECT No. HSIPSL-5334 (070) PROJECT No. CIP 22-10

PEDESTRIAN CROSSING SAFETY ENHANCEMENTS

GENERAL NOTES:

- ALL WORK AND MATERIAL INDICATED ON THESE PLANS SHALL CONFORM TO THE PROVISIONS OF THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, LATEST EDITION, THE SPECIAL CONDITIONS AND ALL REVISIONS AND DOCUMENTS REFERENCED THEREBY.
- UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS REQUIRED TO ASCERTAIN THE EXACT LOCATION OF UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE OR INTERFERE WITH SUCH FACILITIES. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT (800) 422-4133, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ALSO LOCATE UTILITIES THAT ARE SHOWN ON THE PLAN, BUT NOT MARKED BY USA, INCLUDING BUT NOT LIMITED TO STORM DRAIN PIPES, STRUCTURES, CULTIVETS, IRRIGATION CROSSOVER CONDUITS, ETC.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY UTILITY PERMITS AND NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PHASES OF CONSTRUCTION WITH THE VARIOUS UTILITY COMPANIES INVOLVED.
- ALL EXISTING IMPROVEMENTS, MATERIALS, AND PLANT MATERIAL TO REMAIN WITHIN THE CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION OR REPLACE IN KIND ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY AT NO COST TO THE CITY.
- ALL PEDESTRIAN PUSH BUTTONS SHALL BE TYPE B (2" BUTTON) WITH R10-25 (9"x12") SIGN.
- ANY MODIFICATION OF OR CHANGES TO APPROVED PLANS MUST BE APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL POTHOLE ALL PROPOSED RRFB POLE FOUNDATION LOCATIONS TO ENSURE THERE WILL BE NO UNDERGROUND SUBSTRUCTURE OR UTILITY CONDUITS. IN ADDITION, CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES AT PROPOSED CONDUIT LOCATIONS. THE COST OF POTHOLING SHALL BE INCLUDED IN THE VARIOUS BID ITEMS AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFOR.
- ALL PULL SIGNS SHALL BE AROMCAST AND SIZE NO 6 WITH "TRAFFIC SIGNAL" LOGO.
- ALL SIGNS SHALL BE SIZED PER THE LATEST 2024 CA MUTCD PER NUMBER OF ROAD LANES. ALL SIGNS SHALL BE DIAMOND GRADE SHEETING WITH AN ANTI-GRAFFITI COATING.
- ALL SIGNS SHALL HAVE A MINIMUM CLEARANCE OF 7 FEET FROM THE BOTTOM OF THE SIGN TO THE GRADE OF THE SIDEWALK/PARKWAY.
- ALL SAWHAY SIGNS AND POSTS WITHIN THE CITY SOUTH GATE SHALL BE DELIVERED TO THE CITY OF SOUTH GATE LOCATED AT 4244 SANTA ANA STREET.

UNDERGROUND STRUCTURES:

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION	NO. OF SHEETS
1	TITLE SHEET	1
2	RRFB INSTALLATION PLAN - OUR LADY OF PERPETUAL HELP ELEMENTARY SCHOOL ON DOWNEY AVENUE	1
3	RRFB INSTALLATION PLAN - ST. PIUS X-ST. MATHIAS ACADEMY ON GARDENDALE STREET (WEST)	1
4	RRFB INSTALLATION PLAN - ST. PIUS X-ST. MATHIAS ACADEMY ON GARDENDALE STREET (EAST)	1
5	DETAILS SHEET	5

ENGINEER'S NOTICE TO CONTRACTOR:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY LIABILITY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES:

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

UTILITY AND AGENCY INDEX:

UTILITY AND AGENCY INDEX:	PHONE NUMBER
UNDERGROUND SERVICE ALERT	(800) 422-4133
CITY OF DOWNEY	(562) 904-7202
CITY OF DOWNEY	(562) 904-7110
CITY OF DOWNEY	(562) 904-7166
MAINTENANCE SERVICES	(562) 430-5295
CALIFORNIA DEPT. OF PUBLIC HEALTH	(916) 551-2044
CALIFORNIA DEPT. OF PUBLIC HEALTH	(916) 498-1700
LA COUNTY DEPT. OF PUBLIC WORKS	(916) 458-7189
LA COUNTY DEPT. OF PUBLIC WORKS	(916) 458-3129
LA COUNTY FLOOD CONTROL DISTRICT	(562) 699-7411 EXT. 1205
LA COUNTY SANITATION DISTRICT	(916) 626-4455
METROPOLITAN TRANSPORTATION AUTHORITY	(323) 201-0528
CENTRAL BASIN WMO	(213) 217-7670
METROPOLITAN WATER DISTRICT	(714) 634-3121
SOUTHERN CALIFORNIA GAS COMPANY	(951) 903-3083
SCE (NON-TRANSMISSION LINES)	(909) 592-3748
SCE (TRANSMISSION LINES)	(951) 903-3083
FRONTIER COMMUNICATIONS (VDRZON)	(562) 903-7939
THE WARNER CABLE	(562) 258-2015
TIME WARNER CABLE	(562) 258-2059
TIME WARNER TELECOM	(909) 458-3653
ARBYNET COMMUNICATIONS	(714) 236-8502
CHARTER COMMUNICATIONS	(562) 430-3338
LEVEL 3/INTEL COMMUNICATIONS	(720) 888-5688
NEXTEC NETWORKS	(909) 593-8700
QWEST COMMUNICATIONS	(714) 836-4888
SBC	(310) 916-4370
SPRINT	(714) 781-7048
VERIZON/WIC	(626) 866-3526
SP (AVCC) PIPELINES	(626) 866-2216
PACIFIC PIPELINE SYSTEM LLC	(562) 728-2020
PARAMOUNT PIPELINES	(562) 531-2060 EXT. 2751
TORRANCE LOGISTICS CO. LLC	(310) 218-2914

NOTE: THIS PLAN IS ACCURATE FOR ELECTRICAL AND SIGNING AND STRIPING WORK ONLY.

PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT



**CITY OF SOUTH GATE
PUBLIC WORKS DEPARTMENT**

APPROVED BY: ANDY LOGAN, P.E. (S) DATE: _____

ACCEPTED BY: ALBERTO GONZALEZ, P.E. (S) DATE: _____

PLANS PREPARED BY: (714) 992-4992
agp@jperale.com
211 Imperial Hwy., Suite 208
Fullerton, CA 92630

SAGA
Engineers, Inc.

UNDER THE SUPERVISION OF:
RP
RUBEN PERALES R.C.E. No. 83169

DATE: 1/19/2026



No.	REVISIONS	DATE	BY	APP.

B.M.# _____

CITY OF DOWNEY
ENGINEERING DIVISION

**CAPITAL IMPROVEMENT PROJECT
PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT**

TITLE SHEET

DATE: 1/19/2026

NO. SCALE: _____

SHEET 1 OF 6 SHEETS

DATE: 1/19/2026

APPROVED BY: SP

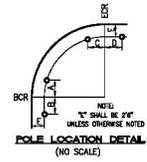
RECOMMENDED BY: CITY TRAFFIC ENGINEER RUBEN PERALES

APPROVED BY: _____

RECORD OF PUBLIC WORKS/CITY ENGINEER: _____

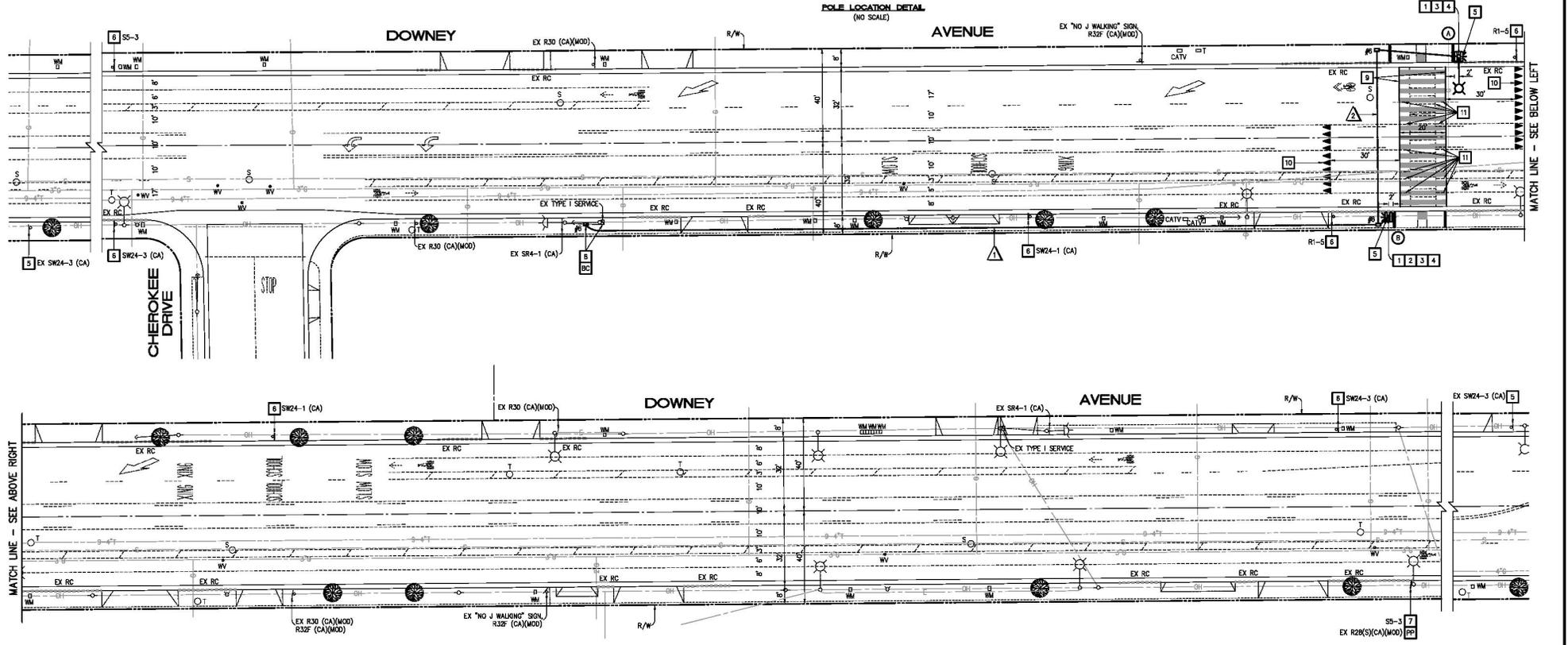
DWG. No. 3-49-18

ATTACHMENT B



POLE							SCHEDULE					REMARKS			
No.	TYPE	HGT.	SIG. M.A.	LUM. M.A.	LUMINARE LED	ISIS LEGEND	SIGNAL MOUNTING VEHICLE	PED	PPB PHASE	POLE LOCATION					
15	30'	-	12'	162W	-	-	-	-	-	SEE PLAN					2.5'
19-FBS	18'	-	-	-	-	-	-	-	-	SEE PLAN					2.5'

NOTES:
1. ALL EQUIPMENT IS NEW.



CONDUCTOR SCHEDULE			
AWG SIZE	TYPE	PHASE	
#8	SIGNAL SERVICE	3	-
#10	LUMINAIRE	2	2
	COMMON	1	1
	TOTAL	3	3
#16	PEDESTRIAN PUSH BUTTON	-	2
	FLASHING LED LIGHT BAR	-	2
	TOTAL	-	4
PERCENT FILL	9%	4%	
CONDUIT SIZE	2"	2"	

CONSTRUCTION NOTES (THIS SHEET):

- 1 - FURNISH AND INSTALL NEW AC POWERED RRFB SYSTEM ON NEW STANDARD AS SHOWN, PER MANUFACTURER'S SPECIFICATION. INSTALL SINGLE-FACED RRFB UNIT ON BOTH SIDES OF STANDARD. INSTALL CONDUCTORS PER CONDUCTOR SCHEDULE FOR INTENDED OPERATION. SEE DETAIL "A" ON SHEET 5.
- 2 - FURNISH AND INSTALL RRFB NEMA RATED ENCLOSURE. FURNISH AND INSTALL CONDUCTORS PER CONDUCTOR SCHEDULE FOR INTENDED OPERATION. SEE DETAIL "A" ON SHEET 5.
- 3 - FURNISH AND INSTALL NEW SW24-2(CA) SIGN ON BOTH SIDES OF POLE AS SHOWN. SEE DETAIL "A" ON SHEET 5.
- 4 - FURNISH AND INSTALL PUSH BUTTON ASSEMBLY WITH R10-25 (9"X12") ON SIDE OF POLE ADJACENT TO CROSSWALK. SEE DETAIL "A" ON SHEET 5.
- 5 - REMOVE AND SALVAGE EXISTING SIGN AND POST COMPLETE.
- 6 - FURNISH AND INSTALL NEW SIGN AND POST PER CITY OF DOWNEY STD. DRAWING NO. 22.
- 7 - FURNISH AND INSTALL NEW SIGN ON EXISTING POST OR STREET LIGHT PER CITY OF DOWNEY STD. DRAWING NO. 22.
- 8 - INTERCEPT EXISTING CONDUIT WITH #6 PULL BOX. FURNISH AND INSTALL 15A BREAKER FOR RRFBs AND 30A BREAKER FOR LUMINAIRE. TERMINATE CONDUCTORS AT BREAKER PANEL.
- 9 - INSTALL YELLOW THERMOPLASTIC LADDER CROSSWALK PER CALTRANS STD. PLAN A24F AND DETAIL "B" ON SHEET 5.
- 10 - INSTALL WHITE YIELD LINE PER CALTRANS STD. PLAN A24G AND DETAIL ON SHEET 5.
- 11 - REMOVE BY WET SANDBLASTING ALL CONFLICTING STRIPING.
- PP - PROTECT IN PLACE.

ALL CONDUITS AND CONDUCTORS ARE NEW. ALL CONDUIT SHALL BE PVC SCHEDULE 80 UNLESS OTHERWISE INDICATED.
NOTE: THE CONDUCTOR SCHEDULE IS PROVIDED AS A GUIDELINE. ONLY IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY CONDUCTORS FOR THE INTENDED OPERATION.

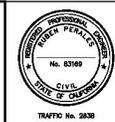
NOTE: THIS PLAN IS ACCURATE FOR ELECTRICAL AND SIGNING AND STRIPING WORK ONLY.
PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT



PLANS PREPARED BY: **SAGA Engineers, Inc.** (714) 992-6992 sage@engineers.com
211 Imperial Hwy., Suite 208 Fullerton, CA 92635

UNDER THE SUPERVISION OF: **RUBEN PERALES** R.C.E. No. 63169

DATE: 1/19/2026

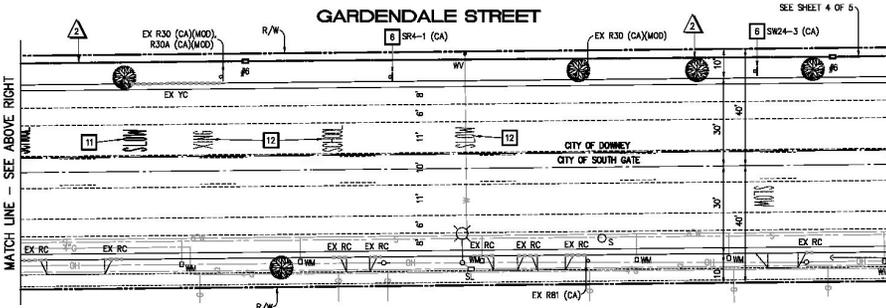
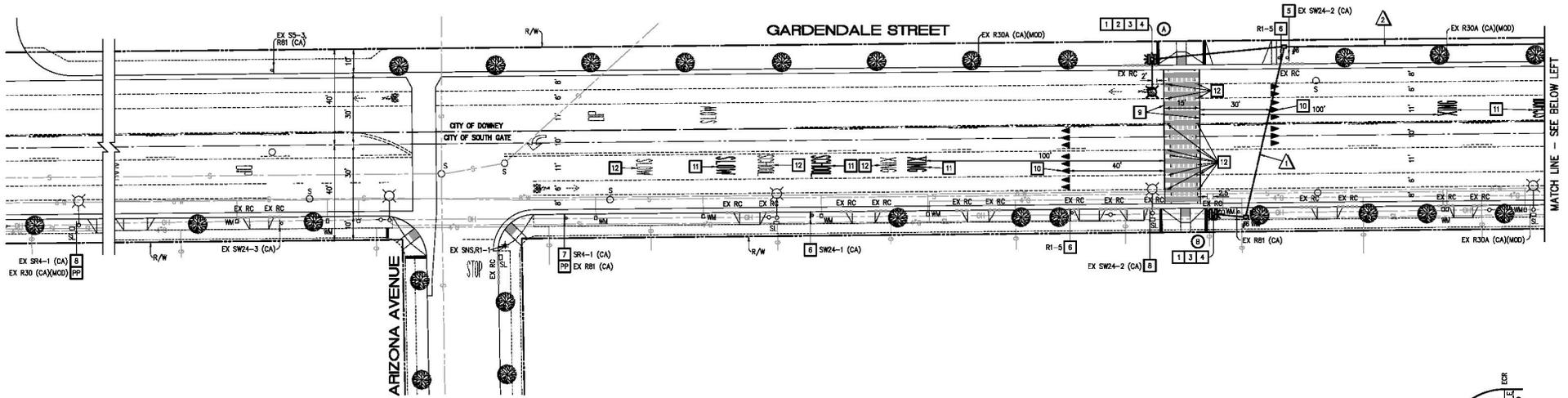


No.	REVISIONS	DATE	BY	APP.

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS
PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT
RRFB INSTALLATION PLAN
OUR LADY OF PERPETUAL HELP ELEMENTARY SCHOOL ON DOWNEY AVENUE

SCALE: 1"=20'

DATE: 1/17/2025
CHECKED BY: SP
APPROVED BY: CITY TRAFFIC ENGINEER
RECORD NO. 50386
DOW. No. 9-49-18



POLE		SCHEDULE																	
No.	TYPE	STANDARD	HGT.	SG.	M.A.	LUM.	LED	ISNS	LEGEND	SIGNAL MOUNTING	PPB	POLE LOCATION					REMARKS		
										VEHICLE	PED	PHASE	A	B	C	D	E		
1	15	30'	-	-	-	162W	-	-	-	-	-	-	-	-	-	-	-	SEE PLAN	2.5'
2	1-8	12'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SEE PLAN	2.5'

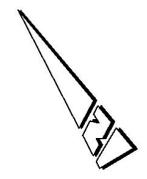
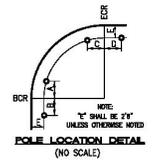
NOTES:
1. ALL EQUIPMENT IS NEW

CONSTRUCTION NOTES (THIS SHEET):

- 1 - FURNISH AND INSTALL NEW AC POWERED RFB SYSTEM ON NEW STANDARD AS SHOWN, PER MANUFACTURER'S SPECIFICATIONS. INSTALL SINGLE-FACED RFB UNIT ON BOTH SIDES OF STANDARD. INSTALL CONDUCTORS PER CONDUCTOR SCHEDULE FOR INTENDED OPERATION. SEE DETAIL "A" ON SHEET 5.
- 2 - FURNISH AND INSTALL RFB NEMA RATED ENCLOSURE. FURNISH AND INSTALL CONDUCTORS PER CONDUCTOR SCHEDULE FOR INTENDED OPERATION. SEE DETAIL "A" ON SHEET 5.
- 3 - FURNISH AND INSTALL NEW SW24-2(CA) SIGN ON BOTH SIDES OF POLE AS SHOWN. SEE DETAIL "A" ON SHEET 5.
- 4 - FURNISH AND INSTALL PUSH BUTTON ASSEMBLY WITH R10-25 (9"x12") ON SIDE OF POLE ADJACENT TO CROSSWALK. SEE DETAIL "A" ON SHEET 5.
- 5 - REMOVE AND SALVAGE EXISTING SIGN AND POST COMPLETE.
- 6 - FURNISH AND INSTALL NEW SIGN AND POST PER CITY OF DOWNEY STD. DRAWING NO. 22.
- 7 - FURNISH AND INSTALL NEW SIGN ON EXISTING POST OR STREET LIGHT PER CITY OF DOWNEY STD. DRAWING NO. 22.
- 8 - REMOVE AND SALVAGE EXISTING SIGN.
- 9 - INSTALL YELLOW THERMOPLASTIC LADDER CROSSWALK PER CALTRANS STD. PLAN A24F AND DETAIL "B" ON SHEET 5.
- 10 - INSTALL WHITE YIELD LINE PER CALTRANS STD. PLAN A24G AND DETAIL ON SHEET 5.
- 11 - INSTALL THERMOPLASTIC YELLOW "SLOW SCHOOL XING" PAVEMENT LEGEND PER CALTRANS STD. PLAN A24D.
- 12 - REMOVE BY WET SANDBLASTING ALL CONFLICTING STRIPING.
- PP - PROTECT IN PLACE.

CONDUCTOR SCHEDULE		
AWG SIZE		PLUMB
WIRE		
#8	SIGNAL SERVICE	- 3
#10	LUMINAIRE	- 2
	COMMON	1 1
	TOTAL	1 3
#18	PEDESTRIAN PUSH BUTTON	2 -
	FLASHING LED LIGHT BAR	2 -
	TOTAL	4 -
PERCENT FULL	2X	11X
CONDUIT SIZE	2"	2"

ALL CONDUITS AND CONDUCTORS ARE NEW. ALL CONDUIT SHALL BE PVC SCHEDULE 80 UNLESS OTHERWISE INDICATED.
NOTE: THE CONDUCTOR SCHEDULE IS PROVIDED AS A GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY CONDUCTORS FOR THE INTENDED OPERATION.



SCALE: 1"=20'

NOTE: THIS PLAN IS ACCURATE FOR ELECTRICAL AND SIGNING AND STRIPING WORK ONLY.
PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT



CITY OF SOUTH GATE
PUBLIC WORKS DEPARTMENT

APPROVAL BY: ARIE LEGAL, P.E. DATE: _____
CITY ENGINEER

APPROVAL BY: ALBERTO GONZALEZ, P.E. DATE: _____
DEPUTY CITY ENGINEER

PLANS PREPARED BY: SAGA Engineers, Inc. (714) 992-6992 sagainc@earthlink.net
211 Imperial Hwy., Suite 208 Fullerton, CA 92630

UNDER THE SUPERVISION OF: RUBEN PERALES R.C.E. No. 63169 DATE: 1/19/2026

TRAFFIC NO. 3038



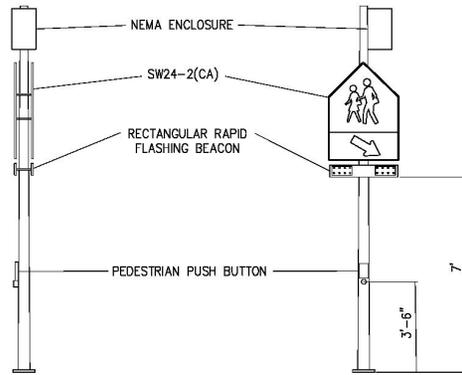
No.	REVISIONS	DATE	BY	APP.

CITY OF DOWNEY
ENGINEERING DIVISION

DEPT. OF PUBLIC WORKS
PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT
RFB INSTALLATION PLAN
ST. PULP X-ST. MATTHEW ACCIDENT ON GARDENDALE STREET (SHEET 7)

F.B. NO. DATE: 1/17/2025
DESIGNED BY: SP
CHECKED BY: SP
RECOMMENDED BY: CITY TRAFFIC ENGINEER R.C.E. NO. 5038
APPROVED BY: DEBRIAN OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 7293

SCALE: 1" = 20'
SHEET 7 OF 8 SHEETS
DWG. NO. 3-49-18



DETAIL A - ROADSIDE RRFB ASSEMBLY AND MOUNTING DETAIL

SCALE: N.T.S.



SR4-1(CA)
(24"x48")



SW24-1(CA)
(30"x42")
(FLUORESCENT YELLOW-GREEN)



SW24-2(CA)
(30"x42")
(FLUORESCENT YELLOW-GREEN)



SW24-3(CA)
(30"x42")
(FLUORESCENT YELLOW-GREEN)



R1-5
(36"x36")



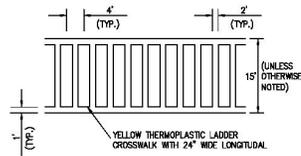
S5-3
(24"x30")



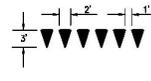
R10-25
(9"x12")

SIGN LEGEND

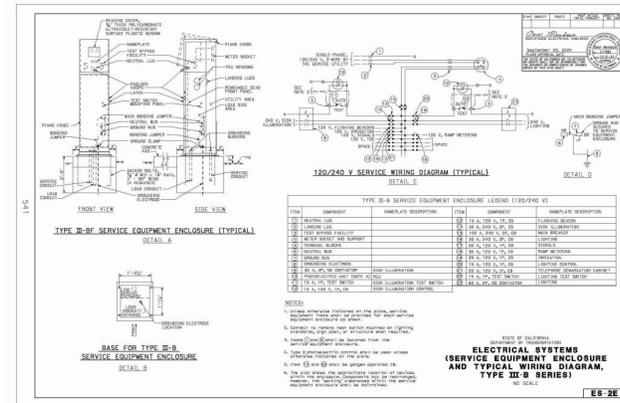
SCALE: N.T.S.



DETAIL B
NO SCALE



YIELD LINE DETAIL
NO SCALE



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NOTE: THIS PLAN IS ACCURATE FOR ELECTRICAL AND SIGNING AND STRIPING WORK ONLY.
PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT

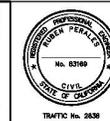
ACA Job No. : 117-004
ACA File Name: DOWNEYRFB.DWG
Print Date : 1/19/2026
Last Revision : 1/13/2026

PLANS PREPARED BY: SAGA Engineers, Inc. (714) 992-6992 sage@engrinc.com 211 Imperial Hwy., Suite 208 Fullerton, CA 92635

UNDER THE SUPERVISION OF: RUBEN PERALES R.C.E. No. 63169

DATE: 1/19/2026

TRAFFIC No. 2638



No.	REVISIONS	DATE	BY	APP.

DEPT. OF PUBLIC WORKS
CITY OF DOWNEY
CAPITAL IMPROVEMENT PROJECT
PEDESTRIAN CROSSING SAFETY ENHANCEMENTS PROJECT
DETAILS B-SHEET

DATE: 1/19/2026
SCALE: 1" = 20'
SHEET 5 OF 5 SHEETS
DWG. No. 22-10-19

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: OFFICE OF THE CITY MANAGER

BY: MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

DATE: MARCH 10, 2026

SUBJECT: APPROVAL OF A CONTRACT WITH FONROCHE LIGHTING AMERICA FOR THE RESIDENTIAL STREETLIGHT PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 25-17

EXECUTIVE SUMMARY

The City Council will consider awarding a contract to Fonroche Lighting America for the Residential Streetlight Project, CIP No. 25-17. The Residential Streetlight Project will result in the construction of 16 new solar powered streetlights that will serve 112 residential homes, two elementary schools and a park at night. This project will improve vehicular and pedestrian access at the project locations that currently do not have any streetlights within the 3,372 linear feet of its residential corridor. The work is expected to begin May 2026 and is anticipated to be completed by June 2026.

RECOMMENDATION

That the City Council:

1. Approve a public works contract agreement with Fonroche Lighting America in the amount of \$184,339 and a 15 percent project contingency in the amount of \$27,650 for the installation of 16 solar powered streetlights at various locations within the City of Downey; and,
2. Authorize the City Manager to execute all amendments to the agreement.

BACKGROUND

The City of Downey is home to approximately 6,655 street lights that provide illumination for vehicular traffic and pedestrian safety within its jurisdiction. From the existing streetlight infrastructure, a total of 2,144 street lights are owned by the City, 57 are owned by Caltrans, 45 are shared with other municipalities, and 4,409 are owned by Southern California Edison Company (SCE). Given the amount of street lights currently existing within Downey, the City still has a substantial number of corridors, specifically within residential neighborhoods, that have minimal lighting or no lighting at all. The lack of streetlights has been a request that many property owners and residents of the City have made at Council Meetings and through the City's service request portal. Recognizing the need and strong community demand, the City of Downey initiated the solar-powered streetlighting project to provide the requested lighting improvements while minimizing costs in the most efficient manner available.

In 1978, the City Council adopted Lighting and Landscaping Assessment District (LLAD) 121. The funds collected through this district are assessed annually on property tax bills to cover the costs related to operations of street lighting, traffic signals, and street landscaping. The previous process for adding streetlights on residential street blocks involved homeowners petitioning the City and collecting signatures to demonstrate a two-thirds majority to incur the initial capital costs of \$5,000 per homeowner for construction, as well as the ongoing annual assessment costs of \$21.41 per home for the operation of the streetlights. If approved by two-thirds of homeowners on a block, both the capital costs (over a five-year period) and the operational costs (each year, in perpetuity) would be added to LLAD 121. While the City receives requests to add street lighting on residential streets, the initial costs for installing lights of up to \$5,000 per property have been a barrier to achieving the necessary level of support to annex the street block into the LLAD.

Given this cost barrier to adding streetlights, the City adopted a \$50,000 pilot program to cover the capital costs related to purchasing and installing residential streetlights. In addition to the \$50,000 used to initiate the program, staff has access to an additional \$150,000 in capital funds from the LLAD 121 account to expand the program. Property owners on street blocks where the proposed lights will be added will have the annual costs of \$21.41 related to streetlight operation added to their property tax bills. In May 2024, staff began advertising and soliciting interest from residents throughout Downey to gauge overall support for adding street lighting and to better ascertain the costs related to adding streetlights in each scenario. A list of proposed street blocks has been developed through the resident's service request process and the locations were ranked and chosen based on their proximity to schools, parks and residents' support. The Residential Streetlight Project will focus on adding streetlights to 3 blocks that city staff have received requests for. The three locations are (1) Manzanar Avenue from Gallatin Road to Vista Del Rio Avenue, (2) Blandwood Road from Elmont Avenue to Elston Avenue, and (3) Dunrobin Avenue from Washburn Road to Spry Street.

The City of Downey's Residential Streetlight Project will provide 16 new solar powered streetlights that will serve 112 residential homes, as well as pedestrians that utilize the project location at night to travel to and from Gallatin Elementary School, Gauldin Elementary School, and Independence Park. Anticipated benefits from solar powered streetlights associated with this project include:

- Enhanced Public Safety and improved quality of life
- Raising energy conservation awareness in local community
- Avoiding new ongoing utility energy costs compared to conventional grid-tied streetlights
- Reducing the City's carbon footprint and its adverse effect on the environment
- Curb copper wire theft given that solar-powered streetlights do not require copper wiring at the base of the pole, unlike traditional SCE powered streetlights
- Ensuring resiliency by allowing continued function of streetlights during power outages, natural disasters and blackouts

ANALYSIS

In compliance with the City of Downey's Cooperative Purchasing Policy, staff recommends awarding a contract to Fonroche Lighting America, a leading provider in off-grid solar street lighting and small infrastructure solutions, outdoor sensors, and related products and services provider, who holds contract number 041525-FNR with the purchasing cooperative Sourcewell. The City of Downey is an eligible/participating Sourcewell agency.

Sourcewell is a service cooperative that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state, and municipal governmental entities, education, nonprofit, tribal government, and other public entities located in the United States. Sourcewell offers a network of awarded contracts that allows participants to take advantage of competitively priced labor, materials, and equipment costs. It follows competitive contracting law processes to solicit, evaluate, and award cooperative purchasing contracts for goods and services and is authorized to establish competitively awarded cooperative purchasing contracts on behalf of itself and its participating agencies.

In 2025, Sourcewell issued a request for proposals (RFP) for small infrastructure solutions, outdoor sensors, and related products and services. In August 2025, Fonroche Lighting America was awarded a contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts.

Public Works solicited and received cost proposals from Fonroche Lighting America, based on Sourcewell's competitively bid prices, for the installation of 16 solar powered street lights at three residential corridors within the City. The proposed scope of work includes the purchase of materials and installation of 16 solar powered street lights, as well as networking and portal access for communications, monitoring, and maintenance of the solar powered street lights. All Fonroche Lighting America solar powered street lights come with intelligent management/control system, full battery replacement, an 8-year warranty for the materials, and are manufactured from certified sustainable materials.

Fonroche Lighting America completed lighting layout/photometric verification in the initial design phase of this project. Fonroche Lighting America and Public Works staff will conduct site visits at the project location. This will aid in identifying any potential conflict that might arise during the construction phase of the project. The project contingency will address any unforeseen issues that are outside of the scope of work and may arise during the course of the project including private improvements in the public right-of-way (such as planters and residential irrigation systems) and resolving deficiencies in existing infrastructure (i.e. moving meter boxes, trimming trees, and fixing lifted sidewalks). The cost of this first project includes installation costs that will be transitioned to the Public Works Streets Division in the future. Field staff will observe construction methods and will train on proper installation of the streetlights so that this portion of the work can be handled internally in the future, which will result in significant costs savings. However, for the first round of this project, staff felt it was important to get properly trained for taking on this task on subsequent projects. The proposed contract work is expected to begin in May 2026 and be complete by June 2026.

CITY COUNCIL PRIORITIES

Quality of Life, Safety & Infrastructure

FISCAL IMPACT

Approval of the recommended actions will result in an expenditure of \$184,339 with an additional 15% contract contingency in the amount of \$27,650 for a total estimated expenditure of \$211,989. Funding for this project is included in the Fiscal Year 2025-2026 Capital Improvement Program (CIP), as shown in the table below.

Account No.	Funding Source	Amount
23-1-6886	Citywide Streetlight Program	\$200,000
57-1-6454	Traffic Safety Improvement	\$11,989

	Total Project Funding:	\$211,989
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Attachments

[Attachment A: Fonroche Lighting America Contract Agreement](#)

[Attachment B: Project Vicinity Maps](#)

[Attachment C: Plan View Layout Maps](#)

CONTRACT AGREEMENT

RESIDENTIAL STREETLIGHT PROJECT

THIS CONTRACT is made and entered into at Downey, California this 10 day of March, 2026, by and between the **CITY OF DOWNEY**, a chartered municipal corporation (hereinafter "City"), and **FONROCHE LIGHTING AMERICA** (hereinafter "Contractor").

THE PARTIES HERETO AGREE AS FOLLOWS:

1. **CONTRACT DOCUMENTS** - Contractor agrees to perform all work specified in the attached Scope of Work included in the Proposal for the Residential Streetlight Project ("Project"), in accordance with the documents hereinafter described, which are by reference incorporated herein and made a part hereof, and are in the Office of the City Engineer.
 - A. **Plans** for the Residential Streetlight Project
 - B. **Specifications** for the Residential Streetlight Project
 - C. **Bids**, including the ascertainment of prevailing wage.
 - D. **Proposal** for the Residential Streetlight Project, executed by the Contractor.
2. **PAYMENT** - In consideration thereof, the City agrees to pay to the Contractor the sum of **One Hundred Eighty Four Thousand, Three Hundred Thirty Nine Dollars and Zero Cents (\$184,339.00)**, payable as set forth in the General Conditions, and in accordance with the Contract Unit Prices shown in the Bid Form:

BASE BID- MANZANAR AVENUE BETWEEN GALLATIN ROAD AND VISTA DEL RIO AVENUE

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT PRICE	SUBTOTAL
1	<p>Fonroche Model Number: [T54-CK 16B-3K-GEN3] [P190F-3P]HW-MC-Fixture Color: Black POLE: 25Ft, Round Tapered Pole-Anchor Base-1-4 FT Arm – Pole Color: Black</p> <p>SmartLight Assembly with 936Wh-24V NiMH Battery, special extreme temperature (from -40F to +158F), 1 x 190W solar module with Top of Pole assembly and Intelligent management/control system. Provisioned for Single Fixture configuration. Single Essential (Formerly CK 16B) Fixture Color Temp 3K Dist. Type GEN3-Fixture Color: Black. Power Assembly color is black. Mount: High wind and enhanced marine coating.</p> <p>25FT. Round Tapered Pole-Anchor Base-1-4 FT – Pole Color is Black 8 Year Warranty All Night Lighting 365 Days a Year – Full Battery Replacement Assumes No Shading. Assumes little or no snow. 10 Degrees Tilt 100% = 31 Watts worst case conditions. All Night at 100%.</p>	5.00 Each	\$4,854.00	\$24,270.00
2	<p>Fonroche Model Number: GATEWAY</p> <p>Fonroche Connect Gateway enables optional wireless networking and customer portal access. With long-range LoRA communication, you can connect one or more Smartlight Projects for monitoring and reporting. Communications included, NO MONTHLY FEES.</p>	1.00 Each	\$1,388.00	\$1,388.00
3	Product Installation	5.00 Each	\$5,250.00	\$26,250.00
4	Programming, Packaging, Shipping & Handling Estimated	1.00 Each	\$3,464.00	\$3,464.00
TOTAL BASE BID MANZANAR AVENUE – Items 1 to 4 (In Figures)			\$55,372.00	
TOTAL BASE BID MANZANAR AVENUE – Items 1 to 4 (In Words)		Fifty Five Thousand, Three Hundred Seventy-Two Dollars and Zero Cents		

BASE BID- BLANDWOOD ROAD BETWEEN ELMONT AVENUE AND ELSTON AVENUE

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT PRICE	SUBTOTAL
1	<p>Fonroche Model Number: [T54-CK 16B-3K-GEN3] [P190F-3P]HW-MC-Fixture Color: Black POLE: 25Ft, Round Tapered Pole-Anchor Base-1-4 FT Arm – Pole Color: Black</p> <p>SmartLight Assembly with 936Wh-24V NiMH Battery, special extreme temperature (from -40F to +158F), 1 x 190W solar module with Top of Pole assembly and Intelligent management/control system. Provisioned for Single Fixture configuration. Single Essential (Formerly CK 16B) Fixture Color Temp 3K Dist. Type GEN3-Fixture Color: Black. Power Assembly color is black. Mount: High wind and enhanced marine coating.</p> <p>25FT. Round Tapered Pole-Anchor Base-1-4 FT – Pole Color is Black 8 Year Warranty All Night Lighting 365 Days a Year – Full Battery Replacement Assumes No Shading. Assumes little or no snow. 10 Degrees Tilt 100% = 31 Watts worst case conditions. All Night at 100%.</p>	3.00 Each	\$4,854.00	\$14,562.00
2	<p>Fonroche Model Number: GATEWAY</p> <p>Fonroche Connect Gateway enables optional wireless networking and customer portal access. With long-range LoRA communication, you can connect one or more Smartlight Projects for monitoring and reporting. Communications included, NO MONTHLY FEES.</p>	1.00 Each	\$1,388.00	\$1,388.00
3	Product Installation	3.00 Each	\$5,250.00	\$15,750.00
4	Programming, Packaging, Shipping & Handling Estimated	1.00 Each	\$2,668.00	\$2,668.00
TOTAL BASE BID BLANDWOOD ROAD – Items 1 to 4 (In Figures)			\$34,368.00	
TOTAL BASE BID BLANDWOOD ROAD – Items 1 to 4 (In Words)		Thirty Four Thousand, Three Hundred Sixty-Eight Dollars and Zero Cents		

BASE BID- DUNROBIN AVENUE BETWEEN WASHBURN ROAD AND SPRY STREET

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT PRICE	SUBTOTAL
1	<p>Fonroche Model Number: [T54-CK 16B-3K-GEN3] [P190F-3P]HW-MC-Fixture Color: Black POLE: 25Ft, Round Tapered Pole-Anchor Base-1-4 FT Arm – Pole Color: Black</p> <p>SmartLight Assembly with 936Wh-24V NiMH Battery, special extreme temperature (from -40F to +158F), 1 x 190W solar module with Top of Pole assembly and Intelligent management/control system. Provisioned for Single Fixture configuration. Single Essential (Formerly CK 16B) Fixture Color Temp 3K Dist. Type GEN3-Fixture Color: Black. Power Assembly color is black. Mount: High wind and enhanced marine coating.</p> <p>25FT. Round Tapered Pole-Anchor Base-1-4 FT – Pole Color is Black 8 Year Warranty All Night Lighting 365 Days a Year – Full Battery Replacement Assumes No Shading. Assumes little or no snow. 10 Degrees Tilt 100% = 31 Watts worst case conditions. All Night at 100%.</p>	8.00 Each	\$4,854.00	\$38,832.00
2	<p>Fonroche Model Number: GATEWAY</p> <p>Fonroche Connect Gateway enables optional wireless networking and customer portal access. With long-range LoRA communication, you can connect one or more Smartlight Projects for monitoring and reporting. Communications included, NO MONTHLY FEES.</p>	1.00 Each	\$1,388.00	\$1,388.00
3	Product Installation	8.00 Each	\$5,250.00	\$42,000.00
4	Programming, Packaging, Shipping & Handling Estimated	1.00 Each	\$5,679.00	\$5,679.00
5	Equipment Mobilization & Setup for SmartLight Solar Street Light	1.00 Each	\$6,700.00	\$6,700.00
TOTAL BASE BID DUNROBIN AVENUE – Items 1 to 4 (In Figures)			\$94,599.00	
TOTAL BASE BID DUNROBIN AVEUE – Items 1 to 4 (In Words)		Ninety Four Thousand, Five Hundred Ninety-Nine Dollars and Zero Cents		

3. INDEMNIFICATION. To the fullest extent allowed by law, Contractor and its subcontractors hereby agree to defend, indemnify, and hold harmless City, its City Council, boards and commissions, officers, agents, employees, representatives and volunteers (hereinafter collectively referred to as "Indemnitees"), through legal counsel acceptable to City, from and against any liability, claims, actions, costs, damages or losses, including reasonable costs and attorney's fees, for injury, including death to any person or damage to any property, arising directly or indirectly from, or in any manner relating to, any of the following:
- A. Performance or nonperformance of the Project by Contractor or its subcontractors of any lower tier;
 - B. Performance or nonperformance of any of the obligations under the Contract Documents by Contractor or its subcontractors of any lower tier;
 - C. The construction activities of the Contractor or its subcontractors of any lower tier, either on the Project site or on other properties;
 - D. The payment or nonpayment by Contractor or any of its subcontractors of any lower tier for work performed on or off the Project site; and
 - E. Any personal injury, property damage, or economic loss to third persons related to and arising from the performance or nonperformance of the Project by Contractor or its subcontractors of any lower tier.

The indemnity obligations of subcontractors provided by this section shall be included in all subcontract documents issued by the Contractor. Nothing in the Contract Documents shall be construed to give rise to any implied right of indemnity in favor of Contractor against City or any other Indemnitee.

**CONTRACT AGREEMENT
RESIDENTIAL STREETLIGHT PROJECT
Page 6 of 6**

IN WITNESS WHEREOF, the parties have caused this Contract to be executed on the date and year first above written.

FONROCHE LIGHTING AMERICA

By: Hocine Benaoum
Authorized Signatory (Print Name)

By: Signé par :
Hocine Benaoum
Authorized Signatory (Signature)

Date: 3/5/2026

CITY OF DOWNEY

By: _____
Roger Bradley, City Manager

Date: _____

APPROVED AS TO FORM:

By: Signed by:
John M. Funk
John M. Funk, City Attorney

Date: 3/5/2026

ATTEST:

By: _____
Maria Alicia Duarte, CMC, City Clerk

Date: _____

I am aware of the provisions of section 3700 of the Labor Code, which require every employer to be insured against liability for workers' 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.

FONROCHE LIGHTING AMERICA

By: Hocine Benaoum
Authorized Signatory (Print Name)

By: Signé par :
Hocine Benaoum
Authorized Signatory (Signature)

Date: 3/5/2026

Note: This Contract Agreement must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as an attorney-in-fact must be attached.

Bond No. _____

PERFORMANCE BOND
RESIDENTIAL STREETLIGHT PROJECT

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Downey, California ("City"), has awarded ("Contract") to **Fonroche Lighting America** ("Principal"), for the **Residential Streetlight Project**

WHEREAS, the 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 _____ ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of **One Hundred Eighty Four Thousand, Three Hundred Thirty-Nine Dollars and Zero Cents (\$184,339.00)**, this amount being not less than 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, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, or his/her heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform all the undertakings, terms, covenants, conditions and agreements in the Contract and any alteration thereof made as therein provided, on the Principal's part to be kept and performed, all within the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and hold harmless the City, its officers, agents, and others as therein provided, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

In case suit is brought upon this bond, Surety further agrees as part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be treated as cost and included in any resolution.

FURTHER, the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition, or modification to the terms of the Contract, or of the work to be performed thereunder, or the Specifications for the same, shall in any way affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration, addition, or modification to the terms of the Contract or the work or the Specifications thereunder.

Bond No. _____

PAYMENT BOND
(LABOR AND MATERIAL)

RESIDENTIAL STREETLIGHT PROJECT

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Downey, California ("City"), has awarded ("Contract") to **Fonroche Lighting America** ("Principal"), for the **Residential Streetlight Project**.

WHEREAS, the Principal is required under the terms of the Contract and the California Civil Code to secure the payment of claims of laborers, mechanics, material suppliers, and other persons as provided by law.

NOW, THEREFORE, we, the undersigned Principal, and _____ ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of **One Hundred Eighty Four Thousand, Three Hundred Thirty-Nine Dollars and Zero Cents (\$184,339.00)**, this amount being not less than 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, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bound Principal, or his/her heirs, executors, administrators, successors or assigns, or subcontractors shall fail to pay any of the persons named in Section 3181 of the California Civil Code, or any amounts due under the Unemployment Insurance Code with respect to work or labor performed under the Contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Principal and subcontractors pursuant to Section 13030 of the Unemployment Insurance Code, with respect to work or labor performed under the Contract, the Surety will pay for the same in an amount not exceeding the penal sum specified in this bond; otherwise, this obligation shall become null and void.

This bond shall inure to the benefit of any of the persons named in Section 3181 of the California Civil Code so as to give a right of action to such persons or their assigns in any suit brought upon the bond. In case suit is brought upon this bond, Surety further agrees to pay all court costs incurred by the City in the suit and attorneys' fees.

FURTHER, the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition, or modification to the terms of the Contract, or of the work to be performed thereunder, or these Specifications for the same, shall in any way affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration, addition, or modification to the terms of the Contract or to the work or these Specifications thereunder.

**GENERAL LIABILITY/AUTOMOBILE LIABILITY
INSURANCE DOCUMENTATION FOR CONTRACT AGREEMENT
FOR THE CITY OF DOWNEY, CALIFORNIA**

RESIDENTIAL STREETLIGHT PROJECT

This document acknowledges insurance provided under the following:

COMMERCIAL GENERAL LIABILITY INSURANCE COVERAGE PART

AUTOMOBILE LIABILITY INSURANCE COVERAGE PART

In consideration of the premium charged and notwithstanding any inconsistent statement in the policy to which this document is attached or in any endorsement which now or later attaches to the policy, the Company agrees as follows:

ADDITIONAL INSURED: The City of Downey, its officers, agents, and, employees are included as additional insured, with respect to liability and defense of claims and suits arising out of the operations and uses performed by or on behalf of the named insured.

CONTRIBUTION WAIVED: This insurance is primary. The City of Downey's insurance program shall be in excess of this insurance. The Company shall not seek contributions from the City and its insurers.

SEPARATION OF INSURED: This insurance applies separately to each insured against whom the claim is made or suit is brought, except that the naming of multiple insureds shall not increase the Company's limits of liability. The inclusion of any person, organization, firm, or entity as an insured under the policy shall not affect any right such person, organization, firm, or entity would have as a claimant if not so included.

CANCELLATION NOTICE: If the Company elects to cancel or terminate this insurance before the stated expiration date, declines to renew a continuous policy, or reduces the stated limits other than by impairment of an aggregate limit, the Company shall mail a written notice to the City at least 30 days in advance of such election. For non-payment of premium, the Company shall give the City at least ten (10) days advance written notice of cancellation or termination.

Except as stated above, all other endorsements, provisions, conditions, limits, and exclusions of this insurance shall remain unchanged.

COMMERCIAL GENERAL LIABILITY POLICY NUMBER:	AUTOMOBILE LIABILITY POLICY NUMBER:
---	-------------------------------------

By my signature on this insurance document, I warrant that I have the authority to bind the insurance company and do so bind the company to this document:

AUTHORIZED REPRESENTATIVE'S SIGNATURE:	DATE SIGNED:
--	--------------

**GUIDANCE FOR SUBMITTING EVIDENCE OF INSURANCE
TO THE CITY OF DOWNEY**

1. For faster processing of your permit application, lease, contract, or purchase order, please give this insurance document to your insurance company, or its authorized representative, for completion of this form. No modifications to this form are permitted.
2. **If your insurance company or the authorized representative chooses instead to use its endorsement form, you should allow for extra processing time by the City. The City Attorney's office must review all insurance company forms for compliance with the conditions of your permit, lease, contract, or purchase order, or other City insurance requirements.**
3. In addition to this insurance document or your insurance company's endorsement form, you must submit to the City a "certificate of insurance" from your insurance company. The certificate must comply with the City's insurance requirements.
4. **YOUR CERTIFICATE OF INSURANCE AND THIS INSURANCE DOCUMENT MUST SHOW COMMERCIAL GENERAL LIABILITY COVERAGE AND AUTOMOBILE LIABILITY COVERAGE UNLESS CITY PERSONNEL INSTRUCT YOU OTHERWISE.**
5. Please return this insurance document and the certificate to the City Department below:

Permit Applicants:

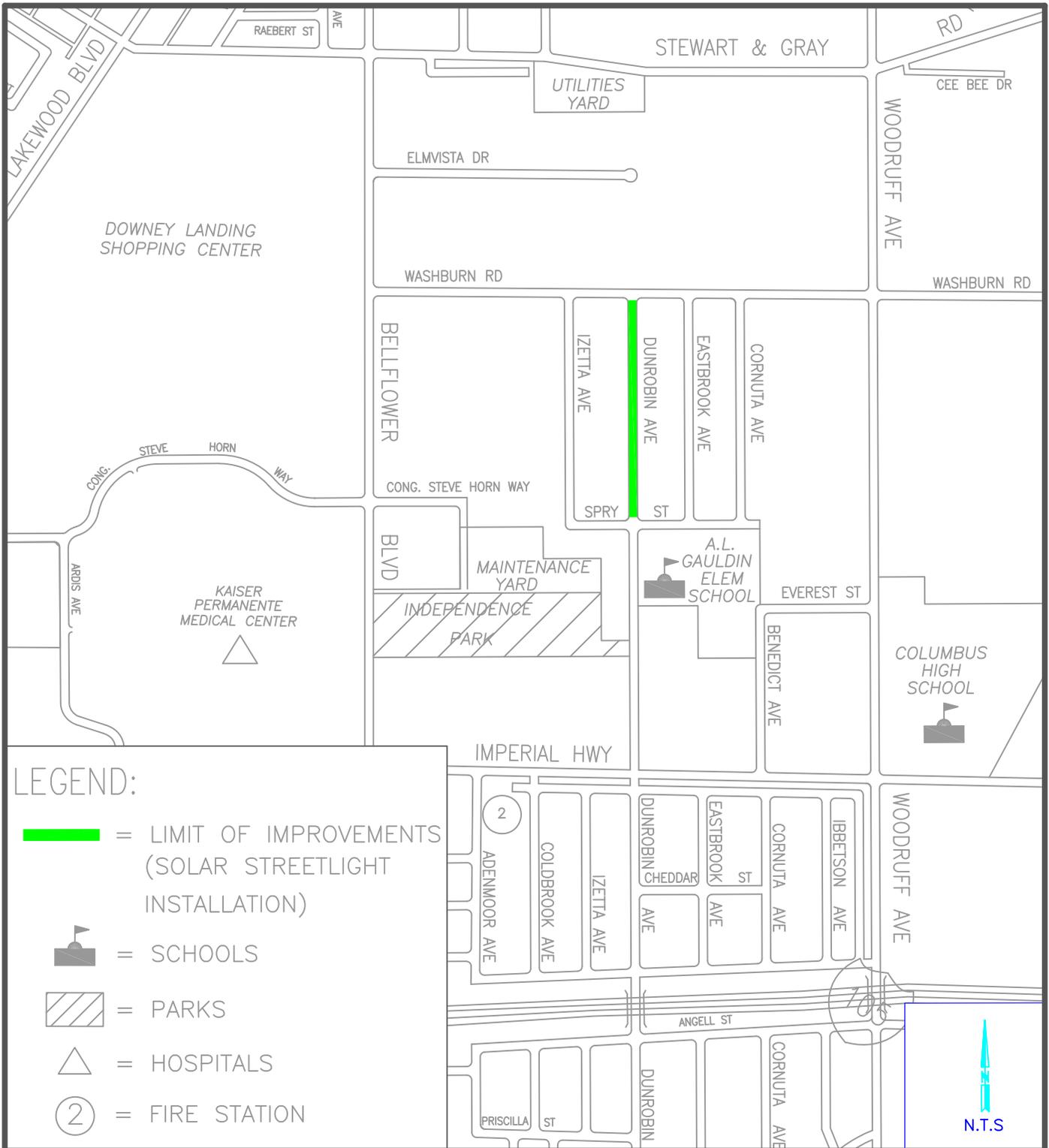
Engineering Division

Vendors:

Purchasing

**Contractors, Consultants,
Lessees:**

**City Department responsible for your
Contract or requesting your services**



CITY OF DOWNEY
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT VICINITY MAP

PROJECT: CITY OF DOWNEY RESIDENTIAL STREETLIGHT PROJECT

LIMITS: DUNROBIN AVENUE BETWEEN WASHBURN ROAD & SPRY STREET



CITY OF DOWNEY
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT VICINITY MAP

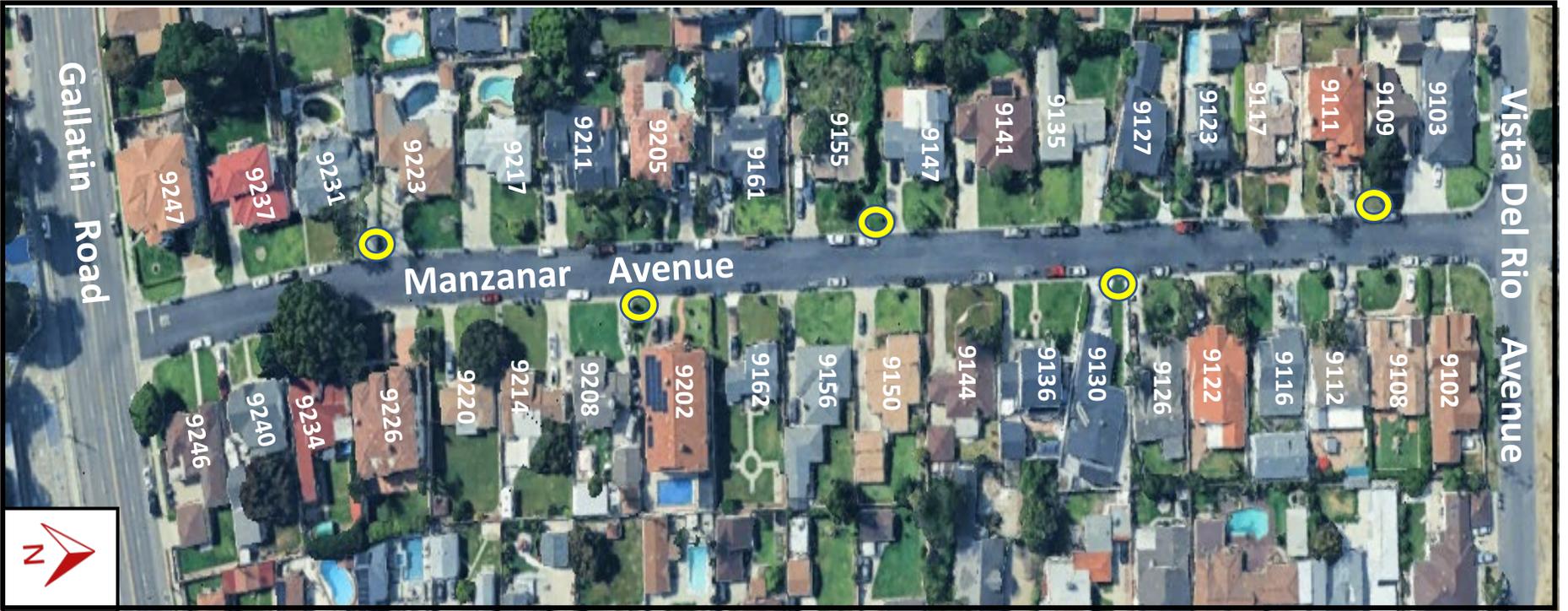
PROJECT: CITY OF DOWNEY RESIDENTIAL STREETLIGHT PROJECT
LIMITS: MANZANAR AVE BETWEEN GALLATIN RD & VISTA DEL RIO AVE
BLANDWOOD RD BETWEEN ELMONT AVE & ELSTON AVE

STREETLIGHT INSTALLATION PLAN – BLANDWOOD ROAD



 = Proposed location of street light pole installation

STREET LIGHT INSTALLATION PLAN – MANZANAR AVENUE



 = Proposed location of street light pole installation

STREET LIGHT INSTALLATION PLAN – DUNROBIN AVENUE



 = Proposed location of street light pole installation

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: OFFICE OF THE CITY MANAGER

BY: AUSTIN RAMIREZ, ECONOMIC DEVELOPMENT DIRECTOR

DATE: MARCH 10, 2026

SUBJECT: APPROVAL OF AMENDMENT NO. 1 TO AN AGREEMENT TO LEASE 12140 BELLFLOWER BOULEVARD FOR THE REFURBISHMENT OF THE SPACE SHUTTLE INSPIRATION MOCK-UP

EXECUTIVE SUMMARY

On September 10, 2024, the City Council approved a two-year agreement to lease 12140 Bellflower Boulevard for the refurbishment of the Space Shuttle Inspiration Mock-up. Staff have determined additional time is necessary to complete the refurbishment and relocate Inspiration to its permanent home. The proposed amendment will extend the original two-year contract term by an additional eighteen (18) months and terminate on March 11, 2028.

RECOMMENDATION

That the City Council:

1. Approve Amendment No. 1 to the Lease Agreement with Downey Land Limited for an extension of eighteen (18) months through March 11, 2028, for the lease of 12140 Bellflower Boulevard for the refurbishment of the Space Shuttle Inspiration mock-up for an additional lease amount of Seventy-Two Thousand Dollars (\$72,000); and,
2. Authorize the City Manager, or his Designee, to execute Amendment No. 1.

BACKGROUND

In September 2024, the City executed a two-year agreement with Downey Land Limited to lease 12140 Bellflower Boulevard for the refurbishment of the Space Shuttle Inspiration Mock-up (Inspiration). The agreed upon monthly lease cost was Four Thousand Dollars (\$4,000) per month, for a total lease amount of Ninety-Six Thousand Dollars (\$96,000). Inspiration was transported to 12140 Bellflower Boulevard shortly thereafter to begin the refurbishment process. When complete, Inspiration will be permanently displayed at the upcoming Shuttle Exhibit and Education Building, an expansion of the Columbia Memorial Space Center.

ANALYSIS

The City has made several necessary improvements to the site including utilities, grading, fire suppression systems, and a temporary structure; however, staff estimates an additional eighteen months at 12140 Bellflower Boulevard is necessary to complete the refurbishment work and allow time for Inspiration's permanent home to be completed. It is anticipated that guided tours of the current site may begin this Summer, following the completion of accessibility and fire system improvements.

Downey Land Limited has agreed to an 18-month extension, amending the termination date from September 12, 2026, to March 11, 2028. All other terms, including the monthly lease cost, will remain the same through the duration of the amended agreement. Should additional time be required beyond the 18-month extension, the City will work with Downey Land Limited to execute a new amendment.

At a monthly lease cost of \$4,000, the lease amount for the original two-year term is \$96,000. The 18-month extension will result in an additional expenditure of \$72,000, for a total lease cost of \$168,000. Funding for the lease is provided through the California State Grant 2103 administered by the California State Natural Resources Agency. These funds were awarded for the rehabilitation of the Space Shuttle Inspiration mock-up.

CITY COUNCIL PRIORITIES

Quality of Life, Safety & Infrastructure

Public Engagement

FISCAL IMPACT

Approval of the recommended actions will result in an appropriation of \$72,000 (\$4,000 per month) from the Capital Project Fund, Account No. 40-1-6846-0680, beginning in October 2026. This appropriation will be included as part of development of future City operating budgets.

Attachments

[Attachment A: Amendment No. 1 with Downey Land Limited](#)

**FIRST AMENDMENT TO LEASE AGREEMENT
BETWEEN DOWNEY LAND LIMITED AND THE CITY OF DOWNEY**

This First Amendment to the above-referenced Lease Agreement is made on March 10th, 2026, by and between DOWNEY LAND LIMITED, a California Limited Partnership ("Landlord"), whose address is 9530 East Imperial Highway, Suite S, Downey, California 90242, and CITY of DOWNEY, a California municipal corporation and charter city ("Tenant"), whose address is 11111 Brookshire Ave., Downey, California. Landlord and Tenant are collectively referred to as the "Parties."

RECITALS

WHEREAS, Landlord and Tenant entered into a written Lease Agreement on September 12, 2024, by which Landlord leased to Tenant, and Tenant leased from Landlord, real property located at 12140 Bellflower Blvd. in the City of Downey, County of Los Angeles, California to improve and use as a temporary facility to house and restore a space shuttle belonging to the City ("Lease Agreement"); and

WHEREAS, the term of the Lease Agreement was for a period of 2 years, and the Lease Agreement remains in effect; and

WHEREAS, the Parties now wish to amend the Lease Agreement to extend the term.

Section 1. Amendment.

A. Landlord and Tenant hereby amend Section 1 of Article II of the Lease Agreement ("Term") to extend the term of the Lease Agreement for a period of eighteen (18) months commencing September 12, 2026 and expiring on March 11, 2028.

Section 2. The rights, obligations and fees of the Parties under the Lease Agreement shall not otherwise be amended, altered or revised except as expressly provided for herein, and all other terms of the Lease Agreement shall remain in full force and effect.

Section 3. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

TO EFFECTUATE THIS AMENDMENT, the Parties have caused their duly authorized representatives to execute this Amendment to the Agreement on the dates set forth below.

LANDLORD

TENANT

DOWNEY LAND LIMITED
a California Limited Partnership

CITY of DOWNEY
a California municipal corporation and charter city

By: W.C. [Signature]

By: _____

William C. Greenbeck, General Partner

Roger Bradley, City Manager

Date: 02-16-2026

Date : _____

ATTEST:

By: _____

Maria Alicia Duarte, CMC, City Clerk

APPROVED AS TO FORM:

Signed by:
By: John M. Funk
2113120E28854FB...

John M. Funk, City Attorney

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: OFFICE OF THE CITY MANAGER
BY: AUSTIN RAMIREZ, ECONOMIC DEVELOPMENT DIRECTOR
DATE: MARCH 10, 2026
SUBJECT: APPROVAL OF SERVICES AND LICENSE AGREEMENT FOR SHOP SMALL SOIREE

EXECUTIVE SUMMARY

The City Council will consider approving a Services and License Agreement with Shop Small Soiree to host a monthly vendor market in Downtown Downey through the end of the calendar year. A total of 9 markets will be held, starting on April 19, 2026. Shop Small Soiree features local entrepreneurs and small businesses to help support and showcase unique, curated products. The event will take place once a month on Sundays from 10:00 a.m. to 3:00 p.m. at the City-owned parking lot on Second Street between La Reina Avenue and New Street.

RECOMMENDATION

That the City Council:

1. Approve the Services and License Agreement between the City of Downey and Shop Small Soiree, for a nine-month term; and,
2. Authorize the City Manager, or his designee, to execute the agreement.

BACKGROUND

Shop Small Soiree is a community market established in 2019 that features local vendors and small businesses in a family-friendly market environment. The market was created as a way to help small businesses and entrepreneurs grow and features a curated list of vendors offering handmade goods, art, apparel, jewelry, and other retail items. Interested vendors apply to directly to Shop Small Soiree through their website and are evaluated based on the category and quality of their goods. Shop Small Soiree events have been held at various locations throughout Southern California and are open to the public. Previous Soiree locations have also included Downtown Whittier, Downtown Anaheim, the Santa Anita Racetrack, Downey High School, and Smorgasburg Los Angeles.

In October 2025, Shop Small Soiree approached the City and Downtown Downey Improvement Association (DDIA) with a request to begin hosting a new and recurring vendor market in Downtown. Incorporating feedback from the City and DDIA, Shop Small Soiree submitted a formal proposal in January 2026 to host a monthly Soiree market on Sundays at the City-owned parking lot where the Farmers Market occurs. The DDIA Board reviewed the proposal at its January meeting and is supportive of this new event.

ANALYSIS

The proposed Shop Small Soiree market will directly support a priority identified in the 2026-2028 Economic Development Action Plan to drive foot traffic, support existing and new businesses, support place-making activities, and enhance the downtown environment. Shop Small Soiree's location and schedule is intended to bring a new type of daytime market to Downtown Downey while balancing existing businesses and commercial activity. Sundays were selected to not compete with other events, and to bring additional foot traffic to Downtown on what is traditionally the least-visited day. The location was intentionally selected to prevent the need for any additional street closures that could negatively impact Downtown businesses. Shop Small Soiree is also distinct from the Saturday Farmers Market, as the focus of that event is to provide certified California farmers and food producers with a venue to sell produce to the public. While it shares similarities with the Downtown Night Market, the focus of that event is to create a walkable, family-friendly nighttime event in Downtown during the week.

All parties have agreed to the terms outlined in the proposed agreement. The following summarizes key details of the agreement:

- Shop Small Soiree will host markets on the following dates from 10:00 a.m. to 3:00 p.m: 4/19/26, 5/24/26, 6/21/26, 7/19/26, 8/23/26, 9/20/26, 10/18/26, 11/22/26, and 12/13/26.
- Shop Small Soiree will be responsible for all management and operational aspects of the Shop Small Soiree Market, including sanitation and security services.
- The Shop Small Soiree will provide a per-market contribution of One Thousand-One Hundred Dollars (\$1,100) to the DDIA for the public purpose of Downtown Downey revitalization efforts.

Following the term of this agreement, the parties will evaluate the impact of this event and collectively decide whether to continue in 2027 and execute a new agreement.

CITY COUNCIL PRIORITIES

Economic Vibrancy

Quality of Life, Safety & Infrastructure

FISCAL IMPACT

There is no fiscal impact.

Attachments

[Attachment A: Shop Small Soiree Services and License Agreement](#)

SERVICES AND LICENSE AGREEMENT BY AND BETWEEN
THE CITY OF DOWNEY AND SHOP SMALL SOIREE

This SERVICES AND LICENSE AGREEMENT (“**Agreement**”) is made effective as of this 10th day of March, 2026 (“**Effective Date**”), by and among the CITY OF DOWNEY (“**City**”), a municipal corporation and charter city, and SHOP SMALL SOIREE-GYPSY QUEEN (“**SSS**”), a Sole Proprietorship, and the DOWNTOWN DOWNEY IMPROVEMENT ASSOCIATION (“**DDIA**”), a California nonprofit public benefit corporation (all parties referred to herein collectively as “**Parties**” and individually as “**Party**”).

RECITALS

WHEREAS, SSS wishes to operate a vendor market (“**Shop Small Soiree Market**”) on the parcel of real property in the City of Downey described in Exhibit A and Exhibit B (the “**Property**”) which are incorporated herein by reference; and

WHEREAS, City wishes to provide a location for the Shop Small Soiree Market; and

WHEREAS, City wishes to waive business licensing and applicable City vendor fees for vendors at the Shop Small Soiree Market; and

WHEREAS, the City Council finds that this assistance serves a public purpose of City by contributing to the economic development of City and its citizens, providing small businesses and vendors a venue to sell their goods to the public, and designed to increase foot traffic and attract visitors to the area during a period that is traditionally characterized by lower commercial activity and providing Downey residents and visitors with a community event; and

WHEREAS, the SSS will provide the sum of ONE THOUSAND-ONE HUNDRED DOLLARS AND 00/100 (\$1,100) to the Downtown Downey Improvement Association (DDIA) for each occurrence of the Shop Small Soiree Market as provided below, for the public purpose of downtown Downey revitalization efforts. Downtown revitalization is a public purpose and will provide a variety of public benefits. These benefits include using the revenues to support efforts to attract businesses to downtown Downey, provide more activities free or at low cost to the public, and revitalization and beautification of the downtown area. The DDIA is well-suited to accomplishing the objectives of downtown revitalization and the monthly contribution from the SSS will be provided to the DDIA as part of this Agreement.

WHEREAS, the Parties seek to establish a viable market to provide small businesses and vendors a venue to sell their goods to the general public.

TERMS

In consideration of the foregoing recitals, the mutual understandings contained in this Agreement, and other good, valuable and sufficient consideration, the Parties

hereto agree as follows:

1. INCORPORATION OF RECITALS. The Parties agree that the above recitals are true and correct and incorporate those recitals by reference into this Agreement.

2. SHOP SMALL SOIREE MARKET.

2.1 SSS agrees to conduct the Shop Small Soiree Market one Sunday per month for the following dates: 4/19/26, 5/24/26, 6/21/26, 7/19/26, 8/23/26, 9/20/26, 10/18/26, 11/22/26, and 12/13/26 from eight o'clock in the morning (08:00 A.M.) until five o'clock in the afternoon (5:00 P.M.) rain or shine on the Property. The City grants an exclusive, non-transferable license to SSS to operate the Shop Small Soiree Market between the hours of 10:00 a.m. until 3:00 p.m. one Sunday per month (the "**Operating Hours**"). City shall have the right to enter the Property at any time and for any reason. If the City's use of the Property will interfere with the purpose and use of the Property for Shop Small Soiree Market purposes, the City shall use reasonable efforts to notify SSS of any use which would interfere in the operation of the Shop Small Soiree Market. City shall have the right to modify the Operating Hours or permanently or temporarily change the location if the City determines that the Shop Small Soiree Market is creating an adverse impact on neighboring properties in the area, local emergency, or to comply with applicable Federal, State or County orders, laws or regulations. Vendors shall be local food producers or craft vendors offering their produce, foodstuffs or other goods for sale, barter or other lawful transaction to members of the general public. The license to enter and use the Property granted to SSS by this Agreement is subject to the City's absolute discretion to enter and use the Property at any time, and to prohibit the SSS's use, for public safety, health, or welfare. The City represents and warrants to SSS that SSS's operation of the Shop Small Soiree Market in conformity with the provisions of this Agreement, and its vendors' sales of products permitted under this Agreement, will not conflict with or breach the terms of any agreement or commitment between the City and any business operating within the market area of the Property.

2.2 Relocation of Shop Small Soiree Market. If City must relocate the Shop Small Soiree Market, the City Manager or his/her designee will provide written notice to SSS at least fifteen (15) days prior to the effective date of relocation and set forth the terms and conditions of SSS's use of the new location for the Shop Small Soiree Market.

3. TERM OF AGREEMENT.

3.1. Condition of Operation. SSS agrees to operate the Shop Small Soiree Market at the direction of the City in accordance with the City's market rules and regulations listed in Exhibit C, which may be amended by the City with written notice to SSS. SSS shall distribute City's market rules and regulations to all vendors of the Shop Small Soiree Market. SSS agrees to conduct the Shop Small Soiree Market according to the terms of this Agreement on the Property. SSS agrees that City shall not be obligated to provide the Shop Small Soiree Market, SSS or anyone else direct or indirect financial assistance for the development, maintenance or operation of the Shop Small Soiree Market and that SSS shall be solely responsible for all costs and expenses related to the operation of the Shop Small Soiree Market.

3.2 Maintenance. SSS shall be responsible for the overall maintenance of the Property and the areas adjacent to the Shop Small Soiree Market, which includes trash pick-up and street/sidewalk maintenance (*i.e.* sweeping/cleaning) on City Property on Second Street between La Reina Avenue and New Street, during and immediately after 08:00 am to 5:00 p.m. ("Market Hours") to ensure the Property remains clean. SSS agrees to place an adequate amount of trash receptacles throughout the Property for both public and vendor use during Operating Hours. SSS shall empty the City's existing green trash receptacles located along Downey Avenue after Market Hours. All bagged/loose trash collected from the market event shall be disposed of in the City's trash

dumpster placed on the first floor (by west entrance) of the City parking structure located at Second Street and La Reina Avenue. SSS shall properly notify all market vendors of the proper maintenance/disposal procedures and shall ensure that vendors are following the established protocols. If City staff is required to conduct event cleanup for failure of SSS or market vendors to follow cleanup procedures, SSS will be billed for said staff time. Additionally, if the City determines upon inspection that vendors are not conducting proper cleanup, SSS personnel will be required to physically stand by until all vendors leave the premises to ensure that all cleaning/trash disposal is handled in accordance with this subsection. SSS will facilitate a dedicated cleanup crew and provide two portable restrooms with secondary containment trays and a handwashing station for use by vendors and the public.

3.3 Term. The term of this Agreement shall be from March 10, 2026, to December 31, 2026, unless earlier terminated as provided herein.

3.4 Compliance with Laws. SSS warrants that it shall use and occupy the Property in accordance and compliance with all applicable laws, statutes, ordinances, rules, regulations, orders and requirements in effect during the Agreement.

3.5 Other Obligations.

(1) SSS will send a designated representative to all Downtown Downey Improvement Association (DDIA) board meetings once per month to provide updates on the Shop Small Soiree Market.

(2) SSS will pay \$1,100.00 per each occurrence of the Shop Small Soiree Market to the DDIA for Downtown Downey revitalization efforts. SSS will provide payment and documentation supporting the required payment to the DDIA within 30 days after each Shop Small Soiree Market.

(3) DDIA may only use the funds provided by the SSS under this Agreement for Downtown Downey Community Benefit District revitalization efforts including administrative expenses and for special benefit services in accordance with the Management and Disbursement Agreement, attached and incorporated herein as Exhibit D. The DDIA shall treat all funds provided to it by the SSS under this Agreement in the same manner "District Revenues," as defined in Section 2 of the Management and Disbursement Agreement.

4. INDEPENDENT CONTRACTOR.

4.1. SSS agrees to hire, employ or otherwise direct an Event Program Coordinator/Owner to coordinate, manage and operate each and every date on which the Sunday the Shop Small Soiree Market occurs.

4.2. SSS enters into this Agreement as an independent contractor and not as an employee of the City. SSS shall have no power or authority by this Agreement to bind the City in any respect. Nothing in this Agreement shall be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by SSS, including but limited to the Event Program Coordinator/Owner, shall be contractors or subcontractors of SSS and not of the City. The City shall not be obligated in any way to pay any fees, costs, wage claims, benefits, overtime or any other claims made against SSS by any such employees, agents, contractors or subcontractors, or any other person resulting from performance of this Agreement.

5. FEE WAIVER. City agrees to waive any and all applicable City-issued permits, business license, vendor and street closure fees for SSS and its vendors' activities at the Shop Small Soiree Market.

6. NOTICE. Any notice, payment or instrument required or permitted by this Agreement to any party shall be deemed to have been received when personally delivered to any party or seventy-two (72) hours following mailing of the same, first class, postage prepaid, addressed as follows:

City: City of Downey
11111 Brookshire Ave.
Downey, CA 90241
Attn: Economic Development

Courtesy copy to: City Attorney's Office
City of Downey
11111 Brookshire Avenue
Downey, CA 90241

SSS: Shop Small Soiree- Gypsy Queen
11405 Paramount Blvd
Downey, CA 90241
Attn: Dan Santana

DDIA: Jorge Villa, President
8255 Firestone Blvd., Suite 308
Downey, CA 90241
Attn: Hans K. Fritz

7. INDEMNITY. SSS shall indemnify, defend and hold harmless the City, its elected officials, officers, agents, employees, volunteers, and the DDIA ("Indemnified Parties") from and against any and all claims, damages, injuries, demands, liability, costs, losses and expenses, including, without limitation, court costs and reasonable attorneys' fees, arising out of, in connection with or in any way related to SSS or SSS's officers, officials, employees, volunteers or contractors actions or inactions related to this Agreement, including without limitation any actions or inactions of vendors of the Shop Small Soiree Market.

8. COMMERCIAL GENERAL LIABILITY INSURANCE. As a condition precedent to the effectiveness of this Agreement and without limiting the indemnity provisions of this Agreement, SSS shall obtain and maintain in full force and effect a policy of Commercial General Liability Insurance of no less than \$2,000,000 per occurrence for products and completed operations, bodily injury, property damage and personal and advertising injury. If Commercial General Liability Insurance or other form with general aggregate limit applies, either the general aggregate limit shall apply separately to this Agreement/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit

9.1. The Commercial General Liability policy shall be endorsed to state that:

(1) the City, its elected officials, officers, employees, agents and volunteers shall be covered as additional insureds with respect to liability arising from Services or operations performed by or on

behalf of SSS under this Agreement, including materials or equipment furnished in connection with such Services or operations; and (2) the insurance coverage shall be primary insurance as respects the City, its elected officials, officers, employees, agents and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Consultant's scheduled underlying coverage. Commercial General Liability insurance coverage may be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33 or CG 20 38; and CG 20 37 forms if later revisions are used).

9.2. SSS shall provide City with original certificates of the Required Insurance prior to SS's use of the Property.

9.3 The Required Insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the Indemnified Parties shall not contribute with this primary insurance.

9.4 The Required Insurance policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) days' prior written notice of cancellation has been served upon City except ten (10) days' prior written notice shall be allowed for non-payment of premium.

9.5 The Required Insurance shall be obtained from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California.

9.6 SSS hereby grants to City a waiver of any right to subrogation which any insurer of said SSS may acquire against the City by virtue of the payment of any loss under said insurance policies set forth herein. SSS agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

10. WORKERS' COMPENSATION INSURANCE. As a condition precedent to the effectiveness of this Agreement and without limiting the indemnity provisions of this Agreement, SSS shall provide evidence satisfactory to the City that it has secured all Workers' Compensation Insurance as required by the Labor Code of the State of California with Statutory Limits; and Employer's Liability limits of no less than \$2,000,000 per accident for bodily injury or disease. Employer's Liability coverage may be waived by the City if City receives written verification that Consultant has no employees.

11. TERMINATION. Either party may terminate the whole or any part of this Agreement at any time either for cause or without cause by giving written notice to the other party of such termination, and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination.

12. DAMAGE TO PROPERTY AND RESTORATION

12.1 SSS assumes responsibility for all damage to the Property caused by, or related to, its use thereof, and shall reimburse the City for correction of any such damage.

12.2 Duty to Repair, Restore or Replace. Within five (15) days of the termination or expiration of this Agreement, SSS shall remove any remaining personal property and restore the property to the condition it was in prior to the execution of this agreement. If the SSS fails to remove such Property or restore the Property pursuant to the reasonable satisfaction of the City within this

time frame, it shall be liable for liquidated damages in the amount of \$100 per day. In such event, the City shall have the option of restoring the Property at the SSS's expense. Any cost incurred by the City in so doing shall constitute a debt of the SSS to the City, recoverable by the City in any manner provided by law, and shall be in addition to any liquidated damages due to the extent that the City's costs exceed the amounts paid by SSS as liquidated damages.

13. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto. No assignment of this Agreement shall be made without City's prior written consent, which shall be granted or denied at City's sole discretion.

14. ATTORNEYS' FEES. If any legal action, or any arbitration or other proceeding is initiated for the enforcement of this Agreement or because of any alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, witness fees and other costs incurred in that action or proceeding, in addition to any other relief to which it may be entitled.

15. SEVERABILITY. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall remain in full effect as though such invalid or unenforceable provision had not been a part of this Agreement.

16. GOVERNING LAW. This Agreement shall be governed by the laws of the State of California. Venue shall be in the courts of Los Angeles County.

17. NO THIRD-PARTY BENEFICIARIES. The rights in favor of SSS and the City set forth in this Agreement shall be for the exclusive benefit of SSS and the City, respectively, it being the express intention of the Parties that in no event shall such rights be conferred upon or for the benefit of any third party.

18. NO WAIVER. The failure of a Party to insist on strict performance of any provision of the Agreement does not constitute a waiver of, or estoppel against asserting, the right to require performance in the future. A waiver or estoppel given in any one instance does not constitute a waiver or estoppel with respect to a later obligation or breach.

19. FORCE MAJEURE. Neither Party is responsible for any delay or failure in performance of any part of this Agreement to the extent that delay or failure is caused by fire, flood, explosion, war, embargo, government requirement, civil or military authority, act of God, act or omission of carriers or other similar causes beyond the Party's control.

20. AUTHORITY. Each of the persons signing this Agreement represents and warrants that they have authority to bind the party for whom they are signing.

21. COMPLIANCE WITH APPLICABLE LAW. SSS shall comply with all applicable laws, ordinances and codes of the Federal, State, County and City governments

22. COUNTERPART EXECUTION. This Agreement may be executed in any number of counterparts with the same effect as if all the Parties had signed the same document; all counterparts shall be construed together and shall constitute one and the same instrument. The

delivery of an executed counterpart to this Agreement by electronic means (including via email) shall be as effective as the delivery of a manually executed counterpart.

23. CONSTRUCTION. The headings in this Agreement are inserted for convenience and identification only. When the context requires, the number of all words shall include the singular and the plural. In this Agreement, words importing any gender include the other genders and the words including, includes and include shall be deemed to be followed by the words without limitation. All documents or items attached to, or referred to in, this Agreement are incorporated into this Agreement as fully as if stated within the body of this Agreement. The Agreement expresses the mutual intent of the Parties to this Agreement and the rule of construction against the drafting Party has no application to this Agreement.

24. TAXES. This Agreement may create a taxable property interest in the Property. SSS is solely responsible for the personal Property, possessory interest, income, franchise and similar taxes imposed on the Property up to and including the date of expiration, termination or cancellation of this Agreement and Term.

25. ENTIRE AGREEMENT. This Agreement embodies the entire understanding and agreement between the Parties pertaining to the matters described herein and supersedes and cancels all prior oral or written agreements between the Parties with respect to these matters. Each Party acknowledges that no party, agent or representative of the other party has made any promise, representation or warranty, express or implied, not expressly contained in this Agreement, that induced the other Party to sign this document.

[Signatures on the Next Page]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The Shop Small Soiree Market shall be held on City Property on Second Street between La Reina Avenue and New Street, California, as depicted in the red cross-hatched are on the map in Exhibit B.

EXHIBIT B

MAP OF PROPERTY

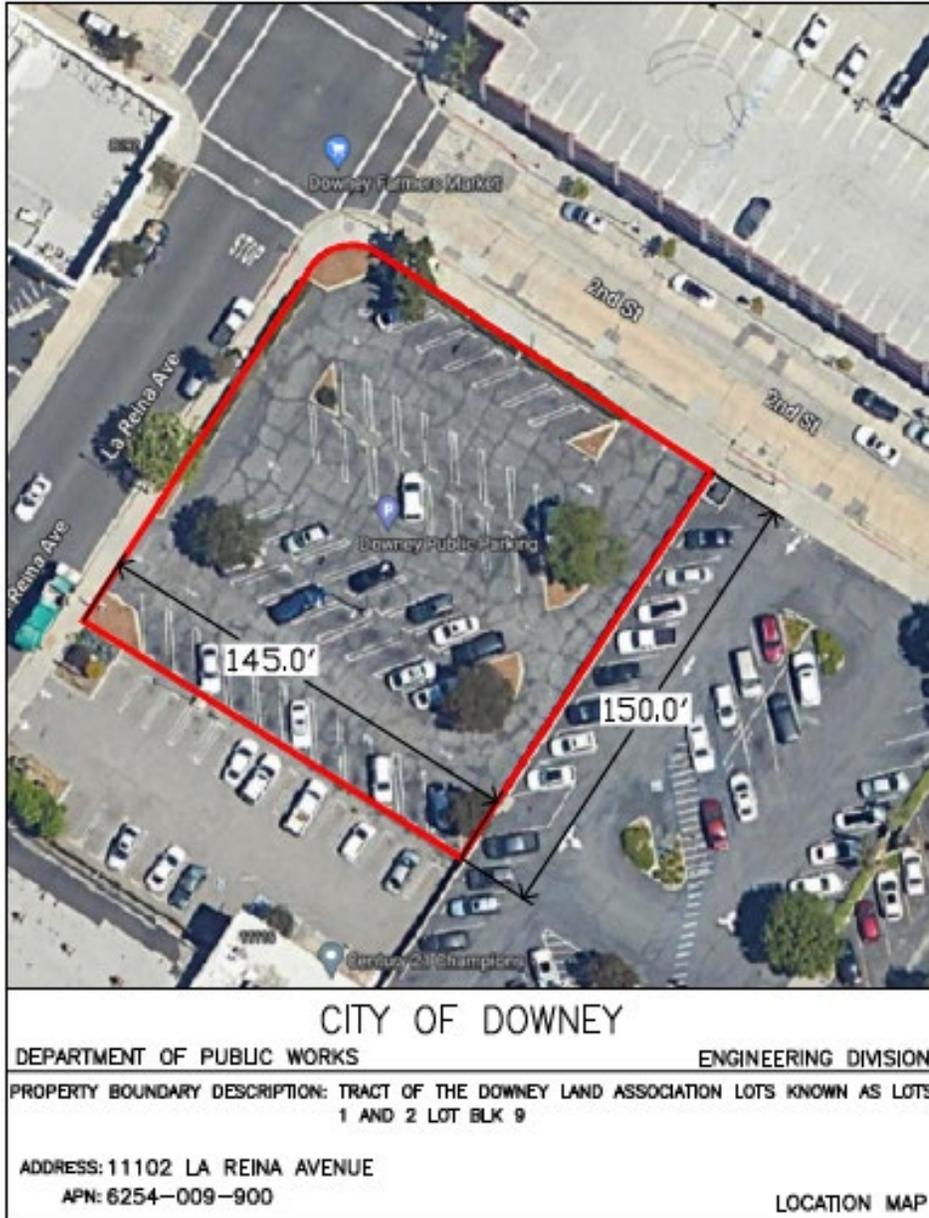


EXHIBIT C

SHOP SMALL SOIREE MARKET - CITY RULES

- The applicant shall be responsible for obtaining a special event permit from the City of Downey Fire Department. A permit must be obtained from the Fire Prevention Bureau at least 10 days before the event.
- Generators shall not be located within 10 feet of the lot (property line) and 20 feet of tents/membrane structures.
- Generators shall be properly grounded.
- All electrical cords shall be UL-listed and rated for heavy-duty, outdoor use and protected from physical damage by cable bridges or other approved methods.
- During the event, the event organizers shall be responsible for removing trash on the event site (including parking lots), the adjacent sidewalks, and the neighborhoods. Trash bins shall be emptied often to avoid overflow and spillage onto City streets and sidewalks.
- The event organizer shall be responsible for ensuring that the project site is restored to its original condition after the event. All trash, debris, equipment, signage, and temporary materials associated with the event shall be removed by 5:00 p.m. to ensure the lot is available for unrestricted public parking. Failure to restore the parking lot may result in enforcement action, cost recovery by the City, or revocation of future event approvals.
- The event organizer shall coordinate with 'Athens Services' for the disposal of trash bins.
- The event organizers would be responsible for the complete set-up and breakdown of the event. Event set-up shall not commence before 8:00 a.m. and shall be removed by 5:00 p.m.
- The event organizer is responsible for ensuring all vendor participants receive permits from the County of Los Angeles Public Health. Any necessary Public Health approvals required for the sale of food shall be obtained prior to the start of the event.
- The event organizer shall ensure that each vendor participant has a valid business license with the City of Downey.
- No event activities or storage of equipment shall be allowed in the public right of way (sidewalk or street) unless approved by the Public Works Department.
- Temporary structures or facility shall meet the requirements of Chapter 11B of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building or facility.

The SSS shall ensure that the site accessibility plan is in compliance with the latest Federal and State regulations.

- SSS shall be responsible for obtaining permits for any usage of generators 25kw and over from the Building Division and the location of generators shall be subject to review and approval by the building inspector.
- Portable restrooms must include secondary containment trays.
- Market vendors are expected to conduct themselves in a safe and courteous manner. No rude, abusive, insulting, disruptive or threatening language/behavior is permitted.
- No form of music or live entertainment shall be allowed during market hours. No loud hawking or shouting to promote products is allowed.
- No filming allowed at the market, unless it is done by the City for marketing purposes.
- No animals are allowed at the market, with the exception of service animals.
- No bicycling, skateboarding, roller skating, or riding of scooters is permitted.
- Smoking is prohibited at the market.
- Alcoholic beverages are prohibited at the market.
- Subject to space availability, table space at the market is provided only for City departments and programs to distribute information to market visitors.
- Market vendors must park off-site and leave near-by parking for the public. Vendors may park their vehicles in the Public Parking Structure located at the corner of 2nd Street and New Street, in Downtown Downey.
- Vendors may park their vehicles near the market to unload their items, but once the market opens at 9:00 a.m., they will need to move their vehicles to either the Downtown Public Parking Structure or other parking spaces not directly close to the market. Nearby parking should be left for the public. Once the market closes at 3:00 pm., vendors may drive their vehicles back close to the market to load their belongings.
- Market vendors are required to maintain their individual selling space in a clean, safe and sanitary manner during the course of the market, including protecting the pavement from drips from any part of a market participant's vehicle and/or from food prepared or sold in the stall space.
- Public trash receptacles may not be used for disposal of any excess product from market vendors such as produce and other items sold.
- Market vendors found violating any of these rules will be given two (2) warnings before they are subject to immediate dismissal from the market.

EXHIBIT D

MANAGEMENT AND DISBURSEMENT AGREEMENT

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: OFFICE OF THE CITY MANAGER

BY: MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

DATE: MARCH 10, 2026

SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 83742 AND AGREEMENT FOR THE CONSTRUCTION OF SUBDIVISION PUBLIC IMPROVEMENTS LOCATED AT 12428 BENEDICT AVENUE

EXECUTIVE SUMMARY

The City Council will consider approving a resolution for the approval of Final Parcel Map No. 83742 and an agreement with the subdivider for the construction of subdivision public improvements. Approval and recordation of the Final Parcel Map will implement the Planning Commission's prior approvals for the project at 12428 Benedict Avenue and allow the subdivider to proceed with permits and construction while ensuring the required public improvements are completed to current City and ADA standards.

RECOMMENDATION

That the City Council:

Adopt Resolution No. 26-8340, approving Final Parcel Map No. 83742 and agreement with the subdivider for the construction of subdivision public improvements.

BACKGROUND

On March 1, 2023, the Planning Commission adopted Resolution No. 23-3199 approving Site Plan Review, Conditional Use Permit, and Tentative Parcel Map for the project at 12428 Benedict Avenue, including the consolidation of two adjacent properties, subject to conditions of approval.

As part of the conditions of approval for this development, the applicant is responsible for upgrading public right-of-way improvements to current City standards and Americans with Disabilities Act (ADA) accessibility requirements. The required public improvements associated with this subdivision include, but are not limited to, sidewalk work, curb and gutter work, driveway approach work, utility service work, and related appurtenances as shown in the approved improvement plans and detailed in the Subdivision Improvement Agreement.

ANALYSIS

Final Parcel Map No. 83742 has been checked and found to be technically correct, consistent with the approved tentative map, and in compliance with applicable local codes and the Subdivision Map Act. City Council approval is required for the Final Parcel Map to be recorded with the County, which is necessary for the applicant to proceed with permits and ultimately commence construction.

Also enclosed is a Subdivision Improvement Agreement between the City and the subdivider, Islamic Center of Mid Cities, for the construction and completion of the required public improvements. The Agreement establishes an estimated total cost of improvements of \$151,000 and requires a corresponding deposit/security, and it obligates the subdivider to complete the public improvements by the stated deadlines (June 2027) in conformance with approved plans and City standards.

The public improvements required under the Agreement include items such as construction of new utility services (including sewer and water service work), abandonment of existing utility services, and reconstruction of curb and gutter, sidewalk, and concrete driveway approaches, along with associated work identified in the cost basis exhibit. Staff recommends adoption of the attached resolution approving Final Parcel Map No. 83742 and approving the Subdivision Improvement Agreement to ensure completion of the required public improvements.

FISCAL IMPACT

There is no fiscal impact. All subdivision public improvements will be constructed at the subdivider's expense and secured through the required deposit/security.

CITY COUNCIL PRIORITIES

Quality of Life, Safety & Infrastructure

Attachments

[Attachment A Resolution No. 26-8340.pdf](#)

[Attachment B: Planning Commission Resolution No. 23-3199 \(03-01-2023\)](#)

RESOLUTION NO. 26-8340

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING FINAL PARCEL MAP NO. 83742 AND AGREEMENT WITH THE SUBDIVIDER FOR THE CONSTRUCTION OF SUBDIVISION PUBLIC IMPROVEMENTS

WHEREAS, on March 1, 2023, the Planning Commission adopted Resolution No. 23-3199 approving Tentative Parcel Map No. 83742 (PLN-21-00147), subject to conditions, for the project located at 12428 Benedict Avenue (attached herein as Exhibit A); and

WHEREAS, the City Engineer and City Planner have reviewed the proposed Final Parcel Map and find it to be technically correct and that all applicable Tentative Parcel Map conditions have been satisfied; and

WHEREAS, a Subdivision Improvement Agreement between the City of Downey and the subdivider for the construction of subdivision public improvements, attached hereto as Exhibit B, has been prepared for City Council consideration in connection with Final Parcel Map No. 83742.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DOWNEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Final Parcel Map No. 83742 and related Subdivision Improvement Agreement, attached hereto as Exhibits A and B, are hereby approved.

SECTION 2. The City Clerk is directed to transmit the Final Parcel Map No. 83742 to the Los Angeles County Recorder's Office for recordation.

SECTION 3. This Resolution shall become effective upon its adoption.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 10th day of March, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:



JOHN M. FUNK
City Attorney

RESOLUTION NO. 26-8340

PAGE 2

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 10th day of March, 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Member:
ABSENT: Council Member:
ABSTAIN: Council Member:

MARIA ALICIA DUARTE, CMC
City Clerk

EXHIBIT A

PARCEL MAP NO. 83742 SHEET 1 OF 2 SHEETS

IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 12 WEST, RANCHO SANTA GERTRUDES,
AS PER MAP RECORDED IN BOOK 32 PAGE 18 OF MISCELLANEOUS RECORDS OF SAID COUNTY

DELTA SURVEYING AND MAPPING JANUARY 30, 2025
RAY R. ZEOLLARI LS 8346

FOR LOT CONSOLIDATION PURPOSES

SUBDIVIDER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

OWNER: ISLAMIC CENTER OF MID CITIES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

BY: MD 2/1
NAME: MOHAMMAD A. ANSARI
TITLE: PRESIDENT, ISLAMIC CENTER OF MID CITIES

NOTARY 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 CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON 24 10/25 BEFORE ME, Neema Fernandez, NOTARY PUBLIC, PERSONALLY APPEARED MOHAMMAD A. ANSARI, PERSONALLY APPEARED 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: Neema Fernandez

PRINT NAME: Neema Fernandez
MY PRINCIPAL PLACE OF BUSINESS IS IN: LOS ANGELES COUNTY
MY COMMISSION EXPIRES: May 9, 2027
MY COMMISSION NUMBER: 21014837

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE OLSON COMPANY IN OCTOBER 2022. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Ray R. Zeollari 09/21/2025
RAY R. ZEOLLARI LS 8346 DATE
LICENSE EXPIRES 12/31/2025

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 86442(a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

Matthew Baumgardner DATE
P.E. PUBLIC WORKS DIRECTOR CITY OF DOWNEY
P.C.E. NO. 71882 EXPIRES 12/31/2025

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

David O. Knell 9-25-2025
DAVID O. KNELL P.L.S. 5301 DATE

SPECIAL ASSESSMENTS CERTIFICATE:

I HEREBY STATE THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF DOWNEY, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY TREASURER - CITY OF DOWNEY DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF DOWNEY BY MOTION PASSED ON _____ APPROVED THIS MAP.

MARIA LUCIA DUARTE, CMC DATE
CITY CLERK - CITY OF DOWNEY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON THE MAP OF PARCEL MAP NO. 83742 AS REQUIRED BY LAW.

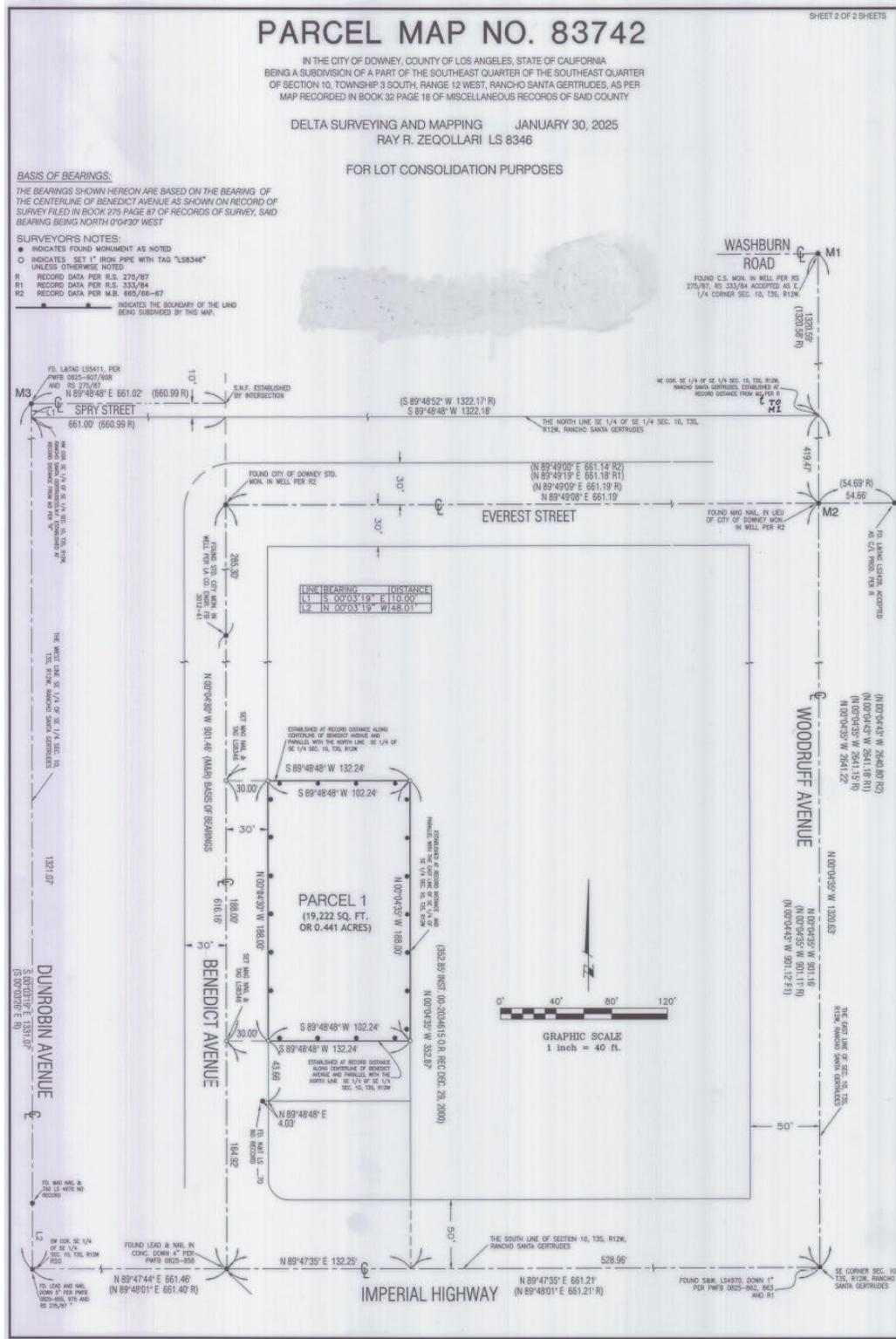
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY: _____ DEPUTY _____ DATE

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 86492 AND 86493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY: _____ DEPUTY _____ DATE



RESOLUTION NO. 23-3199

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, (PLN-22-00098) AND TENTIVE PARCEL MAP (PLN-21-00147), ALLOWING THE EXPANSION OF AN EXISTING RELIGIOUS FACILITY WITH SITE IMPROVEMENTS AND THE CONSOLIDATION OF TWO ADJACENT PROPERTIES AT THE ADDRESS OF 12428 BENEDICT AVENUE

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. On October 22, 2021, the application was filed by Mohammad A. Ansari, (hereinafter referred to as the “applicant”) for a request for Tentative Parcel Map (PLN-21-00147) to consolidate the two adjacent properties; and,
- B. On July 27, 2022, the application was filed by the applicant, for a request for a Site Plan Review and a Conditional Use Permit (PLN-22-00098) for the expansion of an existing Mosque, façade and site improvements; and,
- C. The application was deemed incomplete due to missing information on November 22, 2021 and August 25, 2022. The applicant resubmitted additional information and the application was deemed complete for further processing on January 11 2023; and
- D. On February 16, 2023, a notice of the public hearing was sent to all property owners within 500’ of the subject site and the notice was published in Downey Patriot; and,
- E. The Planning Commission held a duly noticed public hearing on March 1, 2023 and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

SECTION 2. The Planning Commission further finds, determines and declares that the proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is categorially exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1 – Existing Facilities) and No. 15315 (Class 15 – Minor Land Subdivisions). Class 1 exemptions consist of additions to existing structures provided that the addition will not result to an increase of more than 10,000 square feet and if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Class 15 exemptions consist of the division of property in urbanized areas zoned commercial into four or fewer parcels when the division is in conformance with the General Plan and zoning.

SECTION 3. Having considered all of the oral and written evidence presented to it at said public hearings regarding the Site Plan Review, the Planning Commission further finds, determines and declares that:

- A. The site plan is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council. The project's objective to revitalize the site helps achieve various long-term goals. Specifically, the following policies are promoted by the Site Plan Review: Policy 8.1.1 – Promote architectural design of the highest quality. Policy 8.2.2 – Promote the upgrading of properties. The proposed architecture uses quality materials that provide different elements to achieve a domical style architecture for the mosque. This is a significant upgrade to the existing religious facility that has remained the same since 2005. The redevelopment of this site has the potential of serving as an example for higher quality of architecture for future developments within the city. The quality of design, site layout, and landscaping not only upgrades the subject property, but the surrounding areas as well.
- B. The proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located. The purpose of the C-2 (General Commercial) zone, as stated in the Downey Municipal Code, is intended to provide for and encourage the orderly development of general commercial uses, with a wide variety of goods and services, for the residents of the entire city, with provisions designed to ensure that such commerce will be efficient, function related, and compatible with adjacent noncommercial development." It is staff's opinion that the proposed application is in full conformance with the objectives stated above. This is achieved because religious facilities are commonly found in commercial corridors and residential areas and is compatible with other commercial uses. In addition, the proposed project continues to provide residents with a variety and services.
- C. The proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City. The proposed design of the project will integrate harmoniously with this area by providing aesthetically pleasing architecture and landscaping. The renovations serve as a significant upgrade from the existing facility on site. In addition, the street scape is enhanced and the transition from the street onto the site is improved by the proposed landscaping.
- D. The site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets. The site plan along with the site features including landscaping and parking have considered all functional aspects of the site and will be well integrated into the neighborhood. The project is expanded off the general location of the existing building footprint and all new additions comply with the development standards for the zone. The added driveway entrance for the expanded parking lot provides a more efficient ingress and egress for vehicular traffic. In addition, the landscaping around the front building façade and within the new parking area creates a nice transitional buffer between the religious facility, the public right of way, and Benedict Avenue.
- E. The proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities. The overall design objective is to compliment the use it serves. The

proposed redevelopment reflects a high quality of architectural design. The development is unique in its architecture and provides an example of quality architecture for future developments within the City of Downey.

- F. The site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare. The proposed architecture is a significant upgrade to the immediate neighborhood and surrounding areas. In addition, the redevelopment of this site has the potential of serving as an example for higher quality architecture for future developments within the City of Downey. The project complies with all zoning codes and will comply with all building and safety, and engineering codes to ensure a safe and sound structure for its occupants and its surrounding neighbors. Lastly, the project was designed to ensure that any potential effects will not negatively harm or impact the surrounding sites and the public health, safety, comfort and general welfare.
- G. The proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of this Code. The project has been conditioned to meet the requirements specified in Section 4960 of the Downey Municipal Code. Section 4960 discusses the installation of anti-graffiti materials and the appropriate allotted time limit for the removal of graffiti.

SECTION 4. Having considered all of the oral and written evidence presented to it at said public hearings regarding the Conditional Use Permit, the Planning Commission further finds, determines and declares that:

- A. The requested Conditional Use Permit will not adversely affect the intent and purpose of this article or the City's General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof; The project will not adversely affect the intent and purpose of the Downey Municipal Code or the City's General Plan. The subject site is located within an active commercial corridor that contains complimentary uses, therefore the project should not cause a nuisance related to public convenience or general welfare to any nearby persons residing or working in the area. Policy 1.1.4 – Provide an appropriate amount of land area for people to acquire goods and services. Program 9.1.1.5 – Continue the revitalization of commercial and industrial corridors. The proposed use will provide services for the public benefit and support goals and policies in the General Plan under Neighborhood Commercial uses. The mosque in itself and its expansion will serve the surrounding area by providing religious facilities to the Muslim Community. Its expansion will further support to diversify the amount of goods and services available to patrons of the City. As part of its expansion, it will consolidate the two adjacent properties which are developed with the non-conforming use of residential homes and will be replaced with the conforming use of a religious facility, strengthening the commercial corridor off of Imperial Highway.
- B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located. A religious facility use is common and appropriate within commercial areas and in urbanized areas and occasionally found within proximity to residential zones. In addition, the use is existing and currently functions appropriately on the subject site. The expansion of the facility will not adversely affect adjoining land uses as the project will comply with all development

standards including parking standards and landscaping. Conditions of approval ensure the project will not result in negative impacts.

- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area. The proposed addition is combined with the expansion of the site to approximately 19,599. The larger parcel adequately accommodates the expansion of the building along with the additional parking stalls, drive aisles, trash enclosure and driveway. The parking lot will accommodate the required number of parking spaces ensuring that parking demand does not significantly spill onto adjacent neighborhoods. Therefore, the size and shape of the site will not be detrimental to the particular area.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The added square footage to this existing building will potentially increase the usage and increase vehicle trips to the site. However, the connecting street of Imperial Highway is a major arterial with three (3) travel lanes in each direction and has sufficient excess capacity to accommodate project generated traffic. In addition, project generated traffic is not expected to spill over into the street parking since the parking meets the required number of 31 parking spaces. In addition, prayer service and children's study sessions will be at staggered times; Therefore, traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

SECTION 5. Having considered all of the oral and written evidence presented to it at said public hearings regarding the Tentative Parcel Map, the Planning Commission further finds, determines and declares that:

- A. The proposed map is consistent with the General and Specific Plans. *Policy 8.2.2 – Promote the upgrading of properties.* The proposed TPM is consistent with the City's General Plan. The map most closely helps promote Policy 8.2.2 relating to the improvement of existing properties. Although the City's General Plan does not address subdivisions directly, subdivisions proposed for commercial properties are rarely processed without an improved benefit to the site and streetscape. The project includes redevelopment of a site along with the consolidation of the adjacent lots that has not experienced significant upgrades since 1948. These upgrades include, but are not limited to, site layout, landscaping, circulation, parking, and façade improvements.
- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The project is consistent with all applicable goals and policies specified in the City's General plan and policies adopted by the City Council. The project main objective is to redevelop the site and achieve long-term goals. *Policy 8.1.1 – Promote architectural design of the highest quality. Policy 8.2.2 – Promote the upgrading of properties.* The exterior changes to the façade along with the additions are a significant upgrade to the existing facility on-site and will be newer than most developments within its proximity. The redevelopment of the site has the potential of serving as an example of higher quality architecture for future developments within the city. Program 9.1.1.5 – Continue the revitalization of commercial and industrial corridors. The site was developed with a mosque use in 2005 and the two adjacent properties have not seen any improvements since 1948. This redevelopment would remove all non-

conforming uses on the sites and revitalize the commercial use it is zoned for and supported under the General Plan.

- C. The site is physically suitable for the type of development. The subject site is physically suitable for the type of development. The site holds infrastructure, utilities, and vehicular and pedestrian access. It is also well under the maximum building development. In addition, the project is found to be in compliance with all development standards and will comply with Conditions of approval for this application. These standards include, but are not limited to, setbacks, height, and landscaping. These characteristics will remain unchanged from the approvals related to the layout of the site.
- D. The site is physically suitable for the proposed density of development. The square footage after the subdivision will be 19,599 and is allowed a maximum lot coverage of 50 percent and is currently at the lot coverage of 33 percent. The improvements to the existing building have a maximum height of 45 feet or three stories; the proposed height is 45 feet which is due to the minaret tower feature which is only decorative. Furthermore, existing roadways and infrastructure adequately serve the lot.
- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems. The design of the project has been carefully laid out to avoid conditions that could result in series public health problems. Pedestrian circulation on the site is separated from vehicle traffic as walkways are directly connected to all entrances to the public right-of-way. It is staff's opinion that this site layout works best to facilitate vehicle movement without jeopardizing pedestrian safety. Staff believes that the functional aspects of the site development from the view of the public street have been properly considered in the request.
- F. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. During the review of the preliminary title report for the subject site, no such easements were found within the subject property. Overhead utility lines are present along the rear property line, but will not be modified or altered as a result of this application.
- G. The design of the subdivision of the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat. The project site is in an urban setting and is already serving the community as an existing use as a religious facility. The proposed map and development will not cause or contribute to impacts not already existing on the site or in the general area. In addition, environmental impacts related to noise, traffic, light, and aesthetic have been identified as negligible and compliance with categorical exemptions from the California Environmental Quality Act.

SECTION 6. Based upon the findings set forth in Sections 1 through 6 of this Resolution, the Planning Commission of the City of Downey hereby approves a Site Plan Review, Conditional Use Permit, and Tentative Parcel Map No. 83742 (PLN-21-00147 & PLN-22-00098), subject to conditions of approval attached hereto as Exhibit 'A', which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

SECTION 7. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 1st day of March 2023.

Originally signed by Horacio Ortiz

Horacio Ortiz, Chairman
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof held on the 1st day of March 2023, by the following vote, to wit:

AYES:	COMMISSIONERS: Guerra, Duarte, Uva, and Ortiz
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Originally signed by Linda Thai

Linda Thai,
Deputy City Clerk

**PLN-21-00147 & PLN-22-00098
(TENTATIVE PARCEL MAP & SITE PLAN REVIEW, CONDITIONAL USE PERMIT)
EXHIBIT A - CONDITIONS**

PLANNING

1. The approval of this Tentative Parcel Map No. (PLN-21-00147), Site Plan Review, and Conditional Use Permit (PLN-22-00098) allows for the addition of 5,044 square feet to an existing mosque with site improvements, including a façade improvement and a parcel map to consolidate the two adjacent properties at the addresses of 12436 & 12440 Benedict Avenue.
2. Conditional Use Permit PLN-22-00098 shall supersede and replace Conditional Use Permit No. 05-65.
3. The following table shall permit the days and times for prayer service and children’s study sessions.

SCHEDULE OF ACTIVITIES – PRAYER SERVICE/CHILDREN’S STUDY SESSIONS

TABLE A - November through March		
Activity	Days	Time
Prayer Service	Sunday – Saturday	5 am – 6 am
Prayer Service	Sunday – Thursday	1 pm – 1:30 pm
Prayer Service	Saturday – Sunday	3 pm – 3:30 pm
Prayer Service	Sunday – Saturday	5:15 pm – 5:45 pm
Prayer Service	Sunday – Saturday	7:30 pm – 9:30 pm
Prayer Service	Friday Only	1 pm – 2 pm
Children’ Studies	Monday – Thursday	8 am – 12 pm
Children’ Studies	Monday – Friday	3:45 pm – 5:00 pm
Children’ Studies	Monday – Friday	6:pm – 7:15 pm
Children’ Studies	Saturday – Sunday	10 am – 12 pm

TABLE B – April through October (Daylight Saving Time)		
Activity	Days	Time
Prayer Service	Monday – Saturday	5 am – 6 am
Prayer Service	Saturday – Thursday	1 pm – 1:30 pm
Prayer Service	Friday Only	1 pm – 2 pm
Prayer Service	Sunday – Saturday	6:30 pm – 7:30 pm
Prayer Service	Sunday – Saturday	8 pm – 8:45 pm
Prayer Service	Sunday – Saturday	9:15 pm – 10:30 pm
Children’ Studies	Monday – Thursday	8 am – 12 pm
Children’ Studies	Saturday – Sunday	10 am – 12 pm
Children’ Studies	Monday – Friday	3:30 pm – 4:45 pm
Children’ Studies	Monday – Friday	5 pm – 6:15 pm

4. No later than March 16, 2023, the applicant and the property owner shall sign and return an affidavit of Acceptance of Conditions, as provided by the City of Downey.
5. All activities at the Muslim church facility shall be conducted entirely within the proposed 6,644 square foot building.

6. Prayer services shall not include musical instruments or a loud speaker announcing service to the neighborhood.
7. The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
8. The City Planner is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
9. The approved architectural style, finished material, and colors shall be as approved by the Planning Commission. Changes to the facades and/or colors shall be subject to the review and approval of the City Planner. At his/her discretion, the City Planner may refer changes to the facades and/or colors to the Planning Commission for consideration.
10. All buildings and walls must be finished with graffiti resistant materials pursuant to Downey Municipal Code Section 4960.
11. Any graffiti applied to the site shall be removed within 48 hours.
12. The Applicant shall incorporate a copy of this Exhibit A - Conditions of Approval, into the approved set of building plans.
13. All landscaping must remain in compliance with the Downey Municipal Code, be composed of drought tolerant plants, and strictly conform to the approved set of plans. Any revisions to the proposed landscape plans will first require approval from the City Planner.
14. Parents whose child/children attend the study sessions shall park their motor vehicles in the onsite parking area and escort the child/children from the vehicle into the classroom; parents shall also escort the child from the classroom to their motor vehicle.
15. Prior to the final of building permits, all landscaping and irrigation shall be installed. The type, size and number of landscaping shall be as noted on the final approved landscape plan. All landscape shall be installed and permanently maintained.
16. Prior to the final of building permits, all installed landscaping shall be certified by a licensed Landscape Architect. The licensed Landscape Architect shall be on-site during the delivery of all trees to certify that all trees and plants are the right species and size.

17. All planting beds and landscaped areas shall be provided with a permanent watering system consisting of an appropriate number of bubblers or sprinklers capable of supplying adequate water to all plant materials. Bubblers or sprinklers use to satisfy the requirements of this provision shall be spaced to assure complete coverage of the plant material.
18. All exterior lights on the property shall be LED and shall be directed, positioned, and/or shielded such that they do not illuminate surrounding properties and the public right-of-way.
19. All exterior mechanical and utility equipment shall be designed and located five feet from property line so as to not transmit noise or vibration to abutting properties. All utility equipment shall be located along the sides and/or rear of the buildings and shall be screened from public view through the use of landscape screens, walls, or other devices architecturally compatible with the buildings. Electrical panels and/or transformers are expressly prohibited from being located between the buildings and the public street.
20. All parking stalls shall be designed to avert the use to wheel stops by providing an overhang of 30 inches into a curbed landscape area.

BUILDING

21. All construction shall comply with the most recent adopted City and State building codes:
 - a) 2022 California Building Code
 - b) 2022 California Residential Code
 - c) 2022 California Electrical Code
 - d) 2022 California Mechanical Code
 - e) 2022 California Plumbing Code
 - f) 2022 California Fire Code
 - g) 2022 California Green Code
22. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division at time of plan submittal to obtain application for special inspections.
23. The Title Sheet of the plans shall include:
 - a) Occupancy Group
 - b) Occupant Load
 - c) Description of use
 - d) Type of Construction
 - e) Height of Building
 - f) Floor area of building(s) and/or occupancy group(s)
24. School impact fees shall be paid prior to permit issuance.
25. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.

26. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
27. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumptions light fixtures, and insulation and shall use to the extent feasible draught landscaping.
28. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
29. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.

FIRE

The following comments pertain to a limited fire review of a design review plan submittal. The comments contained herein shall not be construed as complete or encompassing all fire-life safety code requirements set forth in local, State, and/or National local codes.

30. Deferred automatic fire sprinkler plan submittal required for new Residential Group R occupancy. Automatic fire sprinkler system design, installation, and testing shall be per NFPA 13D or 13R based on the building construction type, height, fire separation, etc. [CFC § 903.2.8; DMC 3318]
31. Fire Project construction shall comply with requirements set forth in the CA Building Code for egress calculation, exit pathways, and discharge.

PUBLIC WORKS CONDITIONS

32. All public utilities shall be installed underground.
33. Proposed public improvements shall comply with the latest edition of Standard Plans and Specifications for Public Works Construction, City of Downey standards and the Americans with Disabilities Act (ADA).
34. Obtain permits from the Public Works Department for all improvements within the public right of way at least two weeks prior to commencing work. Contact Brian Aleman, Assistant Civil Engineer, at (562) 904-7110 for information.
35. Remove and replace damaged, uneven or sub-standard curb, gutter, sidewalk, driveway, disabled ramps, and pavement to the satisfaction of the Public Works Department. Contact the Public Works Inspector at (562) 904-7110 to identify the limits of the areas to be removed and replaced at least 48 hours prior to commencing work.

36. Owner/applicant must submit public improvement plan(s) for review and approval by Public Works Department prior to obtaining an encroachment permit.
37. All unused driveways shall be removed and constructed with full-height curb gutter, and sidewalk to match existing improvements.
38. The owner /applicant shall reconstruct all driveway approaches per Standard Plans of Public Works Construction (SPPWC) No. 110-2 Type C. Driveway width bottom of X to bottom of X shall be as wide as the driveway or parking aisle they serve. The new widen driveways shall be at least five (5) feet away from any above-ground obstructions (including storm drains) in the public right-of-way to the top of the driveway "X." Otherwise, the obstruction shall be relocated at the applicant's expense. Ensure that each driveway provides proper pedestrian access across, in compliance with ADA standards. The final layout and site driveway approach design shall be subject to the review and approval by the Public Works Department.
39. Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection. USA markings shall be installed using chalk-based paint only.
40. Paint property address numbers (4" height) on the curb face in front of the proposed development to the City's satisfaction.
41. Drive approaches shall match driveway width as specified per Standard Plan of Public Works Construction No. 110-2 Type C.
42. Any utilities that are in conflict with the development shall be relocated at the owner/applicant's expense.
43. Any acquired property in the form of easement, fee simple or irrevocable offer shall be in form acceptable by the city engineer and the city attorney prior to its recordation.

Water & Sewer

44. The owner/applicant shall provide a fire sprinkler system(s) in accordance with Fire Department and Building and Safety standards. Should such fire sprinkler system(s) require the installation of dedicated fire service lateral(s), such lateral(s) shall be constructed in accordance with the latest Department of Public Works and Fire Department standards including backflow devices, fire department connections and other appurtenances as required. New fire service lateral(s) shall be connected to existing 8-inch main located on Benedict Avenue and shall be dedicated for fire service only.
45. The owner/applicant shall furnish and install domestic and fire water backflow devices in accordance with City of Downey standards and as required by State and LA County Department of Public Health. Backflow devices shall be located on private property, readily accessible for emergency and inspection purposes, and screened from view by providing sufficient landscaping.
46. Backflow devices shall be certified in the field by a licensed LA County Department of Public Health certified tester prior to placing into service and such certification provided

to City.

47. If existing water utilities are being upgraded, existing potable and fire water service lines and associated appurtenances must be removed and abandoned from existing water main.
48. Any unused existing potable water services line and associated appurtenance must be removed and abandon from existing water main off of Benedict Avenue.
49. Owner or tenant must establish accounts with the City Cashier prior to the City activating and the tenant using any fire, potable, or recycled water service and meter.
50. For any water service upgrades, the owner/applicant shall provide separate water improvement plan sets for review and approval consisting of the following:
 - a. Potable Water Improvement Plans (all City-owned potable water and fire service lateral improvements).
51. Final City approved potable water improvement plans shall be submitted on mylars and shall be signed and stamped by a State of California licensed civil engineer. In addition to review and approval by City. Improvement plans for potable water main improvements shall be both plan and profile.
52. Upon completion of water improvements, owner/applicant shall submit red-lined construction plans to City noting all changes to the plan and profile of all water improvements installed. Such changes shall be incorporated into a final record drawing mylar which shall be signed and stamped by the original engineer and/or architect of record and submitted to the City along with digital files (AutoCAD – latest edition).
53. If applicable, the owner/applicant shall furnish and install a sewer lateral (to the front property line) and abandon any existing unused/damaged sewer laterals. The design and improvements of sewers shall be in accordance with the latest standards of the Department of Public Works. Septic systems shall not be allowed.
54. Utility plans shall be submitted to and approved by the Department of Public Works prior to the issuance of the grading plan permit.
55. The owner/applicant shall consult the Department of Public Works to determine the sewer location and design requirements.

Grading

56. Submit an engineered grading plan and/or hydraulic calculations and site drainage plan for the site (prepared and sealed by a registered civil engineer in the State of California) accompanied by a soil and geology report for approval by the Engineering Division and Building and Safety Division. Lot(s) shall not have less than one (1%) percent gradient on any asphalt or non-paved surface, or less than one quarter (1/4%) percent gradient on any concrete surface. Provide the following information on plans: topographic site information, including all building pad and other elevations, dimensions/location of existing/proposed public improvements adjacent to project (i.e. street, sidewalk, parkway and driveway widths, catch basins, pedestrian ramps); the width and location of all

existing and proposed easements, the dimensions and location of proposed dedications; (for alley dedications, show elevations of the four corners of the dedication and centerline of alley, existing and proposed underground utility connections); the location, depth and dimensions of potable water, reclaimed water and sanitary sewer lines; chemical and hazardous material storage, if any, including containment provisions; and the type of existing use, including the gross square footage of the building and its disposition; construction details of drainage devices and details of Low Impact Development (LID) plan.

57. Include any other applicable site-specific conditions.

NPDES

58. The owner/applicant shall comply with the National Pollutant Discharge Elimination System (NPDES); Ordinance 1142 of the Downey Municipal Code (DMC); and the Low Impact Development (LID) Plan. Furthermore, the applicant shall be required to Certify and append Public Works standard "Attachment A" to all construction and grading plans as required by the LACoDPW Stormwater Quality Management Plan (SQMP).
59. Owner/applicant shall comply with the Low Impact Development requirements. The owner/applicant shall provide separate Low Impact Development plan and report for review and approval from the City of Downey Engineering Division. Low Impact Development design shall comply with Attachment H of the City of Downey's MS4 Permit per the design criteria set by the County Regional Board.
60. The owner/applicant shall secure a WDID number along with his SWPPP.
61. If any hazardous material is encountered on the site that has the potential to reach the ground water supply, the owner/applicant shall secure a permit for the State Regional Water Quality Control Board.
62. If any hazardous material is encountered on the site, the owner/applicant shall secure an ID number from the U.S. Environmental Protection Agency (EPA).
63. The owner/applicant shall deploy Best Management Practices during and after construction.

Subdivision

64. The filed map shall comply with the latest edition of the state subdivision Map Act, the City of Downey Municipal Code and all the applicable state and local laws. Prior to recordation, the Applicant shall:
- a) Prepare map under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor. The map must be processed through the Dept. of Public Works prior to being filed with the County Recorder.
 - b) A preliminary Title Report (or a chain of title) prepared by the title company for the subdivision is required showing all fee interest holders and encumbrances.

An updated title report shall be provided (not older than 90 days) before the final tract/parcel map is released for filing with the County Recorder.

- c) Monumentation of the tract/parcel map boundaries, street centerline and lot boundaries are required for a map based on a record of survey. In the absence of such record, a licensed land surveyor shall set up all the missing monumentation.
- d) Any required property in the form of easement, fee simple or irrevocable offer and any right of way vacation in form accepted by the city engineer shall be shown on the map.

Recycling

- 65. The facility must provide for recycling facilities, i.e., storage and handling areas for recycling facilities. Trash enclosure shall include roof cover, floor drain connection to grease interceptor and water hose bib connection for maintenance.
- 66. Complete a construction & demolition (C&D) waste management plan per Article V, Chapter 8 of the Downey Municipal Code.

General

- 67. Construct onsite pavement, consisting of a minimum section of 4" thick aggregate base, and a minimum 2-1/2" thick asphalt concrete pavement. Construct Pavement on-site parking and circulation areas as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
- 68. The owner/applicant must comply with all applicable Federal, State and local rules and regulations, American Disabilities Act (ADA), including compliance with South Coast Air Quality Management District (SCAQMD) regulations.
- 69. The owner/applicant shall submit a recorded mylar copy of the final map, a digital AutoCAD format file (AutoCAD 2012 or later) and scanned, uncompressed TIFF images of final map on a portable media for city's GIS system data updates and maintenance.
- 70. The owner/applicant shall submit a mylar copy of the final as-built public improvement plan(s), a digital AutoCAD format file (AutoCAD 2012 or later) and scanned, uncompressed TIFF images of final map on a portable media for city's GIS system data updates and maintenance.

[End of Conditions]