



**CITY OF PITTSBURG
AGENDA**

MAY 16, 2022

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**PLANNING COMMISSION APPEAL
5:00 P.M.**

**CLOSED SESSION
5:30 P.M.**

**REGULAR MEETINGS
7:00 P.M.**

**CITY COUNCIL
FINANCING AUTHORITY
HOUSING AUTHORITY
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

**Holland Barrett White, Mayor/Chair
Shanelle Scales-Preston, Vice- Mayor/Chair
Juan Antonio Banales, Council Member/Board Member
Jelani Killings, Council Member/Board Member
Marilyn “Merl” Craft, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

5:00 P.M. - PLANNING COMMISSION APPEAL

1. Appeal of the Planning Commission's Decision to Deny Design Review and Sign Exception Approval of Plans to Construct a Basketball Recreation Facility at 790 W. Leland Road, for "Discovery Builders Dream Courts", AP-20-1528 (DR, SE).

On January 25, 2022, the Planning Commission denied an application by Discovery Builders, Inc. (DBI) for Design Review and Sign Exception Approval to construct a Basketball Recreation Facility.

On February 3, 2022, the City Manager, pursuant to PMC 18.18.100, filed an appeal of the Commission's determination.

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

5:30 P.M. - CONVENE IN CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

City designated representatives: Garrett Evans, Maria Aliotti, Jennifer Brizel

Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856; International Brotherhood of Electrical Workers Local 1295

Unrepresented employees: Management Group; Senior Executive Team

3. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION pursuant to Section 54956.9(d)(1)

Save Mount Diablo v. City of Pittsburg et al., Contra Costa County Superior Court case no. CIVMSN21-0462

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8:

Property: Vacant Granted Tidelands lot directly southwest of the public boat launch ramps on Marina Boulevard (north of the vacant parcel currently housing modular buildings with addresses 27 and 31 Marina Boulevard); Negotiator for the City of Pittsburg: Garrett Evans and Sara Bellafronte; Negotiating Party: Global Resources Trading, LLC; Under Negotiations: Both price and terms of payment

5. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Significant exposure to litigation pursuant to Section 54956.9(d)(2)

Number of cases: one

7:00 P.M. - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

HOUSING AUTHORITY

CONSENT CALENDAR

6. Minutes of April 18, 2022
7. Disbursement List of March 31, 2022

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY

CITY COUNCIL MEETING

CONSIDERATION

8. Adoption of a City Council Resolution Approving a Reimbursement Agreement by and Between the City of Pittsburg and Albert D. Seeno Construction Company, Inc., and Adopting an Economic Development Subsidy Report

The proposed Reimbursement Agreement ("Agreement") would require the City reimburse Albert D. Seeno Construction Company, Inc. ("Developer") for costs related to the design and construction of a infrastructure to implement a traffic signal fully controlled, signalized intersection at West Leland Road and Valente Drive in an amount not to exceed \$850,000. Pursuant to the Requirements of state law, the City has prepared and published an Economic Development

Subsidy Report.

9. Adoption of a City of Pittsburg Resolution Adopting Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIID, Section 6, Subdivision (a) of the California Constitution

In 2018, the City Council adopted a multi-year water rate increase through 2021. Since that time, the City's costs for raw water, energy, and other related costs have risen. In addition, the City has prioritized approximately \$76.5 million in capital improvements to the Water Treatment Plant and system infrastructure needed to maintain or improve water quality and reliability of the supply to customers. For these reasons, staff recommends a schedule of cost increases for residential and commercial water customers of 5.0% per year over the next five fiscal years. Rates for the Senior customer class are increased at 2 percent per year.

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SUCCESSOR AGENCY AND SOUTHWEST PITTSBURG GHAD II CONSENT CALENDAR

10. Minutes of May 2, 2022
11. Receive and File the Treasurer's Report for the Quarter Ending March 31, 2022

Attached is the Treasurer's Report for the fiscal quarter ending March 31, 2022. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

12. Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Funds and Awarding Project 3117, Patch Paving, Sealing and Striping Project

This project is for preventative maintenance aimed at mitigating future failures of streets and street segments. The locations and priorities are determined by Public Works and Engineering staff with guidance from the City's Pavement Management Program. If approved, this Resolution will accept the plans and specifications for the project, authorize the City Manager to award a construction contract to Pavement Coatings Co. of Sacramento, California, and allocate an additional \$350,000 from the HUTA Gas Tax Fund (Fund 203) to this project.

13. Adoption of a City Council Resolution to Accept Project 5204, 2013 Citywide Water and Sewer Rehabilitation Project as Complete and Authorize the City Engineer to File a Notice of Completion

Project 5204, 2013 Citywide Water and Sewer Rehabilitation Project (the "Project") is for the rehabilitation of sanitary sewer and water facilities at various

locations throughout the City. This Resolution will accept the construction contract as complete and authorize the City Engineer to file a notice of completion.

14. Adopt a Resolution Accepting Project 5208, the Montezuma Slough Pump Station Reconstruction as Complete and Direct the City Engineer to File a Notice of Completion

Project 5208, Montezuma Slough Pump Station Reconstruction ("Project") demolished and reconstructed a new storm drain pump station adjacent to Montezuma Slough to reduce the possibility of future flooding in the West 8th Street corridor during large storm events. This Resolution accepts the project as complete and directs the City Engineer to file the requisite notice of completion.

15. Pittsburg Power Company Resolution Authorizing the Executive Director to Execute Consulting Services Agreement for "On-Call" Utility Electrical Engineering Services

Pittsburg Power Company (PPC), a joint powers agency, provides utility retail electric and natural gas services on Mare Island, Vallejo in the name of Island Energy (IE). In its normal course of business, PPC utilizes professional electric consulting and design services to support customer service and utility reliability projects. PPC is proposing to enter into a professional service agreement (Agreement) for "On Call" Utility Electrical Engineering Services with Phase X Engineering.

16. Adoption of an Ordinance for Municipal Code to Prohibit Spectators at Illegal Speed Contests, Exhibitions of Speed, or Sideshows

On May 2, 2022, the City Council introduced and waived further reading of an Ordinance to Prohibit Spectators at Illegal Speed Contests, Exhibitions of Speed, or Sideshows.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)
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ADJOURNMENT to June 6, 2022

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). The full packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Streaming Media page. Past meetings are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov), or on Delta TV Comcast Channel 32, or Delta TV AT&T U-Verse Channel 99. For more information, please contact the City Clerk's office at 252-4850.

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2022

Updated December 20, 2021

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Shanelle Scales-Preston / Holland White Alt.	Standing	Annual	G. Evans
Delta Diablo**	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2 nd Wednesday	R. Abono
East Co. Co. County Habitat Conservancy	Juan Banales / Jelani Killings Alternate	Standing	Monthly	Planning
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Annual	R. Abono
MCE Clean Energy Board	Shanelle Scales-Preston / Holland White Alt.	Standing	4 Per Year	D. Buchanan
TRANSPAN / ECCRFFA	Holland White / Juan Banales Alternate	Standing	2 nd Thursday	R. Abono
Tri-Delta Transit (2 reps)***	S. Scales-Preston & Merl Craft / Jelani Killings Alt.	Standing	Last Wednesday	R. Abono
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Shanelle Scales-Preston / Merl Craft Alt.	Standing	3 rd Thursday	*Rotational
Mayor's Conference	Holland White / Shanelle Scales-Preston Alt.	Standing	1 st Thursday	G. Evans
School Districts Committee (2x2)	Shanelle Scales-Preston & Merl Craft / Jelani Killings Alt.	Standing	2 nd Thursday even months	G. Evans
<u>SUBCOMMITTEES</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
American Rescue Plan Act (ARPA)	Holland White / S. Scales-Preston / Juan Banales Alt.	Ad Hoc	As needed	G. Evans
CAC CDBG Subcommittee	S. Scales-Preston & Jelani Killings / Holland White Alt.	Standing	As needed	M. Aliotti
City Council Policy and Procedures Review	Juan Banales & Merl Craft	Ad Hoc	As needed	G. Evans
City Infrastructure and Transportation (2)	S. Scales-Preston & Juan Banales / Holland White Alt.	Standing	As needed	G. Evans
Community Services Subcommittee	Merl Craft & Shanelle Scales-Preston / Juan Banales Alt.	Standing	As needed	M. Aliotti
Constituent Management Services	S. Scales-Preston & Juan Banales / Holland White Alt.	Ad Hoc	As needed	G. Evans
Government Performance Subcommittee	Holland White & Jelani Killings	Ad Hoc	As needed	G. Evans
Hills Committee	Juan Banales & Jelani Killings / Merl Craft Alt.	Ad Hoc	As needed	G. Evans
Pittsburg Recognition Committee	Holland White / Shanelle Scales-Preston Alt.	Standing	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Jelani Killings & Holland White / S. Scales-Preston Alt.	Standing	As needed	J. Davis
Finance Subcommittee (1)	Juan Banales & Holland White / S. Scales-Preston Alt.	Standing	As needed	P. Rodrigues
Land Use Subcommittee (3)	Juan Banales & Holland White / S. Scales-Preston Alt.	Standing	As needed	J. Davis
Pittsburg Arts & Community Foundation	Merl Craft & S. Scales-Preston / Jelani Killings Alt.	Standing	As needed	G. Evans
Pittsburg Police Activities League (PAL)	Holland White & S. Scales-Preston / Jelani Killings Alt.	Standing	Monthly	B. Addington
Power Company Advisory	Holland White & S. Scales-Preston / Juan Banales Alt.	Standing	As needed	D. Buchanan
Public Safety Subcommittee	Holland White & Shanelle Scales-Preston	Standing	As needed	B. Addington
Sister City Committee	Jelani Killings & Holland White / Merl Craft Alt.	Standing	As needed	K. Simonton

*Rotational Staff as assigned by City Manager

**Stipend of \$170 per month

***Stipend of \$100 per month



**Office of the City Manager
65 Civic Avenue
Pittsburg, CA 94565**

MEMO: May 16, 2022

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

RE: **Appeal of the Planning Commission's Decision to Deny Design Review and Sign Exception Approval of Plans to Construct a Basketball Recreation Facility at 790 W. Leland Road, for "Discovery Builders Dream Courts," AP-20-1528 (DR, SE).**

EXECUTIVE SUMMARY

On January 25, 2022, the Planning Commission denied an application by Discovery Builders, Inc. (DBI) for Design Review and Sign Exception Approval to construct a Basketball Recreation Facility.

On February 3, 2022, the City Manager, pursuant to PMC 18.18.100, filed an appeal of the Commission's determination.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. Pursuant to the Memorandum of Understanding (MOU) approved by the City Council, DBI has agreed to contribute up to \$3.2 million for construction of the facility.

RECOMMENDATION

City Council receive a staff presentation; provide for an opportunity to present the appeal; open the public hearing and take public comment; close the public hearing; and move to adopt the attached resolution upholding the appeal and granting Design Review and Sign Exception Approval of Plans to Construct a Basketball Recreation Facility at 790 W. Leland Road, for "Discovery Builders Dream Courts", AP-20-1528 (DR, SE).

BACKGROUND

The site of the proposed recreation facility is within John Henry Johnson Park, an area that has been used as a sports park and recreational facility since the late 1980s. This location

was determined to be well suited for the proposed basketball recreation facility, due to its size and flat topography, centralized location within the existing City limits, availability of parking and necessary infrastructure, and accessibility from a major City arterial roadway, West Leland Road.

Recreational Needs

The City currently lacks the infrastructure helpful in providing indoor recreational services. Former youth centers along Crestview Drive and Marina Boulevard have been closed since the late 1990s or early 2000s. The Pittsburg Youth Development Center, which offers youth classes and sports, is outdated, and cannot meet the demand of a city the size of Pittsburg. In 2018, following multiple discussions with the City Council and Land Use Subcommittee, as well as additional public outreach efforts, the City Council directed staff to explore the development of recreational opportunities for residents of all ages on a portion of the Stoneman Reuse Area. Phase 1 of the outdoor sports complex will include development of three soccer fields (see Attachment 5). The site of the proposed recreational basketball facility was also chosen for its proximity to the planned sports complex directly south of the site, which is the planned future home of a larger recreation area that will house multiple outdoor sports fields, parking and restroom facilities, and other amenities.

Discovery Builders

On August 2, 2020, the City Council adopted Resolution No. 20-13810, approving a MOU in which DBI agreed to design and construct all components of an approximately 45,000 square foot Recreation Facility on land owned by the City, at a cost not to exceed \$3 million. On February 1, 2021, this MOU was amended to increase the not-to-exceed cost to \$3.2 million. As part of the MOU, the City has agreed to waive all impact fees, plan review fees, building permit fees, and similar fees related to the construction of the recreational facility. The City will also not require DBI construct stormwater retention and treatment facilities as part of the allocated budget; however, the City will construct this necessary infrastructure.

As further contemplated in the MOU, DBI may elect to retain ownership of the recreational facility structure for the first ten years following completion of construction, at which time DBI will be required to sell the structure to the City for one dollar. The City will retain full operational control of the building during this time, and DBI may not assign or sell the structure without the City's consent. The purpose of this language is to allow DBI to write down the depreciation of the structure during this time. DBI has expressed their intention to exercise this option.

Planning Commission

On January 25, 2022, the Planning Commission held a duly noticed public meeting on the proposed project, considered testimony, and voted 5-0 to adopt Resolution No. 10184, denying the application by DBI for Design Review and Sign Exception Approval. The Planning Commission denied the application, determining the project was not consistent with the two General Plan policies below:

1. General Plan Land Use Element Policy 3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.
2. Open Space Youth and Recreation Element Policy 8-P-4: Consider Park accessibility, use and character as more valuable than size in the acquisition and development of new parks.

Also, the Planning Commission raised concerns regarding traffic and the existing parking facilities.

On February 3, 2022, the City Manager filed an appeal of the Planning Commission's decision (see Attachment 5 of this report).

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The analysis consists of several questions raised primarily by the Commission and public regarding the use of the property by Discovery Builders if it were to build a permanent youth sport and recreation facility for the City, as well as the project not being consistent with the General Plan Land Use and Open Space Youth and Recreation Elements. The project site has a General Plan land use designation of Park, which provides for parks, recreation complexes, community fields, public golf courses, stadiums, and greenways. Local and regional trail network is also accommodated. Ancillary facilities such as concession stands, clubhouses, and equipment rental are also allowed.

Other concerns that were raised by neighbors during the hearing and responses to these questions are included in Attachment 2 of this report.

General Plan

City Staff recommends the City Council approve the appeal, as the project request is consistent with the applicable goals of the General Plan, specifically Land Use Element Policy 3-G-4 and Open Space Youth and Recreation Element Policy 8-P-4. See analysis below:

1. *General Plan Land Use Element Policy 3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.*

Staff Response: Findings of consistency with this General Plan Policy can be made because the recreational facility for this site was envisioned by the City Council as a new recreation location destination and complementary to the plans for recreational

uses as part of the Stoneman Park area Adding the sports complex and indoor recreational facility to the site would provide an additional reuse of the land and create varied recreational opportunities (pickleball, table tennis, badminton, basketball, volleyball) for residents of all ages.

As mentioned, the site would also be complimentary to the new public sports park proposed to be built on the Southside of Leland Road. The park includes the construction of three new sports fields for soccer and flag football. The three new sports fields would be designed to be state of the art and be able to host tournaments as other neighboring cities do. The construction of the sports fields along with the new Dream Courts facility will provide synergy to local area businesses and a much-needed recreational venue to this area of the City. Also, this will provide for revitalization of Stoneman Park and the former Delta View Municipal Golf Course and eventually help to alleviate overuse of other sports fields currently in operation at other City parks.

2. *Open Space Youth and Recreation Element Policy 8-P-4: Consider park accessibility, use and character as more valuable than size in the acquisition and development of new parks*

Staff Response: Findings of consistency with this General Plan Policy can be made because rather than seek a new park, the City and Discovery Builders have agreed to reinvest \$3.2 million to renovate an existing park which helps to build an identity for the site and enhance the area and allow for potential sports tourism. Along with this reuse of the land and major investment it will create diversified indoor year-round recreation programs and the facility will be accessible for all citizens of Pittsburg. The project would be located within an existing park, and is compatible with existing uses in the area, such as the Rancho Medanos Junior High School and residences, as well as planned uses, such as additional recreation facilities on the Southside of West Leland Road.

Land Use

The project site is located within the GQ (Government and Quasipublic) District; where publicly owned "Park and Recreation Facilities," (as defined by PMC section 18.08.060[P]) are a permitted use. As the facility will function as a non-commercial public recreation facility and ownership of the underlying land and ultimately, operation of the facility rests with the City, staff has determined this to be a permitted use. Pursuant to PMC 18.06.565, permitted means allowed without requirement for approval of a use permit. However, the review of the plans and construction of the building are subject to design review.

CONCLUSION:

Design Review

Based on the analysis above, staff believes that the Council can make all of the findings necessary to approve the project as it was presented to the Planning Commission. In order to approve the design review application for this project, the Council must determine the plans comply with the design review standards contained in PMC Chapter 18.36, including specific standards that the project will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality; will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable; will have a design and appearance that is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; will be in harmony with proposed developments on land in the general area; and will conform with the criteria set forth in applicable city-adopted design guidelines (PMC 18.36.200.B).

The new design for the facility would enhance the existing park and compliment future sport venues in the area. Also, the proposed building colors would be a dramatic slated roof in a bright red color palette, with expansive glazing along the frontage, which would complement the proposed facility. As such, staff believes all the findings for design review can be made in the affirmative.

Sign Exception

Staff is recommending that a sign exception approval be sought in order to clearly establish an approval process for the proposed signage/mural proposed. This is a non-commercial sign that does not identify a tenant or occupant for an on-site business activity. These types of mural designs and lettering are typically associated with public spectator venues and outdoor and indoor sports facilities (Pittsburg High School stadium, Old Town, etc.) The mural is for commemorative purposes only and the philanthropic design includes large lettering and associated sports activities which identify the sponsors commitment to the City of Pittsburg. As such, staff believes all the findings for the Sign Exception can be made in the affirmative.

Environmental Determination

There were concerns raised during the Planning Commission hearing regarding the projects impact on parking and traffic. Staff has determined this project to be Categorically Exempt from CEQA. The Class 32, "Infill" Categorical Exemption (CEQA Guidelines Section 15332), exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. As such, this is an infill development project on an existing park site. This project is a permitted use in the GQ (Government and Quasipublic) District. The existing parking lot contains 110 off-street parking spaces, and the project would not alter the amount of parking spaces available. No new circulation or traffic routes are proposed, and a traffic study was not required. The project proponent is also providing for 16 bicycle parking spaces within 25 feet of the proposed building entrance. Also, a bike repair station is being constructed. The bike repair station will include an air pump, wrenches, a chain tool, allen wrenches and spoke wrenches. Also, construction of the new Delta View Sports Park in close proximity will include a new parking facility and provide for

additional parking areas.

Staff believes that the Council can make all of the findings necessary to approve the project as presented. Class 32 consists of projects characterized a in-fill development meeting the conditions described below:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, in that the subject site has a general plan designation of "Park," and a zoning designation of GQ, both of which are intended promote the use of recreational opportunities within the City.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, in that the site is within the City, is located on a portion of John Henry Johnson Park approximately 2.68 acres and is surrounded by developed lands.
3. The project site has no value, as habitat for endangered, rare or threatened species, in that the proposed area is subject to the East Contra Costa County Habitat Conservation Program (HCP) and has been designated as "urban." Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as "urban" in the HCP are exempt from the applicability of the HCP and the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the use has been determined to be an infill project on land within an existing park and would not increase traffic or noise impacts, would not allow for a use that would create negative air impacts, or water quality impacts as the project would be required to adhere to best management practices (BMPs) regarding stormwater and stormwater pollutants. Existing parking facilities will remain and no changes to traffic circulation are proposed.
5. The site can be adequately served by all required utilities and public services, in that water, sewer, and stormwater infrastructure is available, as is the necessary infrastructure to treat water, wastewater, and stormwater.

Despite the Planning Commission's decision not to approve the application based on the project was not consistent with General Plan policies. The project is a permitted use in the GQ (Government and Quasipublic) District, categorically exempt from CEQA, and staff believes all General Plan Policies can be made in the affirmative as discussed above. Furthermore, construction of the facility as presented would be the first step in creating an improved Park facility for local residents to enjoy.

ATTACHMENTS:

1. Proposed Resolution Approving Dream Courts
2. Responses to questions regarding the recreational facility
3. Planning Commission Staff Report, dated January 25, 2022
4. Planning Commission Resolution no. 10184
5. Appeal Application
6. Project Plans – Dream Courts
7. Map of Surrounding Land Uses
8. DRDG's Dream Courts
9. Applicable General Plan Goals and Policies

Report Prepared By: John Funderburg, Assistant Director of Planning

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Upholding an Appeal and Approving	)	RESOLUTION NO. 22-
Design Review and Sign Exception	)	
Approval of Plans to Construct a	)	
Basketball Recreation Facility at 790	)	
W. Leland Road, for "Discovery	)	
Builders Dream Courts, AP-20-1528	)	
(DR, SE)."		

The Pittsburgh City Council DOES RESOLVE as follows:

WHEREAS, on August 3, 2020, the City Council adopted Resolution No. 20-13810, approving an agreement with Discovery Builders Inc. to design and build a recreation facility; and

WHEREAS, On August 21, 2020, Louis Parsons of Discovery Builders filed Planning Application No. 20-1528, requesting approval of design review of plans to construct a 40,697-square-foot basketball court facility and a sign exception for the project at John Henry Johnson Park located at 790 W. Leland Road in the GQ (Governmental and Quasipublic) District. Assessor's Parcel No. 094-080-037; and

WHEREAS, the proposed project is governed by the applicable goals and policies of the Pittsburgh General Plan, the Pittsburgh Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864

WHEREAS, although not required by the PMC, on or prior to January 15, 2022, notice of the January 25, 2022, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburgh Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburgh Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice.

WHEREAS, on January 25, 2022, the Planning Commission held a public meeting to consider Design Review and Sign Exception Application No. 20-1528, at which time oral and/or written testimony was considered. Following debate, the Planning Commission voted 5-0 to adopt Resolution No. 10184, denying the request for Design Review and Sign Exception Approval of Plans to Construct a Basketball Recreation Facility at 790 W. Leland Road, for "Discovery Builders Dream Courts, AP-20-1528 (DR, SE), subject to conditions.

WHEREAS, on February 3, 2022, the City Manager, filed an appeal of the Planning Commission's decision on behalf of the applicant; and

WHEREAS, on or prior to May 6, 2022, in accordance with Government Code section 65091 and PMC section 18.14.020, a “Notice of Public Hearing” for the May 16, 2022, public hearing on this item was posted at City Hall, at and near the project site, and in the “Public Notices” section of the city website; was delivered to the Pittsburg Library; was mailed via first class mail to the applicant and property owner, to the appellants, to owners of property located within 300 feet of the project site, and to local service agencies anticipated to provide services to the business; and was mailed via first class mail or email to individuals and organizations who had previously filed written request for such notice; and

WHEREAS, on May 16, 2022, the City Council held a public hearing on the appeal of the denial of Design Review and Sign Exception Approval of Plans to Construct a Basketball Recreation Facility at 790 W. Leland Road, for “Discovery Builders Dream Courts, AP-20-1528, at which time evidence from prior Planning Commission public hearings was reviewed and additional oral and/or written testimony was considered.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. Findings

- A. Based on the City Council Staff Report entitled, “Appeal of the Planning Commission’s Decision to Deny Design Review and Sign Exception Approval of Plans to Construct a Basketball Recreation Facility at 790 W. Leland Road, for “Discovery Builders Dream Courts, AP-20-1528 (DR, SE)”, dated May 16, 2022, and based on all the information contained in the Planning Division files on the project, incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, “In-Fill Development Projects” of the state CEQA Guidelines, section 15332.
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, in that the subject site has a general plan designation of “Park,” and a zoning designation of GQ, both of which are intended promote the use of recreational opportunities within the City.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, in that the site is within the City, is located on a portion of John Henry Johnson Park approximately 2.68 acres, and is surrounded by developed lands.
 - c. The project site has no value as habitat for endangered, rare or threatened species, in that the proposed area is subject to the East Contra Costa County Habitat Conservation Program (HCP) and has been

designated as “urban.” Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as “urban” in the HCP are exempt from the applicability of the HCP and the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the use has been determined to be a predominately local serving use within an existing recreational facility and would not increase traffic or noise impacts, would not allow for a use that would create negative air impacts, or water quality impacts as the project would be required to adhere to best management practices (BMPs) regarding stormwater and stormwater pollutants.
- e. The site can be adequately served by all required utilities and public services, in that water, sewer, and stormwater infrastructure is available, as is the necessary infrastructure to treat water, wastewater, and stormwater.

Design Review:

- 3. The proposed project will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed project will result in the development of a modern facility with a high quality aesthetic that is indicative of the nature of the type of recreation facility proposed, and would be finished in a style that would not overwhelm the area or otherwise stand out in a negative manner or impact vistas. The building will be finished with standing seam and corrugated metal, as well as a notable amount of glass storefront glazing at the entry, helping to identify the entry point of the building. The facility will provide recreation opportunities to Pittsburg residents and would therefore promote fitness and healthy living.
- 4. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the building will be professionally designed and constructed to all current building and engineering standards.
- 5. The exterior design and appearance of the structures and other amenities placed onsite will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed finish materials will provide a modern aesthetic while remaining understated as to not detract from nearby development. The proposed signage along the southern façade would help to identify the use of the facility and reflect the energy and excitement of the activities taking place inside.
- 6. The project site is in harmony with proposed developments on land in the general area, in that the proposed materials, colors, and landscaping to be

used throughout the site reflect the recreational use of the property, which is located within John Henry Johnson Park and across the street from anticipated additional recreational opportunities.

7. The proposed project will conform with the city's adopted Development Review Design Guidelines (DRDGs), specifically: 1) section IV.c, which calls for the incorporation of existing trees into the project design; 2) IV.h, which calls for building elevations visible from the public right-of-way be treated appropriately; 3) section IV.k, which calls for all structures to have structural reliefs and articulated entries; and 4) section IV.n, which supports murals as a welcome treatment for blank walls visible from public view. Additionally, the project would not be inconsistent with section IV.f, as the nature of the use necessitates the large horizontal expanse. The project would be further consistent with the DRDGs if conditions are added to require secure bicycle parking on site and that all ground mounted utilities be screened from view from the public right-of-way.

Sign Exception:

8. The proposed sign exception to allow for increased signage area and location on the building conform as closely as possible to the regulations contained within PMC Title 19, in that the proposed murals function as a design feature and allow the signage to be visible to as many residents as possible.
 9. The proposed exceptions to allow for increased signage area and location on the building are not inconsistent with the intent and purpose of the sign regulations of PMC Title 19, in that the proposed mural signage would serve a public benefit by identifying the facility which will hold community events and enhance the design of the structure.
 10. Strict adherence to the existing sign regulations would not allow for adequate identification of the site and would severely limit the effectiveness of advertising of the community recreation center. PMC section 19.12.060(E), "Prohibited Signs," states a sign painted on a building wall is prohibited, though murals, drawings or other graphic embellishments not containing any commercial message or identification information are not considered signs. While the proposed identification is considered artistic in nature, and not intended to draw commercial activity to the site, it will potentially include the name of commercial entities that sponsor the facility or hold naming rights. As such, the Planning Commission finds that the proposed sign exception application is warranted and necessary to provide for required identification.
 11. The architectural style, materials, or construction elements of the building are such that a sign placed in conformance with the sign regulations would conflict with other aesthetic considerations
- B. The staff report entitled, "Appeal of the Planning Commission's Decision to Deny Design Review and Sign Exception Approval of Plans to Construct a Basketball Recreation Facility at 790 W. Leland Road, for "Discovery Builders Dream Courts,

AP-20-1528 (DR, SE),” dated May 16, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the City Council hereby approves Design Review and Sign Exception Application No. 20-1528, subject to the following conditions:

1. The project shall be constructed in substantial conformity with the project plans and project element details, dated August 25, 2021, except as hereinafter modified.
2. The final design, including but not limited to size, colors, and graphics, of the exterior mural and all signage shall be subject to approval by the City Planner.
 - a. The City Manager shall reserve the right to require additional design features be incorporated into the final project plans, including but not limited to exterior lighting, interior fans, security cameras, or additional landscaping necessary to provide passive cooling.
 - b. The Developer shall install parking facilities for a minimum of ten (10) bicycles. The final design and location of the bicycle parking facilities shall be subject to approval by the City Planner.
 - c. The final location of the facility shall be subject to approval by the City Engineer. The City Engineer may approve relocation of the facility within 500 feet of the proposed location if determined necessary due to infrastructure requirements.
 - d. Prior to issuance of a building permit, the developer shall submit a detailed landscaping and irrigation plan and other documentation as required by the state model water efficient landscaping ordinance or other local water efficient landscaping ordinance in effect at the time the developer applies for a building permit. Prior to issuance of a certificate of occupancy, the developer shall complete and submit all certifications confirming that the landscaping and irrigation were installed in compliance with the approved detailed landscaping and irrigation plan, as required pursuant to the applicable ordinance in effect at the time the developer applies for a building permit.
 - e. All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864).
 - f. The entire roofing surface shall be painted white to create a ‘cool roof.’
 - g. All gutters and downspouts shall be painted the same color and the exterior wall to which they are directly attached.
 - h. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect’s standards for accessibility compliance.

- i. The Developer shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
 - i. A Site Plan
 - ii. A Grading and Drainage Plan
 - iii. A Utilities Plan
 - iv. A Landscaping and Irrigation Plan
 - v. An Erosion and Sedimentation Control Plan
 - vi. Offsite Improvements due to Project Impacts
- j. The Developer shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.
- k. The applicant shall incorporate long-term best management practices (BMPs) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
 - i. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
 - ii. Providing covered trash enclosures.
 - iii. Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - iv. Minimizing the amount of directly connected impervious surface area.
 - v. Marking all storm drains with "No Dumping, Drains to Delta" messages.
 - vi. Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- l. Prior to the issuance of a grading permit, the Developer shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.
- m. The Developer shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all

measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions. Developer shall not be responsible for the installation of any stormwater control measures created by the recreational facility.

- n. The developer shall evaluate the capacity and functionality of the existing 66-inch to 36-inch storm drain conveyance line that will be underneath a portion of the proposed building. Any required corrective measures for its functionality shall be incorporated in the design of the utility plans for the building.
- o. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
- p. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as condition of approval for this project as applicable. Where there is a conflict between the conditions of approval of Resolution No. 8931 and the specific conditions identified herein, the specific conditions of this resolution shall apply.
- q. The developer shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the developer to contact each local, state, or federal agency for requirements that may pertain to this project.
- r. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

- s. This approval will expire on May 16, 2023, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The City Manager, in their sole discretion, may authorize extensions to the approvals in six month increments for a period not to exceed two (2) years. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 16th day of May, 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Attachment 2

DBI Dream Courts (Questions and Responses)

Question 1: What about the existing soccer fields? This park is heavily utilized by soccer teams, will the fields be replaced?

Response: The City is currently proposing to construct three new state of the art soccer fields to be built on the Southside of Leland Road. This will provide for revitalization the former Delta View Municipal Golf Course and eventually help to alleviate overuse of other sports fields currently in operation at other City parks.

Question 2: Who will manage and operate the facility? If DBI owns the facility, how is this a public facility for public use?

Response: The operational aspects of the project are negotiated under the existing agreement with DBI. The City will maintain full control over operations of the facility. This is similar in comparison to many developer owned projects in which the City retains full use and authority of the property and facilities until either dedicated or sold. Under the approved agreement, DBI may elect to retain ownership of the recreational facility structure for the first ten years following completion of construction, at which time DBI will be required to sell the structure to the City for one dollar. The purpose of this language is to allow DBI to write down the depreciation of the structure during this time. DBI has expressed their intention to exercise this option.

Question 3: How was this location chosen versus other large open areas or park sites in the City?

Response: The City of Pittsburg has been without an adequate indoor recreation facility for over 20 years, following the closure of the Crestview Drive facility in the 1990's. The proposed facility would be designed to house multiple types of recreational facilities and would be available during the entire year. This particular site was chosen after careful review of other City owned properties due to its central location, the topography of John Henry Johnson Park, and proximity to the planned sports complex directly south of the site, which is the planned future home of a larger recreation area that will house multiple outdoor sports fields, parking and restroom facilities, and other amenities.

Question 4: How was the number of courts determined for the facility?

Response: After numerous visits to other Bay Area communities and facilities. The court area would provide for a minimum of five basketball courts; however, staff anticipates that this area will be striped to also allow for other activities such as volleyball and pickleball. The flex space within the building would allow for recreational activities such as youth meetings, birthday parties, etc.

Question 5: Why does DBI own the property for ten years before it is sold to the facility? Will they set the prices for the facility for the first ten-years?

Response: The purpose of this is to allow DBI to write down the depreciation of the structure during this time. DBI will remain the private owner of the facility, but the public operations of the facility will be run by the City of Pittsburgh.

Question 6: Why the need for a sign exception and sign mural identifying DBI?

Response: This is a non-commercial sign that does not identify a tenant or occupant for a business activity. The mural is for commemorative purposes only and the philanthropic design includes large lettering and associated sports activities which identify the sponsors commitment to the City of Pittsburgh.

Question 7: What about security of the facility? What about safety after the building is built? The building will create a blind spot on the walkway behind the building.

Response: The Police Department will be involved in the final security and safety plan for the site. This will include adding outdoor security cameras for surveillance of the site. The City Manager also reserves the right as outlined in the MOU to require additional safety and security measures for the site.

Question 8: What about traffic and parking for the facility?

Response: This project is a permitted use in the GQ (Government and Quasipublic) District. The existing parking lot contains 110 off-street parking spaces, and the project would not alter the amount of parking spaces available. The project proponent is also providing for 16 bicycle parking spaces within 25 feet of the proposed building entrance. Also, a bike repair station is being constructed. The bike repair station will include an air pump, wrenches, a chain tool, allen wrenches and spoke wrenches. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, in that the subject site has a general plan designation of "Park," and a zoning designation of GQ, both of which are intended promote the use of recreational opportunities within the City.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, in that the site is within the City, is located on a portion of John Henry Johnson Park approximately 2.68 acres and is surrounded by developed lands.

- 3. The project site has no value, as habitat for endangered, rare or threatened species, in that the proposed area is subject to the East Contra Costa County Habitat Conservation Program (HCP) and has been designated as “urban.” Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as “urban” in the HCP are exempt from the applicability of the HCP and the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.**
- 4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the use has been determined to be an infill project on land within an existing park and would not increase traffic or noise impacts, would not allow for a use that would create negative air impacts, or water quality impacts as the project would be required to adhere to best management practices (BMPs) regarding stormwater and stormwater pollutants.**
- 5. The site can be adequately served by all required utilities and public services, in that water, sewer, and stormwater infrastructure is available, as is the necessary infrastructure to treat water, wastewater, and stormwater.**

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 25, 2022**

ITEM: Consideration of a Resolution Approving the Discovery Homes Dream Courts, AP-20-1528 (DR, SE).

ORIGINATED BY: Louis Parsons, Discovery Builders, 4021 Port Chicago Highway Suite H, Concord, CA 94520

SUBJECT: This is an application requesting approval of design review of plans to construct a 41,007-square-foot basketball court facility and a sign exception for the project at John Henry Johnson Park located at 790 W. Leland Road in the GQ (Governmental and Quasipublic) District. Assessor's Parcel No. (APN) 094-080-037.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15332. A Notice of Exemption will be filed if the project is approved.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10184, approving Design Review and Sign Exception Application No. 20-1528, subject to conditions.

BACKGROUND:

The site of the proposed recreation facility is within John Henry Johnson Park, an area that has never been developed and has been used as a park since the late 1980s.

The City currently lacks some of the infrastructure helpful in providing recreational services. Former youth centers along Crestview Drive have been closed since the late 1990s. The Pittsburg Youth Development Center, which offers youth classes and sports, is outdated, and cannot meet the demand of a city the size of Pittsburg.

On August 2, 2020, the City Council adopted Resolution No. 20-13810, approving an agreement in which Discovery Builders, Inc. to design and construct all components of an approximately 45,000 square foot Recreation Facility on land owned by the City, at a cost not to exceed \$3 million. On February 1, 2021, this agreement was amended to increase the not-to-exceed cost to \$3.2 million. As part of the agreement, the City has agreed to waive all impact fees, plan review fees, building permits and similar fees related to the construction of the recreational facility.

PROJECT DESCRIPTION:

Existing Conditions: As described above, the project site is currently used as a recreational field within John Henry Johnson Park. The building location is within the

west half of the park, separated from the eastern half by a 110-space parking lot. An existing play structure is located at the northeast corner of the project site, adjacent to the parking area, and would remain. The area that would house the building is outlined by a meandering pathway, which would also remain. The eastern half of the site would remain open space to be used for field sports. Restrooms are also located on the opposite side of the parking lot.

See Attachment 3 for site photos.

Surrounding Land Uses:

North:	Contra Costa Canal; Single-Family Residential
West:	Contra Costa County Fire Protection District Station No. 87
South:	Stoneman Reuse Area (former Delta View Golf Course)
East:	Field area of John Henry Johnson Park

See Attachment 4 for a map of surrounding uses.

Proposed Project: The proposed project would include the development of a 41,007-square foot recreational facility and would contain five (5) high school-sized basketball courts, two (2) 120-square foot office spaces, 775 square feet of flex space, 554 square feet of storage, restroom facilities, and a check in area. The design of the facility would allow for removable bleachers, a covered waiting/drop off area, 16 bicycle parking spaces, and a bike repair station.

The entry to the facility would be located on the east side of the building, between the courts and the parking area. The entry is designed to serve as a focal point that also helps in locating the entry, with a dramatic slated roof in a bright red color palette, with expansive glazing along the frontage. The location along the east side of the building also allows morning sun to enter the facility and provide light, while avoiding afternoon sun during hot summer months. An exterior check in window would be located in the vicinity of the entry to check ins. The entire building entry would be surrounded by a small plaza area with enhanced landscaping, an ADA accessible pathway, and pedestrian connection to the parking area.

The building height would be a maximum of 26 feet from the finished floor, with the bottom eave height at 22 feet. The entire building would be surrounded by a secondary five-foot sidewalk. Twenty-two skylights would be installed on the roof to allow for natural light. The roof would also contain no visible equipment and would be painted in a light color to allow for a cool roof that helps to reduce interior heat. Large fans would be located

See Attachment 2 for project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site has a General Plan land use designation of *Park*, which provides for parks, recreation complexes, community fields, public golf courses, stadiums, and greenways. Local and regional trail network is also accommodated. Ancillary facilities such as concession stands, clubhouses, and equipment rental are also allowed.

As further shown in Attachment 6, the proposed project is consistent with all applicable General Plan goals and policies.

Zoning: The project site is located within the GQ (Government and Quasipublic) District; where publicly owned “Park and Recreation Facilities,” (as defined by PMC section 18.08.060[P]) are a permitted use. Staff does note that the existing agreement with the applicant does provide that Discovery Builders may elect to retain ownership of the building for a period not-to exceed 10 years, with the ultimate sale of the facility to the City at the end of this term for one dollar. As the facility will function as a public recreation facility and ownership of the underlying land and ultimately, the facility, rests with the City, this has been determined to be a permitted use.

Pursuant to PMC section 18.60.040, development regulations within the GQ District are as specified by a use permit or design review where required. Pursuant to PMC section 18.60.050, all projects require design review.

Parking: Pursuant to PMC section 18.78.040(F), if the proposed use is a permitted use, and the use classification is not included in Schedule A of PMC section 18.78.040, the zoning administrator or the planning commission, as appropriate, shall determine the parking and loading requirements as part of the zoning approval process. Schedule A of PMC section 18.78.040 does not set forth an off-street parking requirement for “Park and Recreation Facilities.” As such, the Planning Commission shall determine the appropriate number of required parking spaces.

The existing parking lot contains 110 off-street parking spaces; the project would not alter the amount available. Staff believes the amount of existing parking is adequate, as the use would be located within an existing public recreation space, and would largely serve the youth of Pittsburg, and specifically youth under the age of 16 who are unable to drive. The total floor area open to the public is approximately 39,989 square feet, resulting in a parking ratio of 1 space for every 354 square feet.

Development Review Design Guidelines: The proposed project is subject to the City’s adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 5, the proposed project will conform with the city’s adopted DRDGs, specifically: 1) section IV.c, which calls for the incorporation of existing trees into the project design; 2) IV.h, which calls for building elevations visible from the public right-of-way be treated appropriately; 3) section IV.k, which calls for all structures to have structural reliefs and articulated

entries; and 4) section IV.n, which supports murals as a welcome treatment for blank walls visible from public view. Additionally, the project would not be inconsistent with section IV.f, as the nature of the use necessitates the large horizontal expanse. The project would be further consistent with the DRDGs if conditions are added to require all ground mounted utilities be screened from view from the public right-of-way.

Sign Ordinance: PMC section 19.12.060(E), "Prohibited Signs," states a sign painted on a building wall is prohibited, though murals, drawings or other graphic embellishments not containing any commercial message or identification information are not considered signs. While the proposed identification is considered artistic in nature, and not intended to draw commercial activity to the site, it will potentially include the name of commercial entities that sponsor the facility or hold naming rights. Staff has recommended that a sign exception approval be sought in order to clearly establish an approval process for the proposed signage/mural proposed.

Required Design Review Findings: The Planning Commission may grant design review approval for a project only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), summarized below:

1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
2. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
4. the structure is in harmony with proposed developments on land in the general area; and,
5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Required Sign Exception Findings: Pursuant to PMC section 19.08.020(C), the Planning Commission may grant exceptions to a sign regulation if the Commission finds that:

1. The proposed exception conforms as closely as possible to the sign size, number and placement regulations; and
2. The proposed exception is not inconsistent with the intent and purpose of the sign regulations of PMC Title 19; and,

3. Either:

- a. Strict adherence to the sign regulations does not allow adequate identification of the site because of the site's location or configuration, or because the proposed business or use is obscured from view by adjacent buildings or vegetation;
- b. The architectural style, materials, or construction elements of the building are such that a sign placed in conformance with the sign regulations would conflict with other aesthetic considerations; or
- c. The master sign program for the site is nonconforming, and a sign placed in conformance with sign regulations would be inconsistent with the master sign program. (Not applicable to this application)

HCP/NCCP: The proposed project is located within the boundary of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The site has been designated as "urban," under the HCP/NCCP. Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as "urban" in the HCP/NCCP are exempt from the applicability of the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, in that the subject site has a general plan designation of "Park," and a zoning designation of GQ, both of which are intended promote the use of recreational opportunities within the City.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, in that the site is within the City, is located on a portion of John Henry Johnson Park approximately 2.68 acres, and is surrounded by developed lands.
3. The project site has no value, as habitat for endangered, rare or threatened species, in that the proposed area is subject to the East Contra Costa County Habitat Conservation Program (HCP) and has been designated as "urban." Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as "urban" in the HCP are exempt from the applicability of the HCP and the requirements for mitigation of impacts to open space, habitat, and species covered by the

HCP/NCCP.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the use has been determined to be a predominately local serving use within an existing recreational facility and would not increase traffic or noise impacts, would not allow for a use that would create negative air impacts, or water quality impacts as the project would be required to adhere to best management practices (BMPs) regarding stormwater and stormwater pollutants.
5. The site can be adequately served by all required utilities and public services, in that water, sewer, and stormwater infrastructure is available, as is the necessary infrastructure to treat water, wastewater, and stormwater.

Public Notice: Although not required by the PMC, on or prior to January 15, 2022, notice of the January 25, 2022, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice.

ANALYSIS:

As previously mentioned, the City of Pittsburg has been without an adequate indoor recreation facility for over 20 years, following the closure of the Crestview Drive facility in the 1990s. The proposed facility would be designed to house multiple types of recreational facilities, and would be available during the entire year, as opposed to outdoor fields for which use is limited during rain events and colder weather.

The court area would provide for a minimum of five basketball courts, however, staff anticipates that this area will be striped to also allow for other activities such as volleyball and pickleball. The flex space within the building would allow for recreational activities such as dance, youth meetings, birthday parties, etc. The facility has been designed to incorporate natural daylight and ventilation, reducing the amount of energy required by the building, an important consideration for the City, as operation and maintenance of the project will be the City's responsibility in the future.

ACTION REQUIRED:

Move to adopt Resolution No. 10184 approving Design Review and Sign Exception Application No. 20-1528, subject to conditions.

ATTACHMENTS:

Planning Commission Staff Report
Discovery Homes Dream Courts, AP-20-1528 (DR, SE)
January 25, 2022

1. Proposed Resolution No. 10184
2. Project Plans
3. Site Photos
4. Map of Surrounding Uses
5. Development Review Design Guidelines
6. Applicable General Plan Goals and Policies
7. Public Meeting Notice/Vicinity Map
8. Public Comment received prior to publishing of Agenda

Prepared by: Jordan Davis, Director of Community and Economic Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Denying Design Review and	)	Resolution No. 10184
Sign Exception Approval of Plans to	)	
Construct a Basketball Recreation	)	
Facility at 790 W. Leland Road, for	)	
"Discovery Builders Dream Courts, AP-	)	
20-1528 (DR, SE)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. The City has identified a need within Pittsburg for a public recreational facility with necessary parking facilities to serve the needs of the community's youth.
- B. On August 3, 2020, the City Council adopted Resolution No. 20-13810, approving an agreement with Discovery Builders Inc. to design and build a recreation facility.
- C. On August 21, 2020, Louis Parsons of Discovery Builders filed Planning Application No. 20-1528, requesting approval of design review of plans to construct a 40,697-square-foot basketball court facility and a sign exception for the project at John Henry Johnson Park located at 790 W. Leland Road in the GQ (Governmental and Quasipublic) District. Assessor's Parcel No. 094-080-037.
- D. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.
- E. Although not required by the PMC, on or prior to January 15, 2022, notice of the January 25, 2022, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice.
- F. On January 25, 2022, the Planning Commission held a public meeting to consider Design Review and Sign Exception Application No. 20-1528, at which

time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report for AP-20-1528 (DR, SE), dated January 25, 2022, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. This project was determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332 except for Findings 2.a. and 2.d.
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, in that the site is within the City, is located on a portion of John Henry Johnson Park approximately 2.68 acres and is surrounded by developed lands.
 - c. The project site has no value as habitat for endangered, rare or threatened species, in that the proposed area is subject to the East Contra Costa County Habitat Conservation Program (HCP) and has been designated as "urban." Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as "urban" in the HCP are exempt from the applicability of the HCP and the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services, in that water, sewer, and stormwater infrastructure is available, as is the necessary infrastructure to treat water, wastewater, and stormwater.

Section 3. Decision

Based on the findings set forth above and the authority granted by PMC section 18.48.040, the Planning Commission hereby denies the proposed Design Review and Sign Exception Application No. 20-1528 without prejudice.

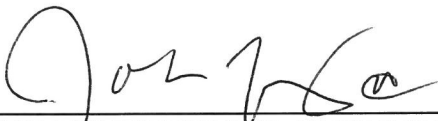
Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Popova, seconded by Commissioner Perkins, the foregoing resolution was passed and adopted the 25th day of January, 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Coniglio, Foster, Moreno Jr., Perkins, Popova
NAYES: None
ABSTAIN: None
ABSENT: Robinson

I hereby certify that the above Resolution No. 10184 was adopted by the Planning Commission of the City of Pittsburg on January 25, 2022.



JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



City of Pittsburg
Planning Department
65 Civic Avenue, Pittsburg, CA 94565
Phone: (925) 252-4920, Fax: (925) 252-4814

DECLARATION OF APPEAL

Name: City of Pittsburg Phone No.: 925-252-4920

Address: 65 Civic Avenue

city: Pittsburg State: CA Zip: 94510

Appealed By: ☐ Applicant
☒ Interested Party (Please specify.): Property owner

Project Name: Discovery Homes Dream Courts Application No. (s): AP-20-1528

Appealing Decision Of: ☐ City Staff
☐ Zoning Administrator
☒ Planning Commission

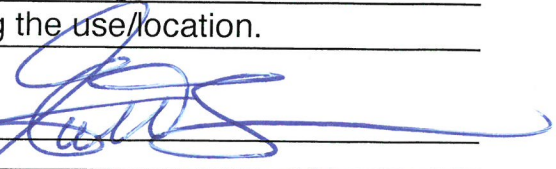
Date of Decision: _____

Action Being Appealed: ☐ Code/Policy Interpretation

☐ Resolution No. _____
☒ Other Decision of Planning Commission

Specify reason(s) for appeal: (may attach additional page(s), if needed).

Pursuant to PMC section 18.18.100.A, the city manager may appeal the decision of a component member of the planning agency. The Planning Commission decision is inconsistent with the adopted regulations governing the use/location.

Signature of Appellant 

FOR STAFF USE ONLY:

Resolution No(s): 10184

Deadline for Appeal: 2/4/2022

Applicant Fee/Receipt No.: _____

Date Received: 2/3/2022

Scheduled for: _____

Interested Party Fee/Receipt No: _____



Discovery Homes Dream Courts

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Design Review Submission



Architect:

LCA Architects

590 Ygnacio Valley Road, Suite 310
Walnut Creek CA 94596
t. 925.944.1626

Carl Campos

email. ccampos@lca-architects.com

Landscape Architect:

RW Stover & Associates, Inc. Landscape Architecture

1620 North Main Street, Suite 4
Walnut Creek, CA 94596
t. 925.933.2583 x105

Rick Stover

email. rstover@rwsa.com

Civil Engineer:

APEX Civil Engineering & Land Surveying

817 Arnold Drive, Ste 50
Martinez, Ca 94553
t: 925.476.8499

Robert Lezcano

email. rlezcano@apexce.net

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Rendering

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Material Pallet & Enlarged Architectural Feature

Vicinity Map & Site Images

Landscape Architecture

Concept Landscape Team

Civil Engineering

Preliminary Grading, Drainage and Utility Plan

Discovery Homes Dream Courts

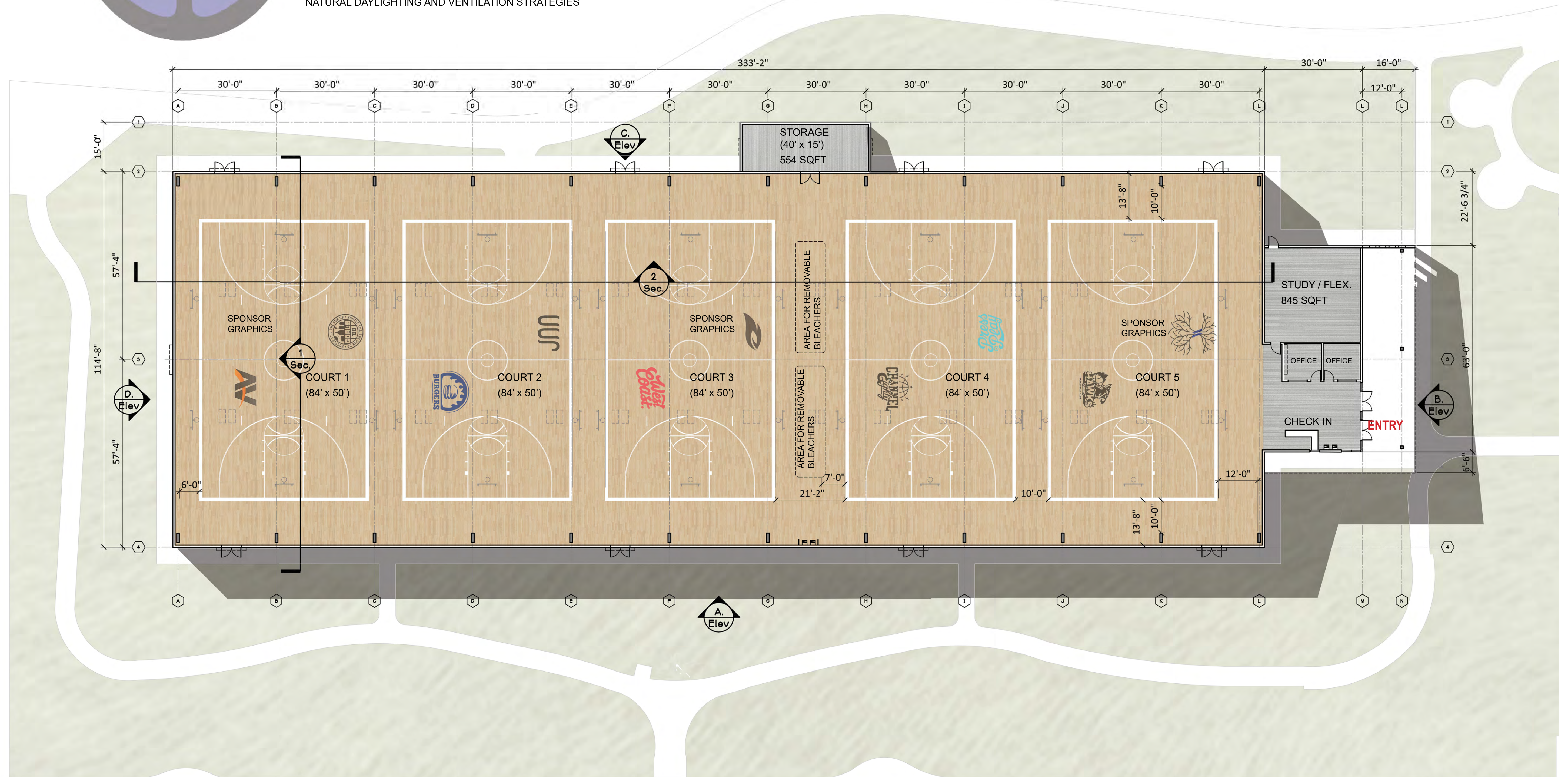
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FACILITY SUMMARY

40,697 TOTAL SQUARE FEET
 5 HIGH SCHOOL AND MIDDLE SCHOOL COURTS 84'X 50'
 2 OFFICES, 125 SQUARE FEET EACH
 845 SQUARE FEET OF STUDY/ FLEXIBLE SPACE
 554 SQUARE FEET OF STORAGE
 SPACE TO ACCOMMODATE REMOVABLE BLEACHERS
 COVERED WAITING/ DROP OFF AND PICK UP AREA.
 AREA FOR POTENTIAL SPONSORSHIP BANNERS AND COURT MARKINGS
 NATURAL DAYLIGHTING AND VENTILATION STRATEGIES



Discovery Homes Dream Courts

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discovery
homes

Architectural Sections



Discovery Homes Dream Courts

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Exterior Elevations & Roof Plan



B

SOUTH ELEVATION (Parking Side)
Scale: 1/6" 1'-0"



A

SOUTH ELEVATION (Street Side)

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"



D

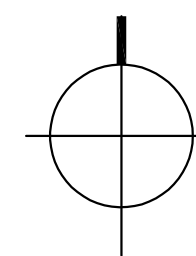
WEST ELEVATION
Scale: 1/6" 1'-0"



C

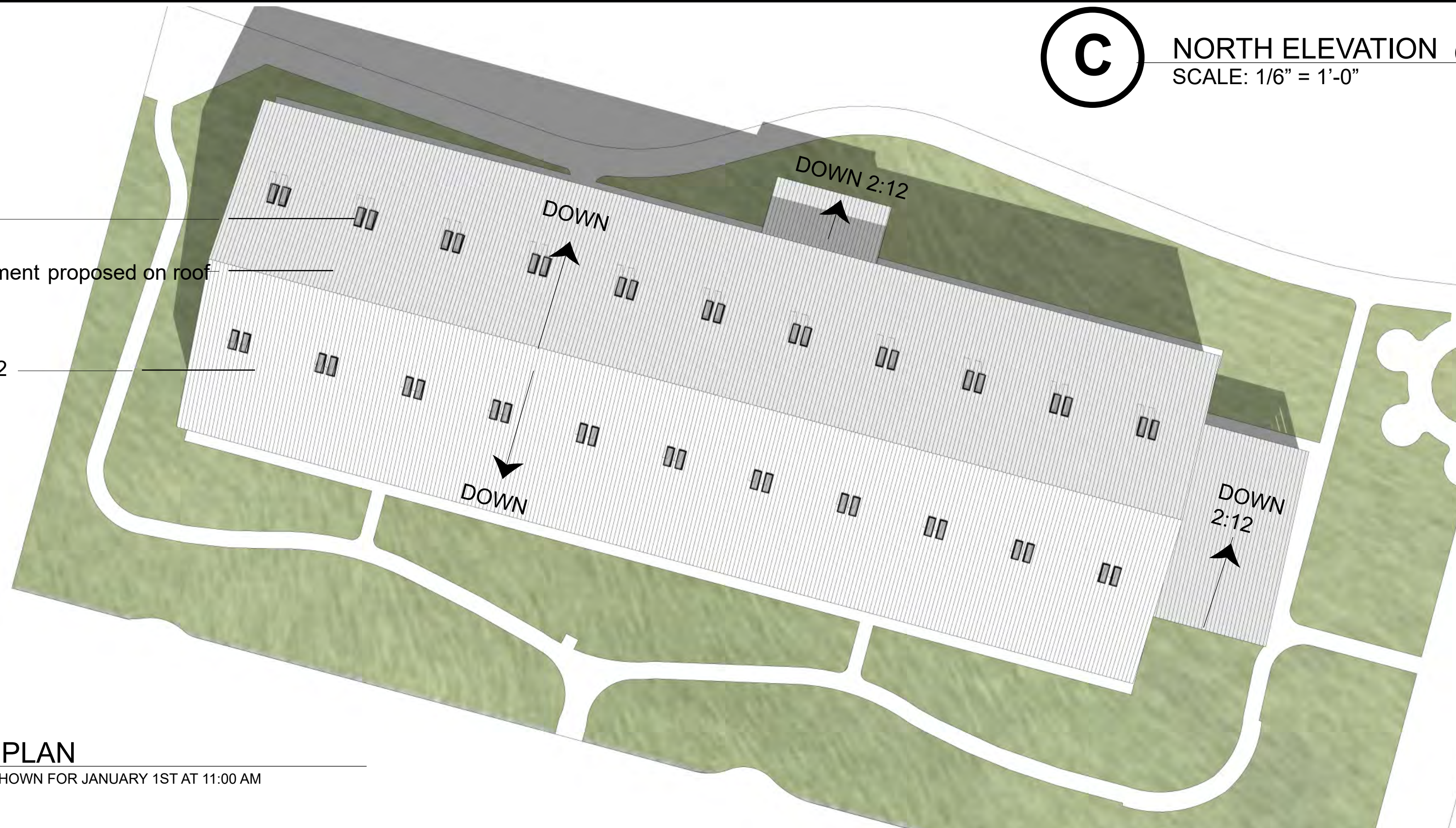
NORTH ELEVATION (Rear)
SCALE: 1/6" = 1'-0"

Skylights
No visible equipment proposed on roof
Cool Roof at 2:12



ROOF PLAN

SHADOWS SHOWN FOR JANUARY 1ST AT 11:00 AM



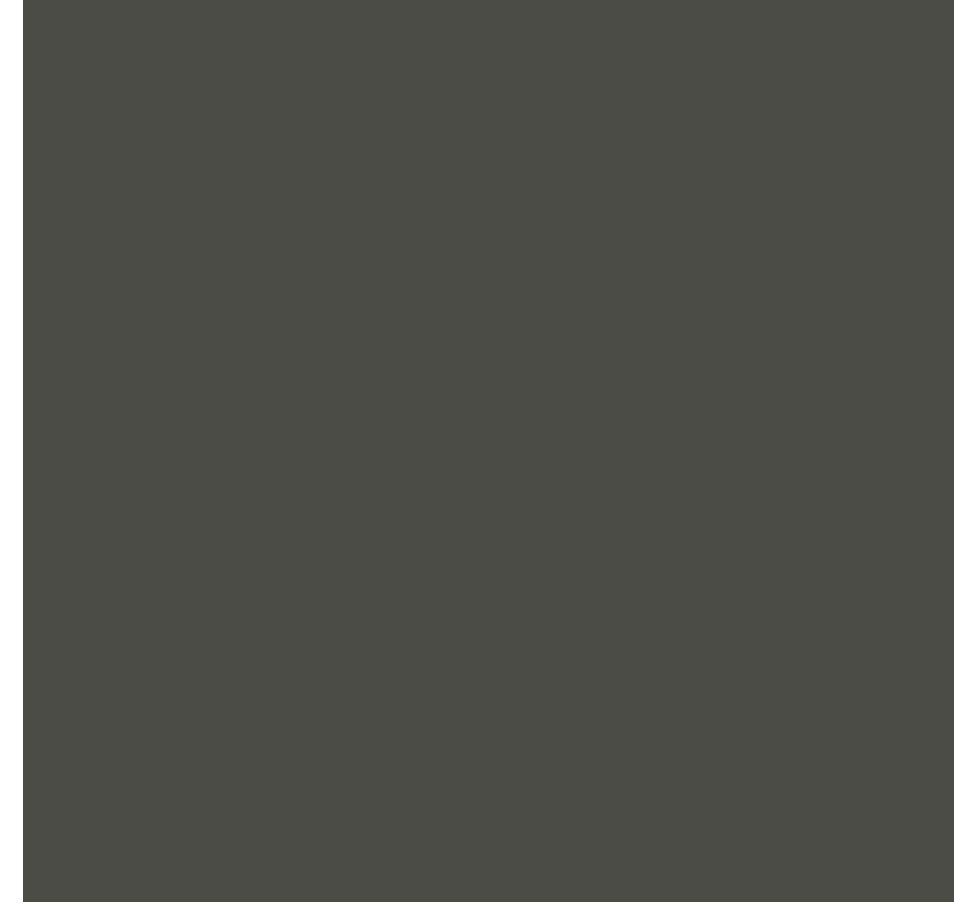
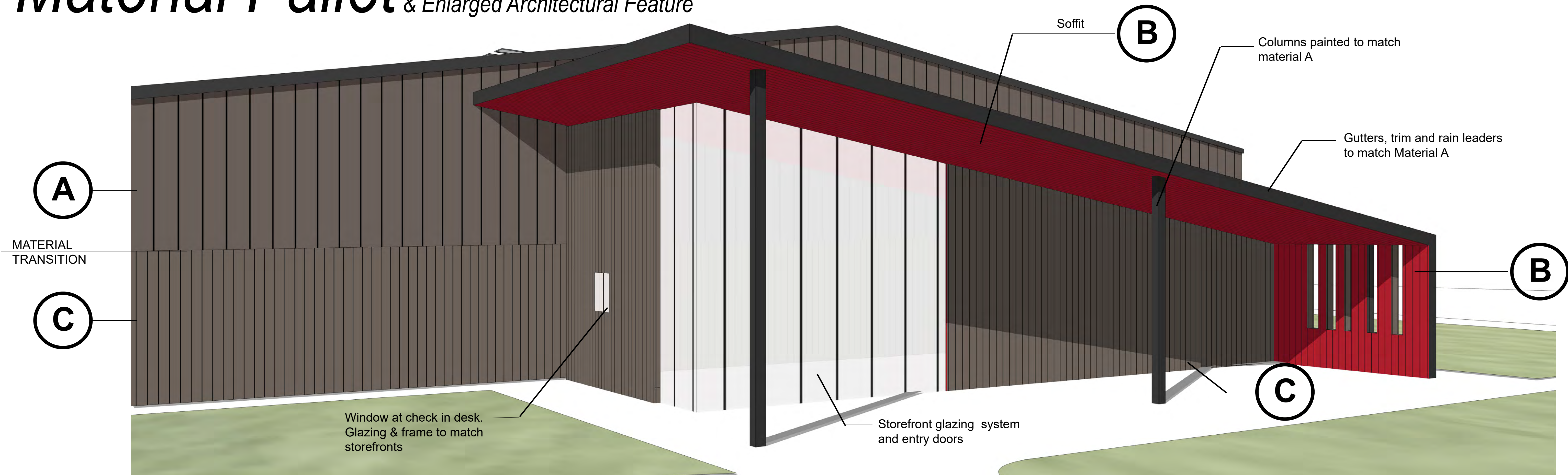
Discovery Homes Dream Courts

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Material Pallet & Enlarged Architectural Feature

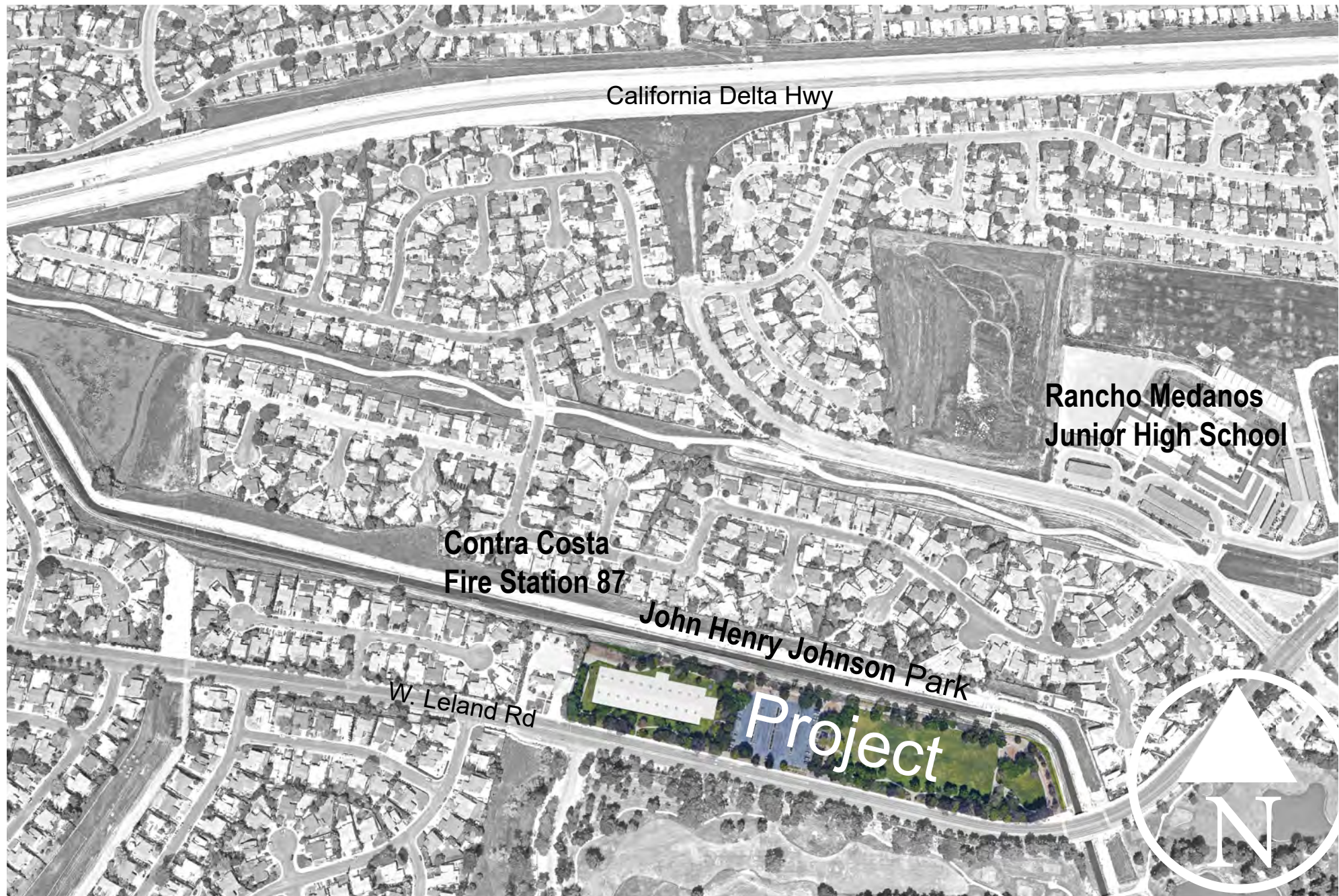


A Material A: Long span metal panel with 18" seams

B Material B: Structural corrugated metal panel with 6"-7" spacing and 1-1/4" rib

C Material C: Structural corrugated metal panel with 6"-7" spacing and 1-1/4" rib

Vicinity Map & Site Images



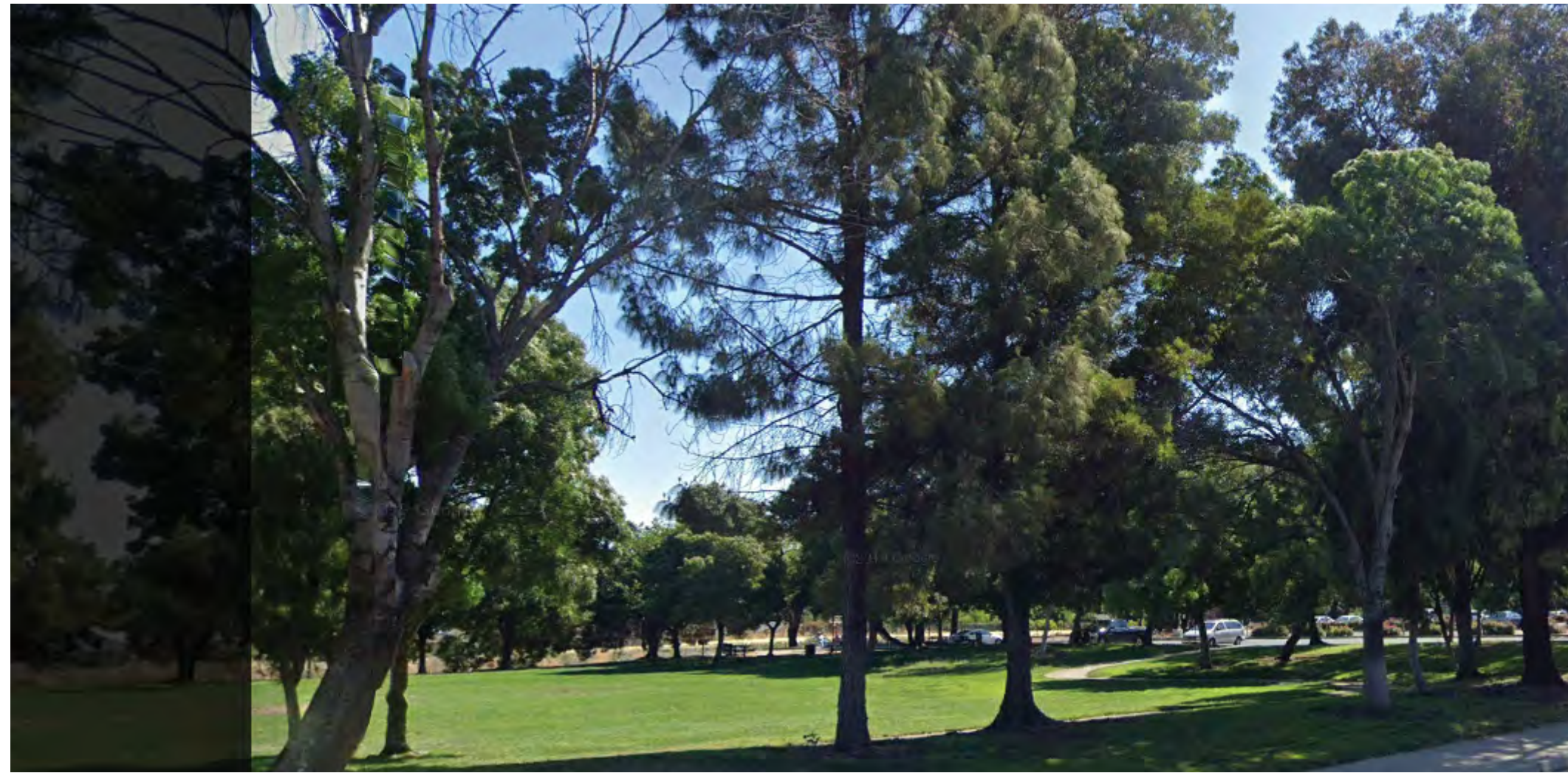
View of Building Site driving East on W. Leland Rd. (South West corner of park)



View of Building Site driving East on W. Leland



View of Building Site driving East on W. Leland Rd.



View of Building Site driving East on W. Leland Rd.



View of Building Site driving West on W. Leland Rd.

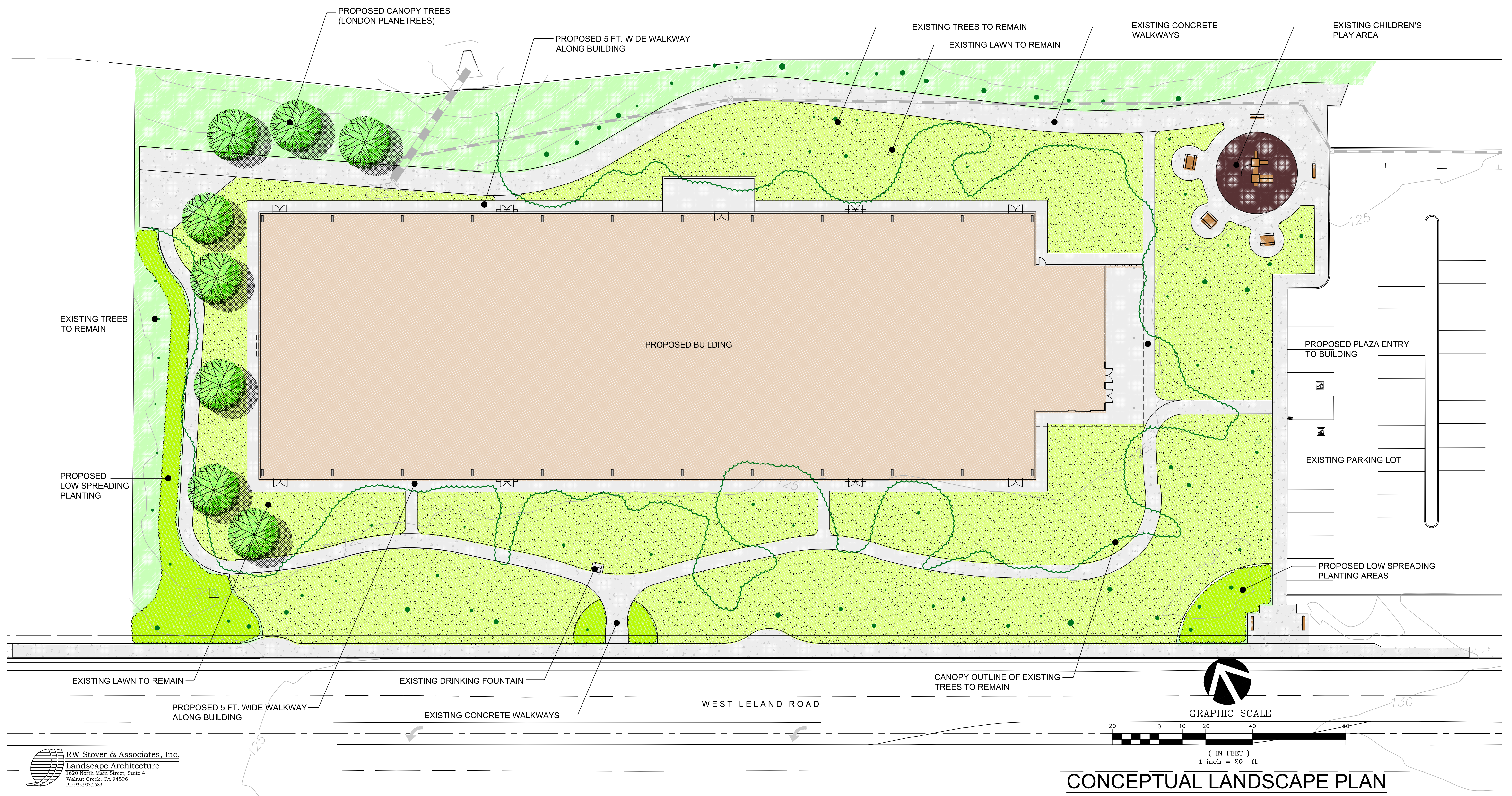


View of Building Site from Parking

Discovery Homes Dream Courts



discovery
homes



RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

Discovery Homes Dream Courts

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discovery
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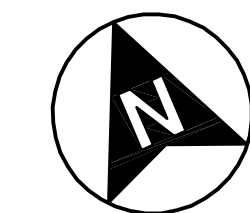
LEGEND

EXISTING	PROPOSED	ITEM
		BOUNDARY
		R/W
		CONC RETAINING WALL
		PAVEMENT
		SIDEWALK
		CURB & GUTTER
		INLET OR CATCH BASIN
		CONTOURS
		TREE TRUNK/APPROX CANOPY

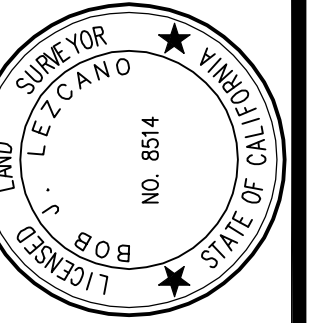
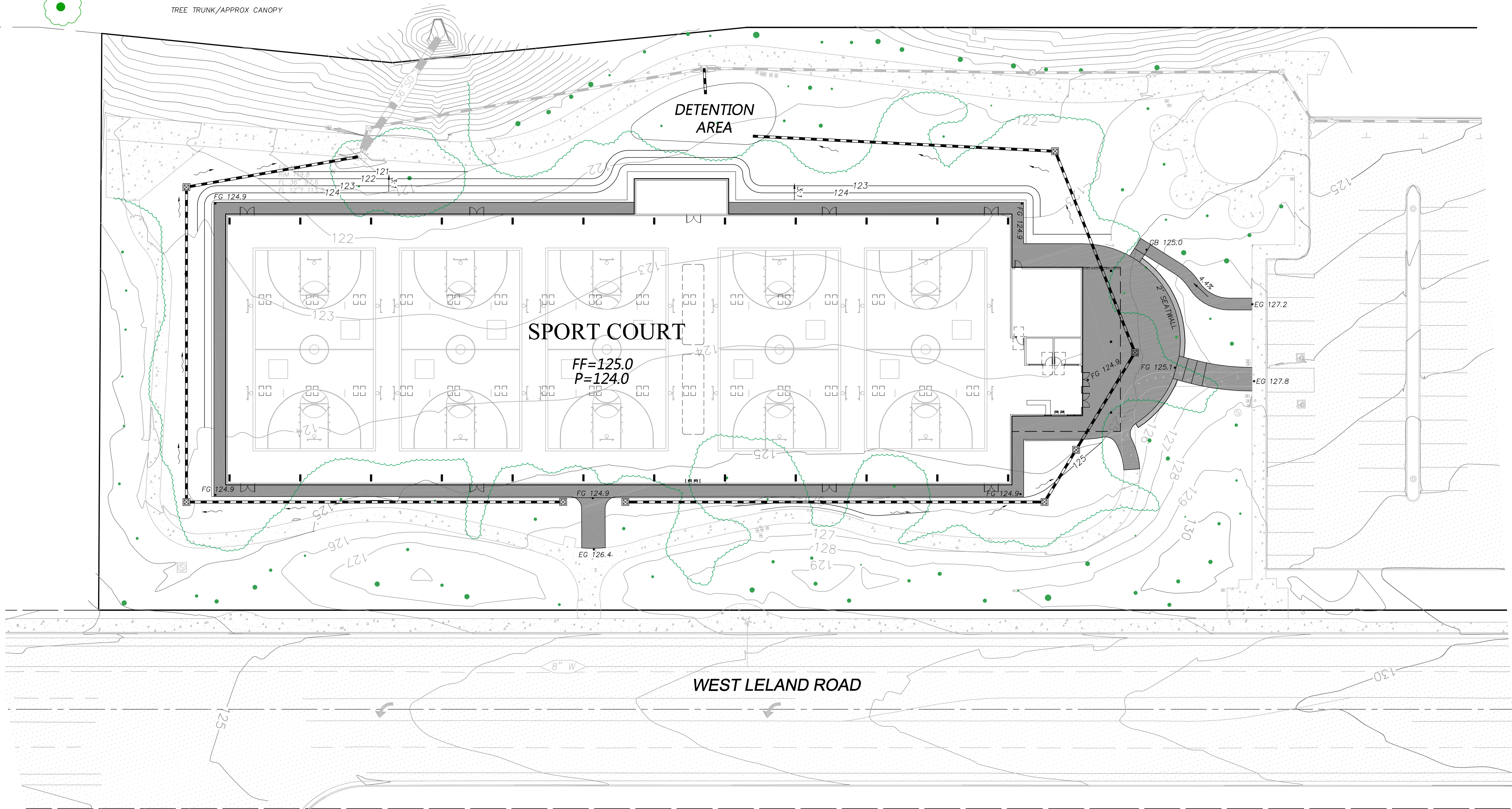
CONCEPTUAL GRADING & DRAINAGE PLAN

DISCOVERY HOMES DREAM COURTS

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



817 Arnold Drive Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net



NO.	REVISIONS	BY	APP	DATE

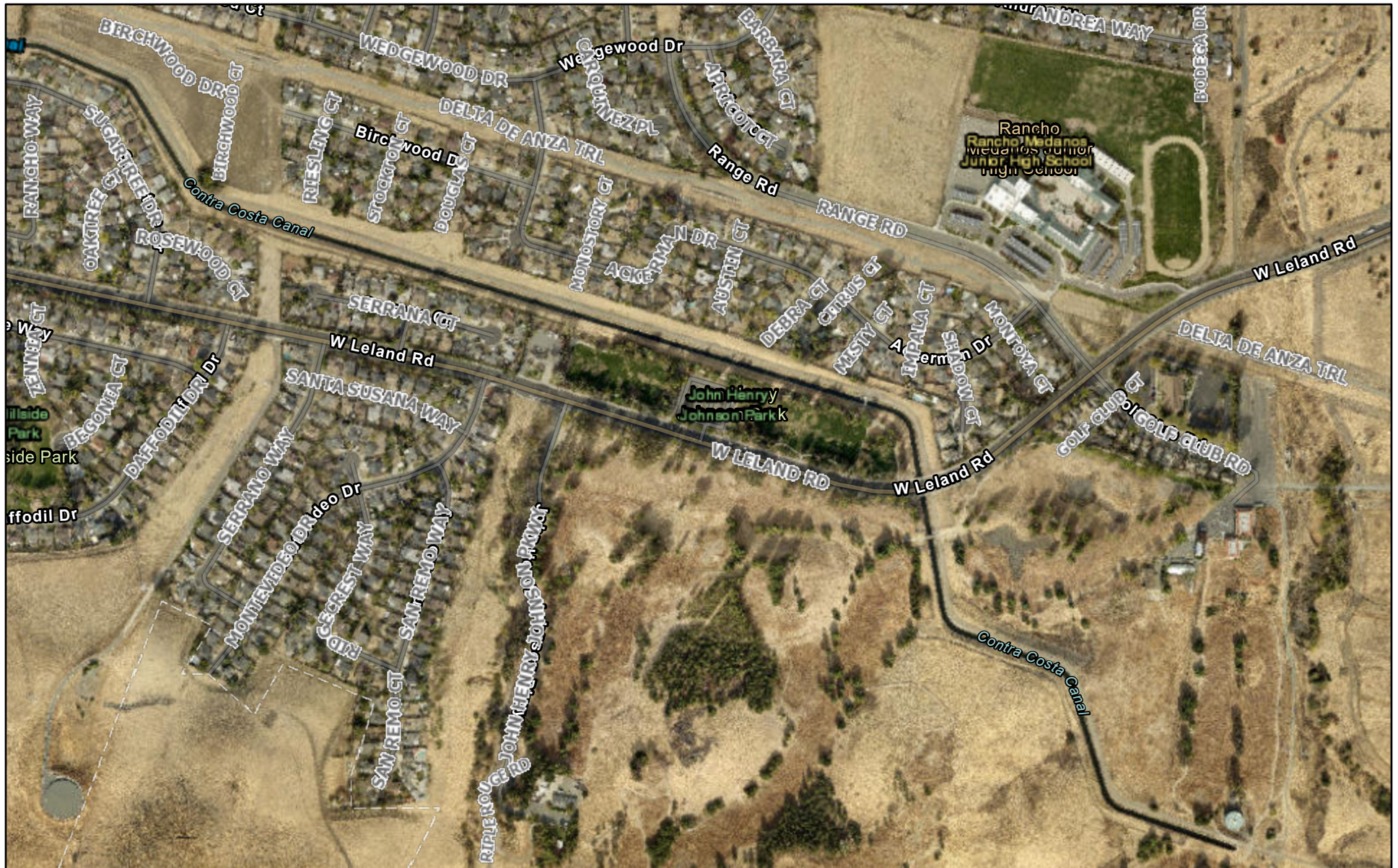
CONCEPTUAL GRADING & DRAINAGE PLAN
DISCOVERY HOMES DREAM COURTS
PITTSBURG, CA

SHEET
1 OF 1

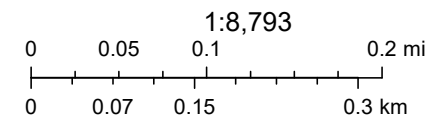
DATE
8-21-2020

PROJ#20067

Attachment 4: Map of Surrounding Uses



1/21/2022, 6:55:01 AM



Attachment 7: Map of Surrounding Uses

Esri, HERE, Garmin, IPC, Maxar, Sources: Esri, HERE, DeLorme, USGS, INCREMENT P, NRCan, © OpenStreetMap contributors, and the GIS User

Attachment 6: Development Review Design Guidelines

Discovery Homes Dream Courts, AP-20-1528 (DR, SE)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Not applicable. The proposed project would not alter the location of the existing parking facilities. The parking facility is centrally located in order to maximize usable park space. The parking lot would be located to the side of the facility, allowing the building frontage to be directly visible and accessible from the roadway.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	Yes. The project would utilize existing trees around the perimeter walkway to provide shade and landscaping.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Conditionally. A condition of approval states, all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. There is only one structure proposed on site.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Yes. The proposed structure the nature of the use necessitates the large horizontal expanse to allow for the maximum number of courts.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. The entry is designed to serve as a focal point that also helps in locating the entry, with a dramatic slated roof in a bright red color palette, with expansive glazing along the frontage.

IV.h: Building elevations (example: rear of shopping centers) visible from public rights-of-way should be addressed in design review and treated appropriately.	Yes. The front and east facades are designed to attract users and identify the building. The rear and western facades are highly screened from public view.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Not applicable. The proposed structure is not located within an existing commercial or industrial center.
IV.j: All roof mounted equipment should be screened completely from view from all public rights-of-way. A site-line study may be necessary to determine appropriate screening method.	Yes/Conditionally. The project plans note that no utility equipment will be roof mounted. Further, a condition of approval would require future roof-mounted equipment be screened, if necessary.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Yes. The building has articulated entries. The entry is designed to serve as a focal point that also helps in locating the entry, with a dramatic slated roof in a bright red color palette, with expansive glazing along the frontage.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Yes. The proposed building does not propose exterior appurtenances such as fire escapes or stairs. The style of building does not allow for downspouts to be hidden behind exterior finishes; however, a condition of approval would require these items be painted the same color as the wall to which they are directly attached.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Yes. The proposed project includes a large mural painted on the south and east facades.
IV.o: Prototype or "theme" architecture is discouraged.	Yes. No themed architecture is proposed.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed structure's features are in keeping with the character of the area, in design, color, and materials. While there is not a strong development aesthetic, the proposed building will complement proximate uses, such as the fire station which includes large red doors, and Rancho Medanos Junior High School, which incorporates standing seam metal roofing into its design.

IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. The front and east facades are designed to attract users and identify the building. The rear and western facades are highly screened from public view.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Not applicable. The proposed project does not propose a separate trash enclosure.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Yes. The proposed building will include a cool roof.
VI.D.2: Parking lot impacts should be minimized.	Yes. The proposed project would not alter the location of the existing parking facilities. The parking facility is centrally located in order to maximize usable park space. The parking lot would be located to the side of the facility, allowing the building frontage to be directly visible and accessible from the roadway.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Conditionally. The project will be required to design for C.3 stormwater control, to be installed by the City at a later date.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Not applicable. The proposed project would not alter the existing parking area.

VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Yes. Reclaimed water is available in the area. It is the City's responsibility to irrigate the site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. Less than 50 employees are expected.
VI.D.8: Street side building faces should encourage walking.	Yes. The proposed project includes sidewalk around building.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Yes. The proposed project include 16 bicycle parking spaces.

Attachment 7: Applicable General Plan Goals and Policies

Dream Courts AP-20-1528 (DR,SE)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would occur on a vacant underutilized site.
2-P-6: Ensure provision of community amenities within planned development projects, including parks and recreation facilities, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities. Ensure construction of amenities at a time that is in balance with the needs of the development.	Consistent. While the proposed project is not directly tied to a singular development, the City's growth over the past 20 years combined with the closure of the former youth center on Crestview Ave. have necessitated the development of the recreational facility.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The project would be located within an existing park, and is compatible with existing uses in the area, such as the Rancho Medanos Junior High School and residences, as well as planned uses, such as additional recreation facilities on the Southside of West Leland Road.
2-P-82: Undertake a streetscape enhancement program for West Leland Road, focusing on improving the walkability and visual character of the corridor. Emphasize increased street trees and landscaping, medians, crosswalks, widened sidewalks, and benches.	
2-P-83: Maintain permanent preservation of Stoneman Park for recreation and open space. Pursue accessibility to the Park, and expansion of the Park's bicycle and pedestrian trail network.	
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high-quality public facilities.	Consistent. The proposed project would include major investment in providing high-quality public facilities.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would revitalize a site that is often used, but sparsely developed.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where infrastructure can be provided.

Economic Development Element	
6-G-4: Maintain and enhance an attractive climate for conducting business in Pittsburgh.	Consistent. The proposed site improvements with this project would enhance the area and allow for potential sports tourism.
Transportation Element	
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is within 1/4 mile of a bus stop.
Open Space, Youth, and Recreation	
8-G-1: Develop a high-quality public park system for Pittsburgh that provides varied recreational opportunities accessible to all City residents.	Consistent. The proposed project would provide additional and varied recreation opportunities for residents.
8-P-1: Maintain a neighborhood and community park standard of 5 acres of public parkland per 1,000 residents.	Consistent. The proposed project would not reduce community park space.
8-P-2: Pursue the development of park and recreation facilities within reasonable walking distance of all homes.	Consistent. The location has been chosen in part due to the easy access from residential neighborhoods.
8-P-3: Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, and provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking.	
8-P-4: Consider park accessibility, use and character as more valuable than size in the acquisition and development of new parks.	Consistent. Rather than seek a new park, the City and Discovery Builders have agreed to reinvest \$3.2 million to renovate an existing park.
8-P-7: Encourage the development or provision of facilities that cater to diverse recreational interests.	Consistent. The proposed project would provide additional and varied recreation opportunities for residents of all ages.
8-G-8: Provide a diversity of recreational and cultural opportunities, including facilities and programs targeted toward local youth and senior residents.	
8-P-28: Pursue the development of recreational facilities and programs specifically geared toward youth and teens, including: • Teen Center. A teen center would provide a safe environment for local youth to meet and interact, or to participate in after-school, athletic, or cultural activities. • Gymnasium. A large gymnasium would provide the City with more opportunity to get youth involved in local sports leagues and afterschool drop-in games, such as basketball.	

Public Facilities Element	
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The proposed project contains landscaping along all property lines.
Noise Element	
12-G-3: Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	No conflict. The proposed project would produce little noise to effect adjacent land uses.

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: April 18, 2022

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL.AGENCY MEMBERS

Holland Barrett White, Mayor/Chair
Shanelle Scales-Preston, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Marilyn Craft, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

CALL TO ORDER

Chair White called the meeting of the Housing Authority to order at 7:40 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Vice-Chair Scales-Preston and Member Craft were absent and excused.

CONSIDERATION

5. Adoption of a Housing Authority Resolution Amending the Fiscal Year 2021-22 Budget Based on Year-End Revenue and Expenditure Projections

On Motion by Member Killings, seconded by Member Banales, to adopt and carried by the following vote:

AYES: Banales, Herring, Killings, White
ABSENT: Craft, Floyd, Scales-Preston

CONSENT CALENDAR

On motion by Member Banales, seconded by Member Killings to adopt and carried by the following vote:

AYES: Banales, Herring, Killings, White
ABSENT: Craft, Floyd, Scales-Preston

6. Minutes of March 21, 2022
7. Disbursement List of February 28, 2022

HOUSING AUTHORITY MEMBER REMARKS

There were no Housing Authority Member remarks.

ADJOURNMENT

The Housing Authority was adjourned at 8:00 P.M.

Respectfully submitted,

Alice E. Evenson, Secretary

**HOUSING AUTHORITY OF THE CITY OF PITTSBURG
DISBURSEMENT SUMMARY
FOR THE MONTH ENDED MARCH 31, 2022**

VOUCHERS	Ck#	Amount	HAP¹	VASH²	UR³	Portability	Admin. Fee	TOTAL
	50774-50899 30122001-30122456	\$ 1,599,088.46	1,462,161.10	94,193.00	10,283.90	30,668.00	1,782.46	\$ 1,599,088.46
	50900-50905 31522001-31522019	57,396.92	47,958.32	228.00	343.00	8,452.00	415.60	57,396.92
	TOTAL	\$ 1,656,485.38	1,510,119.42	94,421.00	10,626.90	39,120.00	2,198.06	\$ 1,656,485.38

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Description	TOTAL
	Salaries and Wages	\$ 43,684.76
	Salaries- Overtime	294.93
	Retirement Miscellaneous	3,264.99
	Retirement - Pension Bonds	7,665.50
	Health Insurance - Employees	9,781.98
	Additional CalPERS Pension Contribution	424.92
	Life Insurance	78.34
	Dental Insurance	842.64
	Vision - Employee	93.76
	Workers' Compensation	1,414.68
	Unemployment Insurance	258.52
	Disability Insurance	152.64
	F I C A & Medicare	3,398.68
	Deferred Compensation - Employer	831.26
	Vac Buy-Bk/Empl Termination	1,061.17
	Pension 115 Trust	655.92
	Retiree OPEB Costs	3,017.83
	Office Supplies & Materials	1,335.71
	Postage	(20.48)
	Other Special Departmental Supplies	59.70
	Utilities - Electric	1,231.93
	Utilities - Water	17.32
	Utilities - Telephone Service	862.12
	Utilities - WiFi/Cellphone Service	233.24
	Insurance - Alloc Chgs	3,246.33
	Auditing Expense	4,044.00
	Other Contractual & Professional Service	29,552.90
	Maintenance Agreements	2,515.58
	Maintenance & Repairs	508.30
	Equipment Rental	147.49
	Building Rental	2,375.00
	Fleet Maintenance Alloc Chgs	576.58
	Building Maintenance Alloc Chgs	1,769.42
	Information Systems Alloc Chgs	1,755.67
	Admin Overhead Paid to City	4,830.33
		\$ 131,963.66

VOIDED CHECKS & ADJUSTMENTS	Ck#	Reason	Amount
	Various	UR Void Multiple Utility Payment Checks were returned	\$ (797.00)
		TOTAL	\$ (797.00)

Prepared by: HB
Reviewed by: LM

NET OF ISSUED AND VOIDED PAYMENTS \$ 1,787,652.04

Check Summary

March 1, 2022

Check #	Check Date	Payee ID	Tax ID	Payee	Payment Type	Amount
* 30122457	3/1/22	AREMAR	*****8504	Deborah Bailey	DD - ES	2,001.00
				c/o Select 1 Realty		
				Delores I Jackson - 4261 McDermott Dr.	HAP	2,001.00
30122458	3/1/22	ENGLED	*****0372	Doris Engle Family Ltd Partnership	DD - ES	4,011.00
				c/o Select 1 Realty		
				Ana L Rodriguez - 431 East 9th Street	HAP	1,337.00
				Ana L Rodriguez - Jan 2022 HAP D.	HAP	1,337.00
				Ana L Rodriguez - Feb 2022 HAP A.	HAP	1,337.00
						HAP 6,012.00
						UR 0.00
						Damage Claim 0.00
						Vacancy Claim 0.00
						Administrative Fee 0.00
						FSS Escrow Account 0.00
						Shelter Plus Security Deposit 0.00
						Other 0.00
						All Payments \$6,012.00
Grand Total						
						HAP 6,012.00
						UR 0.00
						Damage Claim 0.00
						Vacancy Claim 0.00
						Administrative Fee 0.00
						FSS Escrow Account 0.00
						Shelter Plus Security Deposit 0.00
						Other 0.00
						All Payments \$6,012.00

Check Summary

March 1, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 50774	3/1/22	*****1702	Christina M Fitzgerald	63.00
50775	3/1/22	*****4282	Cynthia g Cones	33.00
50776	3/1/22		Franchise Tax Board	253.50
50778	3/1/22	*****2309	Kawanda M Dotson	34.00
50779	3/1/22	*****3960	Lyniece N Eddins	1.00
50780	3/1/22	*****8042	Melissa J Perkins	234.00
50781	3/1/22	*****6935	Samaiyah A Warren	79.00
50782	3/1/22	*****3834	Denise L Irvin	36.00
50783	3/1/22	*****8240	Vanna L Warga	215.00
50784	3/1/22	*****1654	Jaime M Lopez	175.00
50785	3/1/22	*****2890	Raquel E Miller	57.00
50786	3/1/22	*****1679	Albert K Lea III	233.00
50787	3/1/22	*****5232	Danielle M Thomas	124.00
50788	3/1/22	*****9120	Malik Lawson	130.00
50789	3/1/22	*****0164	Bobbie J Royston	144.00
50790	3/1/22	*****3100	Carolyn A Hampton	165.00
50791	3/1/22	*****4208	Ono c Rothschild	317.00
50792	3/1/22	*****2184	Evelyn Smith	109.00
50793	3/1/22	*****9858	Livis J Sanders	15.00
50794	3/1/22	*****3035	Irma M Castillo	53.00
50795	3/1/22	*****4119	Pashenia D Sanders	115.00
50796	3/1/22	*****1634	Candice J Taylor	233.00
50797	3/1/22	*****5133	Mary P Grigsby	50.00
50798	3/1/22	*****6519	Krystal M Williams	67.00
50799	3/1/22	*****2494	Amana K Cornish	18.00
50800	3/1/22	*****7432	Yolanda M Smith	277.00
50801	3/1/22	*****8373	Vonia Jackson	103.00
50802	3/1/22	*****5661	Ronnie L Williams	17.00
50803	3/1/22	*****0912	Nicolas A Wagnon	36.00
50804	3/1/22	*****7253	Laneava S Blanks	31.00
50805	3/1/22	*****6316	Alina D Arana	29.00
50806	3/1/22	*****0478	Destiny S Albert	265.00
50807	3/1/22	*****8874	Iman N Hanif	208.00
50808	3/1/22	*****8665	Nieza M Burrus	153.00

50809	3/1/22	*****4091	Joshua C Perez	73.00
50810	3/1/22	*****6976	Meeka O Dones	198.00
50811	3/1/22	*****6806	Thelma R Hearne	27.00
50812	3/1/22	*****3817	Tameka T Thomas	277.00
50813	3/1/22	*****2319	Delfonse A Lewis	196.00
50814	3/1/22	*****8612	Regina D Tucker	68.00
50815	3/1/22	*****9687	Carol J Davis	57.00
50816	3/1/22	*****6015	Sherron A Camp	292.00
50817	3/1/22	*****3403	Shanae V Washington	47.00
50818	3/1/22	*****8907	Portia C Lewis	48.00
50819	3/1/22	*****3840	Eva L Mangum	70.00
50820	3/1/22	*****0531	Akilah Z Parker	145.00
50821	3/1/22	*****0516	Natasha Morris	148.00
50822	3/1/22	*****5492	Michelle m Berry	36.00
50823	3/1/22	*****7135	Michele N Nichols	80.00
50824	3/1/22	*****5232	Kristina M Greer	81.00
50825	3/1/22	*****3113	Mannah S Parrott	79.00
50826	3/1/22	*****4331	Mildred L Edwards	173.00
50827	3/1/22	*****6215	Janet Brown	113.94
50828	3/1/22	*****9835	Darrell C Carter	40.00
50829	3/1/22	*****3181	Shirley J Strausbaugh	11.00
50830	3/1/22	*****2695	Monique Thompson	60.00
50832	3/1/22	*****3528	Elisa Johnson	344.00
50833	3/1/22	*****6015	Jade Nelson	123.00
50834	3/1/22	*****0903	Virgie r Gray	35.00
50835	3/1/22	*****6738	Daniel Harvey	35.00
50836	3/1/22	*****3869	Charlene M Best	18.00
50837	3/1/22	*****4721	Ebony N Manning	42.00
50838	3/1/22	*****1595	Theresa M Evans	29.00
50839	3/1/22	*****2217	Camille A Lascano	9.00
50840	3/1/22	*****5994	Shamia L Patterson	304.00
50841	3/1/22	*****4672	Latasha P Martin	21.00
50842	3/1/22	*****5692	Jakeesha S Acree	292.00
50843	3/1/22	*****1606	Tamika Brown	62.00
50844	3/1/22	*****8308	DeAndre A Ellingberg	223.00
50845	3/1/22	*****5083	Crystal j Houston	24.00
50846	3/1/22	*****1009	Joisha S Armstrong	62.00
50847	3/1/22	*****8351	LaRhonda W Rivera	60.00
50848	3/1/22	*****1698	Genevieve L Allen	140.00
50849	3/1/22	*****6438	Kwaume J Frederick	11.00
50850	3/1/22	*****6573	Hermajo L Hoskins	111.00

50851	3/1/22	*****6355	Linda P Smith	92.00
50852	3/1/22	*****8533	Ebony N Washington	109.00
50853	3/1/22	*****0256	Debra Gregory	45.00
50854	3/1/22	*****7516	Nicquala E James	65.00
50855	3/1/22	*****9016	Nova L Alfred	292.00
50856	3/1/22	*****9937	Lisa F Jackson	265.00
50857	3/1/22	*****2542	Sau C Ly	26.00
50858	3/1/22	*****6953	Nathan Banks JR	47.00
50859	3/1/22	*****0344	Christina L Combs	265.00
50860	3/1/22	*****0849	Briana I Edwards	132.00
50861	3/1/22	*****7822	Daudi K Edmond	55.00
50862	3/1/22	*****5758	Monique c Chaves	30.00
50863	3/1/22	*****0779	Patricia Rubio	24.00
50864	3/1/22	*****6095	Leilani S Gomez	280.00
50865	3/1/22	*****9325	JOW & AAW, LLC	1,706.00
50866	3/1/22	*****6825	A Classey Corp. DBA: ACL Property Management	2,117.00
50867	3/1/22	*****9326	Western Addition Apartments, LLC	4,187.00
50868	3/1/22	*****8574	Alamo Square Apartments LLC	2,601.00
50869	3/1/22	*****2361	George Edward Cole	1,440.00
50870	3/1/22	*****2979	Mr. Donald Rhodes C/O Paul Shatswell Estate	1,541.00
50871	3/1/22	*****7079	Federal D Glover	1,834.00
50872	3/1/22	*****6137	Guild Mortgage Loan # 503-2003900	2,299.00
50873	3/1/22	*****0348	Hartz Property Management	1,720.00
50874	3/1/22	*****1057	Diamond Hillside Apartments	3,525.00
50875	3/1/22	*****3941	Steven Lau	2,364.00
50876	3/1/22	*****4593	Miaogen Lu	2,725.00
50877	3/1/22	*****3124	Dante McDonald	2,190.00
50878	3/1/22	*****4305	Darryl H. Milburn	1,955.00
50879	3/1/22	*****2593	Ba Nguyen Thu Thi Ngo	1,928.00
50880	3/1/22	*****9798	Catalina Pacheco	3,024.00
50881	3/1/22	*****9182	Lorene Paysinger	1,809.00
50882	3/1/22	*****7243	Linda Phon	1,480.00
50884	3/1/22	*****2839	Salmana S. Shah	1,727.00
50885	3/1/22	*****7396	Sierra Pacific Properties	6,001.00
50886	3/1/22	*****8408	Sonoma County Community Development Commission Martha Moya	950.00
50887	3/1/22	*****8705	Khalid Sultan	1,695.00

50888	3/1/22	*****8191	Albert S Tam		1,256.00
50889	3/1/22	*****5770	Ventana Rental Homes		1,855.00
50890	3/1/22	*****1355	San Marcos Villas		1,419.00
50891	3/1/22	*****9322	Western Upper Haight Street Apartments, LLC		1,801.00
50892	3/1/22	*****1102	Ying Na Yeung		1,467.00
50894	3/1/22	*****1535	Fanny Kao Huang		1,524.00
50895	3/1/22	*****7378	Marina Heights Apartments, LP		23,414.00
50896	3/1/22	*****7378	Marina Heights Apartments, LP		25,092.00
50897	3/1/22	*****7378	Marina Heights Apartments, LP		15,673.00
* 30122001	3/1/22	*****2626	9th Street Associates, LP	DD - ES	4,789.00
30122002	3/1/22	*****0229	Meerwais Abdiani	DD - ES	926.00
30122003	3/1/22	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	DD - ES	18,405.00
30122004	3/1/22	*****9050	Leonda R Addison	DD - ES	1,430.00
30122005	3/1/22	*****7139	Amitabh Agrawal	DD - ES	1,461.00
30122006	3/1/22	*****6232	Rosario Aguilar	DD - ES	1,250.00
30122007	3/1/22	*****5759	Rosa Aguirre	DD - ES	2,021.00
30122008	3/1/22	*****9530	Demetrius Alexander	DD - ES	1,780.00
30122009	3/1/22	*****5726	Jane Alexander	DD - ES	710.00
30122010	3/1/22	*****9681	Dale Alvarez	DD - ES	1,220.00
30122012	3/1/22	*****0104	Cecilia Anderson	DD - ES	2,407.00
30122013	3/1/22	*****9111	Shawn Anderson	DD - ES	2,010.00
30122014	3/1/22	*****5423	Anisa Ebadi	DD - ES	2,510.00
30122015	3/1/22	*****5951	Stoneman Apartments	DD - ES	30,451.00
30122016	3/1/22	*****5951	Stoneman Apartments	DD - ES	10,928.00
30122017	3/1/22	*****0707	Sergeant or Sima Austin	DD - ES	1,148.00
30122018	3/1/22	*****4941	Shruti Motilal Ba-Harani	DD - ES	2,199.00
30122019	3/1/22	*****2764	Mel L. Banagan	DD - ES	1,950.00
30122020	3/1/22	*****4138	Carlos G. Barraza	DD - ES	804.00
30122021	3/1/22	*****3909	Ken Bartlett	DD - ES	1,562.00
30122022	3/1/22	*****1494	Donald Scott Barbour	DD - ES	2,627.00
30122023	3/1/22	*****7563	John Charles Bautista	DD - ES	1,939.00
30122024	3/1/22	*****3637	Christine Becerra	DD - ES	1,158.00
30122025	3/1/22	*****9093	Holly A Hawkins	DD - ES	6,442.00
30122027	3/1/22	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	2,027.00
30122028	3/1/22	*****2521	Belmont Apartments	DD - ES	28,685.00
30122029	3/1/22	*****2521	Belmont Apartments	DD - ES	30,842.00
30122030	3/1/22	*****2521	Belmont Apartments	DD - ES	17,182.00
30122031	3/1/22	*****5996	Alex Benjamin	DD - ES	764.00
30122032	3/1/22	*****6465	Tennyson Berry	DD - ES	1,668.00

30122033	3/1/22	*****8634	Bethel Global Development LLC	DD - ES	2,403.00
30122034	3/1/22	*****2209	Gina Bhatia	DD - ES	2,190.00
30122035	3/1/22	*****1636	Jimmy Bhatia	DD - ES	1,554.00
30122036	3/1/22	*****7075	Som N Bhatia	DD - ES	4,747.00
30122037	3/1/22	*****0602	Pinakin Bhatt	DD - ES	2,548.00
30122038	3/1/22	*****8470	Joseph B. Bachir	DD - ES	1,628.00
30122039	3/1/22	*****5924	Steven Booras	DD - ES	2,099.00
30122040	3/1/22	*****1438	2018-2 IH Borrower LP	DD - ES	2,122.00
30122041	3/1/22	*****2439	Rosie M Boyd	DD - ES	2,698.00
30122042	3/1/22	*****8847	Victoria Boyko	DD - ES	2,051.00
30122043	3/1/22	*****3037	Kelly Ann Bradford	DD - ES	1,441.00
30122044	3/1/22	*****7855	Mariya Briggs	DD - ES	3,081.00
30122045	3/1/22	*****6215	Janet Brown	DD - ES	2,011.06
30122046	3/1/22	*****7469	Jessica G. Platt	DD - ES	1,477.00
30122047	3/1/22	*****9783	Lauren H Brown	DD - ES	1,485.00
30122048	3/1/22	*****9954	Blue Sapphire Homes, Inc.	DD - ES	2,589.00
30122049	3/1/22	*****2142	Huong T. Bui	DD - ES	4,335.00
30122051	3/1/22	*****3581	Mommi Cannon	DD - ES	3,283.00
30122053	3/1/22	*****4042	Donnell I. Carson	DD - ES	2,025.00
30122054	3/1/22	*****2700	Carpino, LLC	DD - ES	1,985.00
30122055	3/1/22	*****5079	Castle Creek Company, Inc.	DD - ES	1,528.00
			Trust Account		
30122056	3/1/22	*****6006	Christopher Todd Chambers	DD - ES	2,150.00
30122057	3/1/22	*****6869	Cora Ann Chambers	DD - ES	745.00
30122058	3/1/22	*****5571	P. M. Chaobal	DD - ES	2,165.00
30122059	3/1/22	*****9661	Chao Chen	DD - ES	474.00
30122060	3/1/22	*****1853	Hong Chen	DD - ES	4,994.00
30122061	3/1/22	*****8946	Jienlin Chen	DD - ES	4,137.00
30122062	3/1/22	*****5473	Hwa-Yoong Chiu	DD - ES	2,380.00
30122063	3/1/22	*****3211	Ada Choi	DD - ES	2,966.00
30122064	3/1/22	*****2454	Chun Ok Choi	DD - ES	3,231.00
30122065	3/1/22	*****7759	Michele Choi	DD - ES	2,500.00
30122066	3/1/22	*****2433	Chau Chung	DD - ES	2,632.00
30122067	3/1/22	*****0310	City of Pittsburg Housing Authority	DD - ES	4,000.00
30122068	3/1/22	*****3591	Juan F. Clara	DD - ES	1,717.00
30122069	3/1/22	*****7054	Ping Cao	DD - ES	2,435.00
30122070	3/1/22	*****1362	College Park Housing Authority	DD - ES	2,335.86
30122071	3/1/22	*****0855	Adolph Rudolph Cortesi III	DD - ES	1,920.00
30122072	3/1/22	*****5708	David Elmer Cortesi	DD - ES	1,583.00
30122073	3/1/22	*****0746	Contra Costa County Housing Authority	DD - ES	1,127.12

30122074	3/1/22	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	24,746.00
30122075	3/1/22	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	25,636.00
30122076	3/1/22	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	21,720.00
30122077	3/1/22	*****6569	Jeannette D. Crespo	DD - ES	2,442.00
30122078	3/1/22	*****7900	Patricia Crosby	DD - ES	1,950.00
30122079	3/1/22	*****6248	Justin Dailey	DD - ES	1,464.00
30122080	3/1/22	*****1622	Dam Quang To	DD - ES	2,721.00
30122081	3/1/22	*****0793	Danica J. French Evans	DD - ES	1,714.00
30122082	3/1/22	*****2963	Audrey Davis	DD - ES	1,348.00
30122083	3/1/22	*****0396	Kesha E. Davis	DD - ES	1,091.00
30122084	3/1/22	*****8929	Kevin Davidson	DD - ES	1,252.00
30122085	3/1/22	*****4961	Paulette Davis	DD - ES	1,621.00
30122086	3/1/22	*****6115	Roshan M. Davis	DD - ES	1,429.00
30122087	3/1/22	*****9068	Jagdeep or Shashi Dayal	DD - ES	3,478.00
30122088	3/1/22	*****2031	Wayman Dea	DD - ES	2,714.00
30122089	3/1/22	*****8370	Charles Dellamore	DD - ES	1,666.00
30122090	3/1/22	*****5882	David De La Torre	DD - ES	1,757.00
30122091	3/1/22	*****1004	Brigitte P. Doan	DD - ES	10,889.00
30122092	3/1/22	*****3531	Anna Phuongnam Thi Do	DD - ES	2,066.00
30122093	3/1/22	*****5568	Ester Coleman Dunlap	DD - ES	1,481.00
30122094	3/1/22	*****5326	Tyrone W. Duncan	DD - ES	1,417.00
30122095	3/1/22	*****6538	Linda Duong	DD - ES	1,345.00
30122096	3/1/22	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	4,741.00
30122097	3/1/22	*****3757	Alma B Espiritu	DD - ES	2,200.00
30122098	3/1/22	*****4023	Johnathan Espinoza	DD - ES	1,540.00
30122099	3/1/22	*****8122	Gerardo M. Esquivel	DD - ES	178.00
30122100	3/1/22	*****6027	Jianxin Fang	DD - ES	5,315.00
30122101	3/1/22	*****1830	Xiangfang Li	DD - ES	2,794.00
30122102	3/1/22	*****3602	Favian M. Wong	DD - ES	2,400.00
30122103	3/1/22	*****3835	Michael Mao C/O Jing Feng	DD - ES	2,339.00
30122104	3/1/22	*****2790	Barbara J. Fierner	DD - ES	1,775.00
30122105	3/1/22	*****9447	Joseph Field	DD - ES	1,137.00
30122106	3/1/22	*****7691	Hernan Roberto Figueroa	DD - ES	1,570.00
30122107	3/1/22	*****0962	Tochia D. Brewster Fleeton	DD - ES	1,460.00
30122108	3/1/22	*****5773	Alexander Flowers	DD - ES	1,395.00
30122109	3/1/22	*****4032	Fox Creek Apartments	DD - ES	25,383.00
30122110	3/1/22	*****4032	Fox Creek Apartments	DD - ES	1,403.00

30122111	3/1/22	*****0284	Monica Fraga	DD - ES	1,671.00
30122112	3/1/22	*****6894	Rejois O Frazier	DD - ES	3,858.00
30122114	3/1/22	*****6265	Mr. Darren Fuller	DD - ES	2,164.00
30122115	3/1/22	*****9634	Gialene Gaines	DD - ES	2,050.00
30122116	3/1/22	*****9590	Aminifu Gamba	DD - ES	3,288.00
30122117	3/1/22	*****2189	Kelly Yu Min Gao	DD - ES	2,713.00
30122118	3/1/22	*****6981	Adraine Gardner	DD - ES	1,466.00
30122119	3/1/22	*****4278	Antoinette L Garcia	DD - ES	1,212.00
30122120	3/1/22	*****7036	David Gardner	DD - ES	1,659.00
30122121	3/1/22	*****0785	Rupesh Garg	DD - ES	2,558.00
30122122	3/1/22	*****2931	William H. Gardiner	DD - ES	1,258.00
30122123	3/1/22	*****5111	Gateway Apartments	DD - ES	6,285.00
30122124	3/1/22	*****5298	Parvindokht Ghaboulidashti	DD - ES	1,110.00
30122125	3/1/22	*****2770	Eva Gholson	DD - ES	1,619.00
30122126	3/1/22	*****1145	Vernon or Eva Gholson	DD - ES	2,660.00
30122127	3/1/22	*****5958	Jacqueline Gill	DD - ES	1,486.00
30122128	3/1/22	*****3566	Mahavir Gill Mahavir S Gill Sr	DD - ES	5,260.00
30122129	3/1/22	*****8187	Sukpran Gill	DD - ES	1,548.00
30122130	3/1/22	*****6084	Gold A and S LLC	DD - ES	2,318.00
30122131	3/1/22	*****6208	Hadiya A Gomez	DD - ES	846.00
30122132	3/1/22	*****3032	Jesse Gonzaga	DD - ES	2,807.00
30122133	3/1/22	*****5209	Martin T. Gonsalves	DD - ES	2,517.00
30122134	3/1/22	*****2367	Ting Gong	DD - ES	2,139.00
30122135	3/1/22	*****6940	Frances Greene	DD - ES	2,978.00
30122136	3/1/22	*****4872	Rodney Green	DD - ES	962.00
30122137	3/1/22	*****7325	Patricia Gridley	DD - ES	721.50
30122138	3/1/22	*****6305	Italo Grossi	DD - ES	1,588.00
30122139	3/1/22	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	1,413.00
30122140	3/1/22	*****0940	Krystle Guan	DD - ES	3,925.00
30122141	3/1/22	*****5987	Bob Gunson Real Estate C/O Julie Hang	DD - ES	1,359.00
30122142	3/1/22	*****5267	Abhilash Gupta	DD - ES	2,956.00
30122143	3/1/22	*****7930	Donald R. Watson, Sr.	DD - ES	878.00
30122144	3/1/22	*****6176	Asharfun Nisha Hafiz	DD - ES	1,597.00
30122145	3/1/22	*****0457	Jeffrey Paul Hagler	DD - ES	5,558.00
30122146	3/1/22	*****9827	Delores Jane Hall	DD - ES	1,712.00
30122147	3/1/22	*****4299	Clarence Jerome Hardison	DD - ES	2,165.00
30122148	3/1/22	*****6228	David L Hart	DD - ES	1,939.00
30122149	3/1/22	*****1769	Lawrence Harrold	DD - ES	7,258.00
30122150	3/1/22	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	7,978.00

30122151	3/1/22	*****5859	Chuanhu He	DD - ES	1,911.00
30122152	3/1/22	*****0855	Ji Yuan He	DD - ES	2,026.00
30122153	3/1/22	*****6728	David T. Hennigan	DD - ES	16,848.00
30122154	3/1/22	*****3097	Silvester C. Henderson	DD - ES	3,447.00
30122155	3/1/22	*****2157	Elias Herrera	DD - ES	363.00
30122156	3/1/22	*****1603	Marva Hill	DD - ES	278.00
30122157	3/1/22	*****3207	Chainchal Hira	DD - ES	2,133.00
30122158	3/1/22	*****6255	Carl E. Hoard II	DD - ES	1,319.00
30122159	3/1/22	*****5654	Havy S Hoag	DD - ES	2,560.00
30122160	3/1/22	*****4106	Albert Ho	DD - ES	1,740.00
30122161	3/1/22	*****8576	Joyce Ann Hoffman	DD - ES	1,316.00
30122162	3/1/22	*****4543	Ronald G. Holmes	DD - ES	1,360.00
30122163	3/1/22	*****7987	SRH Holdings LLC	DD - ES	3,342.00
30122164	3/1/22	*****2768	Invitation Homes	DD - ES	2,585.00
30122165	3/1/22	*****5700	Tony Ho	DD - ES	1,367.00
30122166	3/1/22	*****9956	Cheng Huang	DD - ES	2,794.00
30122167	3/1/22	*****8816	Ming Zin Huang	DD - ES	2,860.00
30122168	3/1/22	*****7984	Tao Huang	DD - ES	6,652.00
30122169	3/1/22	*****7838	Xia Jing Huang	DD - ES	2,586.00
30122170	3/1/22	*****9084	Nancy Xiu Zhen Hu	DD - ES	1,985.00
30122171	3/1/22	*****6229	Thinh Trieu Huynh	DD - ES	2,400.00
30122172	3/1/22	*****0778	IGreen House Inc.	DD - ES	167.00
30122173	3/1/22	*****7951	IH5 Property West LP	DD - ES	3,228.00
30122174	3/1/22	*****8323	Keyee Investment LLC	DD - ES	1,780.00
30122175	3/1/22	*****1017	LaShon D Irving	DD - ES	1,720.00
30122176	3/1/22	*****6821	Michael or Kay Isola	DD - ES	2,319.00
30122177	3/1/22	*****4913	Jabbarr Love	DD - ES	2,713.00
30122178	3/1/22	*****2036	Brandi Jackson c/o Perry Realty Team	DD - ES	2,083.00
30122179	3/1/22	*****1075	Consuelo Marie Jackson	DD - ES	2,920.00
30122180	3/1/22	*****5120	Deepika Sameer Jain	DD - ES	5,407.00
30122181	3/1/22	*****4910	Sameer Jain	DD - ES	7,923.00
30122182	3/1/22	*****3307	Vishal S. Jain	DD - ES	1,157.00
30122183	3/1/22	*****1349	Jason Le	DD - ES	2,794.00
30122184	3/1/22	*****6917	Jian Xing Zhang	DD - ES	1,486.00
30122185	3/1/22	*****3090	Krystal Johnson	DD - ES	2,464.00
30122186	3/1/22	*****8569	Ronita Johnson	DD - ES	1,480.00
30122187	3/1/22	*****8867	James Jones	DD - ES	1,486.00
30122188	3/1/22	*****2434	Sharon Jones	DD - ES	1,923.00
30122189	3/1/22	*****4905	Mostaeen B Jouya	DD - ES	1,027.00
30122190	3/1/22	*****4310	Junchi Hou	DD - ES	2,554.00

30122191	3/1/22	*****5647	Om Parkash Kalra	DD - ES	3,698.00
30122192	3/1/22	*****8425	Wei Kang	DD - ES	4,841.00
30122193	3/1/22	*****7429	Navkirandeep Kaur	DD - ES	2,380.00
30122194	3/1/22	*****5248	KC Prime LLC	DD - ES	1,735.00
30122195	3/1/22	*****6180	K. E. M. Group LLC	DD - ES	1,811.00
30122196	3/1/22	*****9411	Anthony Keslinke	DD - ES	3,512.00
30122197	3/1/22	*****6230	Kevin Moffett	DD - ES	2,318.00
30122198	3/1/22	*****2578	Faraz Ali Khan	DD - ES	1,405.00
30122199	3/1/22	*****0888	KW Kirker Creek, LLC	DD - ES	3,021.00
30122200	3/1/22	*****9221	John N Kitta	DD - ES	2,760.00
30122201	3/1/22	*****7475	Qi Yun Kuang	DD - ES	6,602.00
30122202	3/1/22	*****8506	Simon Kaillang Kuang	DD - ES	1,659.00
30122203	3/1/22	*****9316	Zdzislaw Kujawa	DD - ES	1,311.00
30122204	3/1/22	*****2585	Daniel Kwan	DD - ES	3,371.00
30122205	3/1/22	*****8326	Thomas LaFleur	DD - ES	1,594.00
30122206	3/1/22	*****7845	Chow Kang Lam	DD - ES	1,703.00
30122207	3/1/22	*****6520	Shirley Manly-Lampkin	DD - ES	1,043.00
30122208	3/1/22	*****7975	Peter C. Larsen	DD - ES	1,454.00
30122209	3/1/22	*****2401	Kevin Lassair Terrilyn Lassair	DD - ES	405.00
30122210	3/1/22	*****4732	Latif, LLC	DD - ES	4,633.00
30122211	3/1/22	*****2293	LCSTAR, LLC	DD - ES	3,234.00
30122212	3/1/22	*****0984	Dao Tran Le	DD - ES	2,018.00
30122213	3/1/22	*****8548	Jack Wai Lee	DD - ES	2,536.00
30122214	3/1/22	*****1755	Siu Wan Windyiti Lee	DD - ES	2,051.00
30122215	3/1/22	*****2527	Steven Lee	DD - ES	1,664.00
30122216	3/1/22	*****5289	Yuhjen Juang Lee	DD - ES	1,932.00
30122217	3/1/22	*****7087	Huy Nguyen Le	DD - ES	2,461.00
30122218	3/1/22	*****1860	Lena Le	DD - ES	714.00
30122219	3/1/22	*****3782	Joseph C. Lerma	DD - ES	1,420.00
30122221	3/1/22	*****3410	John M. Leung	DD - ES	7,142.00
30122222	3/1/22	*****3743	May Leung or Rodney Chen	DD - ES	3,770.00
30122223	3/1/22	*****2110	Peter Leung	DD - ES	2,346.00
30122224	3/1/22	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	10,287.00
30122225	3/1/22	*****0416	Faqiang Li	DD - ES	2,194.00
30122226	3/1/22	*****8871	Jie Li	DD - ES	1,921.00
30122227	3/1/22	*****7827	Jinhuan Li	DD - ES	1,548.00
30122228	3/1/22	*****9346	Joshua Li	DD - ES	1,123.00
30122229	3/1/22	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	1,166.00
30122230	3/1/22	*****3881	Vivian Y Li	DD - ES	1,226.00

30122232	3/1/22	*****0050	Wei Min Li	DD - ES	1,620.00
30122233	3/1/22	*****9003	Ying Hong Li	DD - ES	4,573.00
30122234	3/1/22	*****0198	Belkis Zhong Li	DD - ES	1,513.00
30122235	3/1/22	*****1646	Paul Long	DD - ES	2,001.00
30122236	3/1/22	*****1474	Los Medanos Village Apartments	DD - ES	14,579.00
30122237	3/1/22	*****7531	Tony or Yvonne Louie	DD - ES	1,106.00
30122238	3/1/22	*****3708	Anthony Charles Loyola	DD - ES	547.00
30122239	3/1/22	*****7720	Jose Loza	DD - ES	1,083.00
30122240	3/1/22	*****2354	Andrew Kin Lui	DD - ES	2,383.00
30122241	3/1/22	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,482.00
30122242	3/1/22	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	2,680.00
30122243	3/1/22	*****1821	Curtis H. Lundberg	DD - ES	560.00
30122244	3/1/22	*****1494	Xiangwen Lu	DD - ES	4,960.00
30122245	3/1/22	*****2147	Chi Vien Ly	DD - ES	1,073.00
30122246	3/1/22	*****4009	Yolanda McDonald	DD - ES	2,102.00
30122247	3/1/22	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	1,903.00
30122248	3/1/22	*****5865	Rakesh Madra	DD - ES	2,999.00
30122249	3/1/22	*****2191	Radha Mahesram	DD - ES	2,716.00
30122250	3/1/22	*****7358	Mahnoor Tariq	DD - ES	2,452.00
30122251	3/1/22	*****4372	Jennifer Leung Ma	DD - ES	3,662.00
30122252	3/1/22	*****1989	Jeff Mann	DD - ES	6,491.00
30122253	3/1/22	*****5378	Glenn Marshall	DD - ES	2,403.00
30122254	3/1/22	*****2875	Marla Y Harrison	DD - ES	527.00
30122255	3/1/22	*****4697	Elisa Aurora Martinez	DD - ES	2,746.00
30122256	3/1/22	*****9206	Demetria d Mason	DD - ES	2,874.00
30122257	3/1/22	*****9994	Matthew Lui	DD - ES	1,647.00
30122258	3/1/22	*****6768	Matrixone Realty	DD - ES	1,091.00
30122259	3/1/22	*****5255	Helen McCarthy	DD - ES	1,943.00
30122260	3/1/22	*****1152	Janice K McLean	DD - ES	1,230.00
30122261	3/1/22	*****4675	Meadow Glen Apartments	DD - ES	1,925.00
30122262	3/1/22	*****9866	Tatung Mei	DD - ES	3,564.00
30122263	3/1/22	*****5245	Jinyu Meng	DD - ES	1,760.00
30122264	3/1/22	*****4885	Sabine Menzel	DD - ES	4,577.00
30122265	3/1/22	*****0133	Mercedes P. Johnson	DD - ES	748.00
30122266	3/1/22	*****8272	Hector Meza	DD - ES	932.00
30122267	3/1/22	*****9885	Andrew S Miloslavich	DD - ES	1,904.00
30122268	3/1/22	*****7437	Perchak Properties for Carol Miller	DD - ES	2,244.00
30122269	3/1/22	*****4000	Millennium Homes	DD - ES	2,187.00
30122270	3/1/22	*****2618	Carlos J Miranda	DD - ES	579.00

30122271	3/1/22	*****0772	Hassan Mirabedi	DD - ES	10,168.00
30122272	3/1/22	*****6741	Gwendolyn Mitchell	DD - ES	3,059.00
30122273	3/1/22	*****4885	Momin Raees	DD - ES	2,603.00
30122274	3/1/22	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,822.00
30122275	3/1/22	*****4676	Erik L Morris	DD - ES	977.00
30122276	3/1/22	*****3624	Diane Morin	DD - ES	2,090.00
30122277	3/1/22	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	803.00
30122278	3/1/22	*****1388	Mynd Management Inc,	DD - ES	5,218.00
30122279	3/1/22	*****0105	Ehsan Nabkel	DD - ES	3,552.00
30122280	3/1/22	*****6234	Shinder Paul Narabut	DD - ES	4,662.00
30122281	3/1/22	*****0054	NC Associates, Inc.	DD - ES	17,492.00
30122282	3/1/22	*****9180	Michael Nelson	DD - ES	2,927.00
30122283	3/1/22	*****5257	Guy Nesbeth	DD - ES	1,760.00
30122284	3/1/22	*****1072	Dominic Y Ng	DD - ES	3,157.00
30122285	3/1/22	*****3604	Knowland Ging Ng	DD - ES	2,083.00
30122286	3/1/22	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	298.00
30122287	3/1/22	*****0738	Hieu Nguyen	DD - ES	1,643.00
30122288	3/1/22	*****7154	Huy Quang Nguyen	DD - ES	2,162.00
30122289	3/1/22	*****8307	Mai Thi Thanh Nguyen	DD - ES	1,925.00
30122290	3/1/22	*****4366	Quyen Nguyen	DD - ES	1,900.00
30122291	3/1/22	*****8241	Tieu Nguyen	DD - ES	688.00
30122292	3/1/22	*****2660	Nichole Nicholson	DD - ES	2,500.00
30122293	3/1/22	*****7265	Ernest Nichols III	DD - ES	3,301.00
30122294	3/1/22	*****6497	Peter Niloufari	DD - ES	4,203.00
30122296	3/1/22	*****8129	Kevin Nord	DD - ES	1,762.00
30122297	3/1/22	*****0056	Richard A Norte	DD - ES	2,553.00
30122298	3/1/22	*****2286	North State Financial, Inc.	DD - ES	810.00
30122299	3/1/22	*****7171	New Way Management Services, Inc.	DD - ES	26,454.00
30122300	3/1/22	*****0056	Sheryl O'Brien	DD - ES	882.00
30122301	3/1/22	*****1194	Jennifer Odei	DD - ES	1,484.00
30122302	3/1/22	*****5572	Dwight J Owens	DD - ES	643.00
30122303	3/1/22	*****1780	Diane Oles	DD - ES	1,540.00
30122304	3/1/22	*****4543	Esosa A. Omokaro	DD - ES	2,311.00
30122305	3/1/22	*****3741	Sandra L Ortiz	DD - ES	1,785.00
30122306	3/1/22	*****3324	Mutlu Ozer	DD - ES	2,180.00
30122307	3/1/22	*****6009	Diablo Pacific, Inc.	DD - ES	3,297.00
30122308	3/1/22	*****4083	Pacific Living, LLC	DD - ES	2,769.00
30122309	3/1/22	*****7654	Patricia Boss	DD - ES	1,131.00
30122310	3/1/22	*****7811	Hemangini & Vijendra Patel	DD - ES	2,957.00

30122311	3/1/22	*****0885	Kokila Patel	DD - ES	787.00
30122312	3/1/22	*****0346	Patiala, LLC Deepinder Kaur or Ajay Singh	DD - ES	1,282.00
30122313	3/1/22	*****8684	Virendra M. Patel	DD - ES	574.00
30122314	3/1/22	*****8047	Jason Pauline	DD - ES	1,910.00
30122315	3/1/22	*****3189	Loycell Peacock	DD - ES	1,391.00
30122316	3/1/22	*****5165	Scott Pease	DD - ES	1,660.00
30122317	3/1/22	*****8805	Alonso R. Perez	DD - ES	1,486.00
30122318	3/1/22	*****3278	Maria Del Carmen Perez	DD - ES	268.00
30122319	3/1/22	*****6784	Lowde Y. Perkins	DD - ES	922.00
30122320	3/1/22	*****4893	Cong Thi Pham	DD - ES	2,336.00
30122321	3/1/22	*****5884	May K. Pho	DD - ES	2,831.00
30122322	3/1/22	*****0958	Pittsburg Park Apartments	DD - ES	2,952.00
30122323	3/1/22	*****2744	SK Pittsburg Bay Point SK Pittsburg Bay Point	DD - ES	1,267.00
30122324	3/1/22	*****1097	Bay Point Orphans Fund, LLC	DD - ES	1,780.00
30122325	3/1/22	*****2849	IH5 Property West LP	DD - ES	1,769.00
30122326	3/1/22	*****3398	Marples Property Management	DD - ES	1,870.00
30122327	3/1/22	*****4650	A. Meadows Property Management	DD - ES	3,352.00
30122328	3/1/22	*****6551	Parks Property Management	DD - ES	1,711.00
30122329	3/1/22	*****7789	Stokley Properties LLC Harbor	DD - ES	2,659.00
30122330	3/1/22	*****8055	Property Upsurge, Inc.	DD - ES	4,249.00
30122331	3/1/22	*****0782	Amjad Qaqish	DD - ES	835.00
30122332	3/1/22	*****9542	Sam or Sonia Quinones	DD - ES	1,800.00
30122333	3/1/22	*****4029	Amos Radford	DD - ES	1,387.00
30122334	3/1/22	*****1034	Kuljit P Raju	DD - ES	1,819.00
30122335	3/1/22	*****2261	Paramjit K. Raju	DD - ES	2,291.00
30122336	3/1/22	*****3452	Christopher Ramirez	DD - ES	2,042.00
30122337	3/1/22	*****8489	Enrique or Stacy Ramirez	DD - ES	531.00
30122338	3/1/22	*****2162	Erika Ramirez	DD - ES	1,345.00
30122339	3/1/22	*****7466	Javier Ramos Avila	DD - ES	1,996.00
30122340	3/1/22	*****2283	Rohini Ram-Cline	DD - ES	1,695.00
30122341	3/1/22	*****6068	David Raughton	DD - ES	1,933.00
30122342	3/1/22	*****8337	RayCaro Inc.	DD - ES	1,581.00
30122343	3/1/22	*****8227	Croskey Real Estate, Inc.	DD - ES	1,479.00
30122344	3/1/22	*****6703	Amerasia Real Estate Fund LLC	DD - ES	2,504.00
30122345	3/1/22	*****7083	Reliant - Woods Grove, LP	DD - ES	17,884.00
30122346	3/1/22	*****7349	Eric Franklin Remson	DD - ES	538.00
30122347	3/1/22	*****3881	RH Portofino Owner CA LLC	DD - ES	9,268.00
30122348	3/1/22	*****9215	Kameryn Victoria Ray	DD - ES	1,964.00
30122349	3/1/22	*****9321	Roger Riley	DD - ES	1,901.00

30122350	3/1/22	*****4562	Rising Investments LLC	DD - ES	6,084.00
30122351	3/1/22	*****4809	Robert W. Daniels	DD - ES	2,644.00
30122352	3/1/22	*****0694	Jason Ruffin	DD - ES	2,504.00
30122353	3/1/22	*****4579	Elvira Ruiz	DD - ES	1,746.00
30122354	3/1/22	*****5248	Constance Russell	DD - ES	2,300.00
30122355	3/1/22	*****3871	Maridel P Santos	DD - ES	1,649.00
30122356	3/1/22	*****7615	Gregory Paul Schulz	DD - ES	2,100.00
30122357	3/1/22	*****9954	Richard M. Sciortino	DD - ES	2,284.00
30122358	3/1/22	*****7031	Jacqueline Selinger	DD - ES	1,658.00
30122359	3/1/22	*****5346	Young Sook Seroy	DD - ES	1,566.00
30122360	3/1/22	*****1446	Mohinder Sharma	DD - ES	1,016.00
30122361	3/1/22	*****7239	Shailesh & Bela Patel	DD - ES	478.00
30122362	3/1/22	*****1357	Mohammad Shekib	DD - ES	1,939.00
30122363	3/1/22	*****5981	Yihui Shi	DD - ES	316.00
30122364	3/1/22	*****5994	Shorten Investments LLC	DD - ES	5,358.00
30122365	3/1/22	*****7396	Sierra Pacific Properties Inc Sierra Pacific Properties Inc	DD - ES	12,707.00
30122366	3/1/22	*****7789	Siena Court Apartments	DD - ES	15,671.00
30122367	3/1/22	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	6,457.00
30122368	3/1/22	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	28,755.00
30122369	3/1/22	*****6650	Frank M. Siino	DD - ES	982.00
30122370	3/1/22	*****8035	Joseph Michael Siino	DD - ES	1,680.00
30122371	3/1/22	*****5399	Gloria Silva	DD - ES	530.00
30122372	3/1/22	*****8407	Marc J. Simpson	DD - ES	1,642.00
30122373	3/1/22	*****3639	Raman Singh	DD - ES	2,974.00
30122374	3/1/22	*****6058	Son Singh	DD - ES	1,500.00
30122375	3/1/22	*****0700	Crystal Situ	DD - ES	1,270.00
30122376	3/1/22	*****3853	Lakesha Michelle Smith Lionel R Smith	DD - ES	1,975.00
30122377	3/1/22	*****4970	Molly Smith	DD - ES	2,000.00
30122378	3/1/22	*****9092	Sherritta M Smith	DD - ES	945.00
30122379	3/1/22	*****2032	Cinthia Sosa	DD - ES	2,448.00
30122380	3/1/22	*****6977	Angela E. Robinson-Spencer	DD - ES	2,131.00
30122382	3/1/22	*****5308	Darice Streeter c/o R R Rentals	DD - ES	1,900.00
30122384	3/1/22	*****8216	Abby Sukarto	DD - ES	1,964.00
30122385	3/1/22	*****7479	Ms. Li Su	DD - ES	1,351.00
30122386	3/1/22	*****1235	Summit Venture Group, LLC	DD - ES	2,913.00
30122387	3/1/22	*****6168	Kamaljeet Surila	DD - ES	1,655.00
30122388	3/1/22	*****3302	Susana Paduro-Silva	DD - ES	2,296.00

30122389	3/1/22	*****0804	Svetlana Kondratiouk	DD - ES	3,040.00
30122390	3/1/22	*****0399	Joyce Hui Sy	DD - ES	7,715.00
30122391	3/1/22	*****3065	Tasharie C. Ameral	DD - ES	1,609.00
30122392	3/1/22	*****6283	Yun Teng Weijie Zhang	DD - ES	2,105.00
30122393	3/1/22	*****9166	Natasha Terry	DD - ES	1,514.00
30122394	3/1/22	*****9314	Silvia Thein and Ada Choi	DD - ES	2,328.00
30122395	3/1/22	*****7191	Tequila Nashannon Thornton	DD - ES	2,862.00
30122396	3/1/22	*****1714	Yoway Wilson Tong	DD - ES	1,486.00
30122397	3/1/22	*****1405	Lourdes or Raymond Tovar	DD - ES	1,374.00
30122398	3/1/22	*****2094	Raphael Minhtuyen Tran	DD - ES	3,169.00
30122399	3/1/22	*****8623	Richard Tran	DD - ES	2,789.00
30122400	3/1/22	*****1327	Thuy Tran	DD - ES	1,148.00
30122401	3/1/22	*****6165	Thanh Van Trinh	DD - ES	1,486.00
30122402	3/1/22	*****5313	Sean Thuyet Truong	DD - ES	1,208.00
30122403	3/1/22	*****9321	Van Truong	DD - ES	1,717.00
30122404	3/1/22	*****8392	Xavier Van Truong	DD - ES	1,256.00
30122405	3/1/22	*****6917	Erica Uschold	DD - ES	2,950.00
30122406	3/1/22	*****4582	Lidia Valladares	DD - ES	1,561.00
30122407	3/1/22	*****0250	Victor D Valenzuela	DD - ES	1,498.00
30122408	3/1/22	*****3239	Veritel Homes LLC	DD - ES	2,329.00
30122409	3/1/22	*****5310	Azell Vickers	DD - ES	2,648.00
30122410	3/1/22	*****9682	Nuno G Vieira	DD - ES	4,350.00
30122411	3/1/22	*****7391	Kim Uyen Minh Vu	DD - ES	1,239.00
30122412	3/1/22	*****2720	Stephen Cordell Wafer	DD - ES	1,213.00
30122413	3/1/22	*****6924	Lining Wan	DD - ES	1,906.00
30122414	3/1/22	*****6945	Wei Wang	DD - ES	1,821.00
30122415	3/1/22	*****1634	Yu Ruo Wang	DD - ES	2,016.00
30122416	3/1/22	*****7593	Ms. Brigitte Warren C/O Perry Realty Team	DD - ES	2,583.00
30122418	3/1/22	*****4384	Wenying Chang	DD - ES	1,425.00
30122419	3/1/22	*****5295	Holly Wen	DD - ES	651.00
30122420	3/1/22	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	4,904.00
30122421	3/1/22	*****6220	Fenny Wijayanti	DD - ES	989.00
30122422	3/1/22	*****7867	Adrienne Wilson	DD - ES	1,951.00
TPG Rental Prop MGmt C/O Maozv A					
30122423	3/1/22	*****5057	Kathleen and John Wilson	DD - ES	936.00
30122424	3/1/22	*****8702	Kathy D. Williams	DD - ES	2,705.00
30122425	3/1/22	*****5480	Tasia La Vonda Williams	DD - ES	2,800.00
30122426	3/1/22	*****5026	Windeler Development Group, Inc.	DD - ES	987.00

30122427	3/1/22	*****1906	Warren Wolfeld	DD - ES	2,824.00
30122428	3/1/22	*****1157	Har Pan Wong	DD - ES	7,180.00
30122429	3/1/22	*****6356	Joanne Wong	DD - ES	1,702.00
30122430	3/1/22	*****1060	Kinney Ming Wong	DD - ES	634.00
30122432	3/1/22	*****2784	Vincent Wong	DD - ES	1,646.00
30122433	3/1/22	*****3962	Hong Wu	DD - ES	3,595.00
30122434	3/1/22	*****3698	Zhang Jin Wu	DD - ES	3,468.00
30122435	3/1/22	*****2556	Drewcillia Wyatt	DD - ES	3,942.00
30122436	3/1/22	*****4644	Chao Xu	DD - ES	2,940.00
30122437	3/1/22	*****3880	Ping Ping Xu Keming Wang	DD - ES	2,384.00
30122438	3/1/22	*****5087	Zhou Xu	DD - ES	2,853.00
30122439	3/1/22	*****4383	Yifan Ye Mike Perry, Property Manager	DD - ES	2,512.00
30122440	3/1/22	*****6779	Sally Yip	DD - ES	912.00
30122441	3/1/22	*****6210	Yong Qiang Lu	DD - ES	1,790.00
30122442	3/1/22	*****6178	Chris Kui You	DD - ES	2,407.00
30122443	3/1/22	*****7622	Yee Yue Cheung	DD - ES	1,295.00
30122444	3/1/22	*****8664	Mohammad Zalmaiyyar	DD - ES	2,455.00
30122445	3/1/22	*****8685	Feng Zhang	DD - ES	2,726.00
30122446	3/1/22	*****7638	Jielu Zhao	DD - ES	1,412.00
30122447	3/1/22	*****2407	Katherine Zhao	DD - ES	1,938.00
30122448	3/1/22	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,988.00
30122449	3/1/22	*****3259	Xirong Zhao	DD - ES	1,964.00
30122450	3/1/22	*****5640	Yan Zhang	DD - ES	1,637.00
30122451	3/1/22	*****4367	Xiang Yang Zheng	DD - ES	1,462.00
30122452	3/1/22	*****9263	Zhixing Li	DD - ES	2,583.00
30122453	3/1/22	*****3830	Joy Yi Zhou	DD - ES	1,932.00
30122454	3/1/22	*****7805	Shengguo Zhu	DD - ES	5,400.00
30122455	3/1/22	*****6132	Ying Zhu Ying Zhu	DD - ES	5,156.00
30122456	3/1/22	*****4651	Weijie Zhang	DD - ES	1,333.00

Housing Choice Voucher	HAP	1,486,857.10
	UR	10,203.90
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	1,449.98
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$1,498,510.98

Check Summary

March 1, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
50777	3/1/22	*****8792	James E Phifer Jr.	22.00
50831	3/1/22	*****2062	John M Ferguson	18.00
50865	3/1/22	*****9325	JOW & AAW, LLC	2,184.00
50867	3/1/22	*****9326	Western Addition Apartments, LLC	1,548.00
50869	3/1/22	*****2361	George Edward Cole	1,297.00
50883	3/1/22	*****2116	MSR Rental Properties, LLC C/O EEN Property Management	1,797.00
50889	3/1/22	*****5770	Ventana Rental Homes	1,766.00
50893	3/1/22	*****9507	Olga M. Disney	1,354.00
50895	3/1/22	*****7378	Marina Heights Apartments, LP	4,524.00
50896	3/1/22	*****7378	Marina Heights Apartments, LP	2,889.00
50897	3/1/22	*****7378	Marina Heights Apartments, LP	1,518.00
30122011	3/1/22	*****4636	Felipe Amarante	DD - ES 1,483.00
30122021	3/1/22	*****3909	Ken Bartlett	DD - ES 1,370.00
30122026	3/1/22	*****7492	Adrienne Kelly Belton	DD - ES 720.00
30122035	3/1/22	*****1636	Jimmy Bhatia	DD - ES 1,172.00
30122036	3/1/22	*****7075	Som N Bhatia	DD - ES 1,183.00
30122050	3/1/22	*****8860	Joe Burns	DD - ES 1,079.00
30122052	3/1/22	*****2513	Clara Beatriz Cardenas	DD - ES 1,677.00
30122073	3/1/22	*****0746	Contra Costa County Housing Authority	DD - ES 4,405.36
30122074	3/1/22	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 3,725.00
30122075	3/1/22	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 6,093.00

30122076	3/1/22	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	7,300.00
30122096	3/1/22	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	582.00
30122110	3/1/22	*****4032	Fox Creek Apartments	DD - ES	604.00
30122113	3/1/22	*****4432	FRR Investments LLC	DD - ES	1,822.00
30122123	3/1/22	*****5111	Gateway Apartments	DD - ES	3,665.00
30122142	3/1/22	*****5267	Abhilash Gupta	DD - ES	1,797.00
30122153	3/1/22	*****6728	David T. Hennigan	DD - ES	3,240.00
30122220	3/1/22	*****3555	Yiping I. and Frederic Leroudier	DD - ES	2,479.00
30122224	3/1/22	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	1,222.00
30122231	3/1/22	*****1547	Paul Livson	DD - ES	1,585.00
30122244	3/1/22	*****1494	Xiangwen Lu	DD - ES	3,475.00
30122295	3/1/22	*****9886	Northstar Financial Group, LLC	DD - ES	2,547.00
30122344	3/1/22	*****6703	Amerasia Real Estate Fund LLC	DD - ES	1,662.00
30122345	3/1/22	*****7083	Reliant - Woods Grove, LP	DD - ES	2,850.00
30122365	3/1/22	*****7396	Sierra Pacific Properties Inc Sierra Pacific Properties Inc	DD - ES	4,039.00
30122366	3/1/22	*****7789	Siena Court Apartments	DD - ES	1,165.00
30122367	3/1/22	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	2,832.00
30122368	3/1/22	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	1,761.00
30122381	3/1/22	*****3465	Ramzi D Srouji	DD - ES	2,186.00
30122383	3/1/22	*****0437	Suisun City Housing Authority	DD - ES	1,433.12
30122417	3/1/22	*****4563	Isidoro Weitzman	DD - ES	1,957.00
30122420	3/1/22	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	1,078.00
30122431	3/1/22	*****0238	Shirley Ank Wong	DD - ES	1,460.00

VASH

VASH	HAP	94,193.00
	UR	40.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	332.48
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
All Payments		\$94,565.48

Grand Total

HAP	1,581,050.10
UR	10,243.90
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	1,782.46
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$1,593,076.46

Check Summary

March 15, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 50900	3/15/22	*****7218	Rayna Madison	142.00
50901	3/15/22	*****3542	Starr C Bronson	2.00
50902	3/15/22	*****3403	Shanae V Washington	187.00
50903	3/15/22	*****5083	Crystal j Houston	12.00
50904	3/15/22	*****0978	King County Housing Authority	5,425.60
50905	3/15/22	*****7378	Marina Heights Apartments, LP	1,596.61
* 31522001	3/15/22	*****7019	Baywood Property Management, Inc.	DD - ES 2,752.00
31522002	3/15/22	*****2521	Belmont Apartments	DD - ES 4,408.00
31522003	3/15/22	*****1438	2018-2 IH Borrower LP	DD - ES 3,425.00
31522004	3/15/22	*****0310	City of Pittsburg Housing Authority	DD - ES 2,254.00
31522005	3/15/22	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 58.00
31522006	3/15/22	*****3531	Anna Phuongnam Thi Do	DD - ES 2,806.00
31522007	3/15/22	*****8122	Gerardo M. Esquivel	DD - ES 549.00
31522008	3/15/22	*****3361	Rupinder Grewal	DD - ES 3,565.00
31522009	3/15/22	*****2585	Daniel Kwan	DD - ES 720.00
31522010	3/15/22	*****3555	Yiping I. and Frederic Leroudier	DD - ES 1,389.16
31522011	3/15/22	*****0198	Belkis Zhong Li	DD - ES 1,083.00
31522012	3/15/22	*****4372	Jennifer Leung Ma	DD - ES 211.00
31522013	3/15/22	*****6115	Rahul Malik	DD - ES 3,615.00
31522014	3/15/22	*****9782	Maryann Miller	DD - ES 1,856.00
31522015	3/15/22	*****0054	NC Associates, Inc.	DD - ES 5,775.00
31522016	3/15/22	*****3881	RH Portofino Owner CA LLC	DD - ES 33.00
31522017	3/15/22	*****7396	Sierra Pacific Properties Inc Sierra Pacific Properties Inc	DD - ES 3,174.00
31522018	3/15/22	*****6388	1300 Linda Vista, LLC	DD - ES 7,405.00
31522020	3/15/22	*****3371	Gary D. Vasconcellos	DD - ES 1,553.55
31522021	3/15/22	*****1906	Warren Wolfeld	DD - ES 3,172.00

Housing Choice Voucher	HAP	55,040.32
	UR	343.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	415.60
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	1,370.00
	All Payments	\$57,168.92

Check Summary

March 15, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
50905	3/15/22	*****7378	Marina Heights Apartments, LP	114.00
31522019	3/15/22	*****0437	Suisun City Housing Authority	114.00

VASH	HAP	228.00
	VASH Mar 15th UR	0.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	0.00
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$228.00

Grand Total

Mar15th Grand Total	HAP	55,268.32
	UR	343.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	415.60
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	1,370.00
	All Payments	\$57,396.92



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving a Reimbursement Agreement by and Between the City of Pittsburg and Albert D. Seenoo Construction Company, Inc., and Adopting an Economic Development Subsidy Report

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

The proposed Reimbursement Agreement ("Agreement") would require the City reimburse Albert D. Seenoo Construction Company, Inc. ("Developer") for costs related to the design and construction of a infrastructure to implement a traffic signal fully controlled, signalized intersection at West Leland Road and Valente Drive in an amount not to exceed \$850,000. Pursuant to the Requirements of state law, the City has prepared and published an Economic Development Subsidy Report.

FISCAL IMPACT

As part of the proposed Agreement, the City would agree to reimburse Developer for costs associated with the design and installation of traffic signals to establish a fully controlled intersection, in an amount not to exceed \$850,000. Staff is recommending that a portion of surplus Measure M revenues from Fiscal Year 2022 be utilized for this reimbursement.

RECOMMENDATION

Staff recommends that the City Council take the following actions:

1. open the public hearing, receive public testimony, and close the public hearing; and
2. adopt the attached resolution approving the Reimbursement Agreement and adopting an Economic Development Subsidy Report.

BACKGROUND

The Developer has proposed and received approval to construct a 3.69-acre commercial development at the southeast corner of San Marco Blvd. and West Leland Road, including design review approval for Phase I, which will include a tenant building that will serve as the

anchor for the shopping center. The Developer provided the City with an estimate for costs to construct the Project of \$850,000, and Developer has agreed to cover Project costs exceeding \$850,000 as well as design and installation.

Pursuant to the requirements of Government Code Section 53083, the City has prepared and published an Economic Development Subsidy Report (Attachment 2).

Environmental Analysis: This project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

As previously mentioned, on April 27, 2021, the Pittsburg Planning Commission adopted Resolution No. 10168, approving Phase I of the San Marco Commercial Center at the southeast corner of San Marco Boulevard and W. Leland Road (Assessor's Parcel Nos. 091-050-065 and -066). The Developer and potential tenants have indicated to the City that a material consideration for potentially locating at the commercial center is vehicular access to the site, particularly from vehicles traveling westbound on West Leland Road. The fully controlled, signalized intersection would provide for safer ingress and egress from the commercial center and would serve to increase the viability of the center by making it more accessible.

Excluding the Arco gas station at the northwest corner of San Marco Boulevard and West Leland Road, the San Marco Commercial Center, once constructed, will represent the first commercial development in Pittsburg west of the Railroad Avenue corridor since the late 1980s, when the Oaks Hills Shopping Center was constructed.

The development of the center will enhance quality of life for residents in the area by providing neighborhood commercial opportunities closer to the thousands of homes that have been or built in the vicinity over the past 20, and the future homes that have been approved. The center will also help the City in achieving its economic development goals by supporting development of uses that bring additional employment opportunities to the City.

The City anticipates the funds spent for reimbursement of the traffic signals at the subject intersection will be recouped through a combination of sales tax, as well as increased property tax for both the commercial center and surrounding properties.

ATTACHMENTS:

1. Resolution
2. Economic Development Summary Report prepared pursuant to CGC 53083 (Exhibit A to Resolution)
3. Proposed Reimbursement Agreement

Report Prepared By: Jordan Davis, Director of Community and Economic Development

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Reimbursement Agreement)
by and between the City of Pittsburg and)
Albert D. Seeno Construction Company Inc.)
for Design and Construction of Traffic)
Signal(s) to Create a Fully Controlled and)
Signalized Intersection at San Marco Blvd.)
and West Leland Rd. and Adopting an)
Economic Development Subsidy Report)

RESOLUTION NO. 22-_____

WHEREAS, the City of Pittsburg wishes to further the economic development within the City; and

WHEREAS, Albert D. Seeno Construction Company Inc. ("Developer") has proposed and received approval to construct a commercial building that will serve as the anchor tenant for an approximately 3.69-acre commercial development at the southeast corner of San Marco Blvd. and West Leland Rd. ("*Development*"); and

WHEREAS, vehicular access to the Development, particularly from vehicles traveling westbound on West Leland Road, would be enhanced by providing a fully-controlled, signalized intersection ("Project") at West Leland Road and Valente Drive. The fully controlled, signalized intersection would provide for safer ingress and egress from the commercial center, and would serve to increase the viability of the center by making it more accessible; and

WHEREAS, development of the center will enhance quality of life for residents in the area by providing neighborhood commercial opportunities closer to the thousands of homes that have been or built in the vicinity over the past 20, and the future homes that have been approved. The center will also help the City in achieving its economic development goals by supporting development of uses that bring additional employment opportunities to the City; and

WHEREAS, the Developer provided the City with an estimate for costs to construct the Project of \$850,000, and the Developer has agreed to cover Project costs exceeding \$850,000 as well as design and installation; and

WHEREAS, Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment; and

WHEREAS, pursuant to state law, the City has prepared a subsidy report which has been posted online for public review; and

WHEREAS, on May 16, 2022, during its regularly scheduled meeting, the City Council took public testimony prior to considering this item.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Pittsburg hereby approves the Reimbursement Agreement, as substantially presented to the City Council; and

BE IT FURTHER RESOLVED that the City Council of the City of Pittsburg hereby adopts the Economic Development Subsidy Report, attached as Exhibit A to this Resolution, and finds that the report has been prepared pursuant to state law at California Government Code Section 53083.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 16th day of May 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 53083
ON REIMBURSEMENT AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
ALBERT D. SEENO CONSTRUCTION COMPANY, INC.**

The following Summary Report has been prepared pursuant to California Government Code Section 53083. The report sets forth certain details of the Reimbursement Amendment (“Agreement”) for design and construction of infrastructure necessary to establish a fully controlled, signalized intersection at West Leland Road and Valente Drive, between the following parties:

1. The City of Pittsburg (“City”), a municipal corporation; and
2. Albert D. Seeno Construction Company, Inc., a California Corporation (“Developer”).

The Agreement requires the City to provide reimbursement to the Developer in an amount not to exceed Eight Hundred Fifty Thousand Dollars (\$850,000) for the purpose of designing and constructing a fully controlled and signalized intersection at West Leland Road and Valente Drive in Pittsburg, CA (“Project”).

The purpose of this Agreement is to effectuate economic development in the City. The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City’s website until the economic development subsidy, as further described in section II, is fully distributed.

I. Name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy:

Albert D. Seeno Construction Company, Inc.
4021 Port Chicago Hwy.
Concord, CA 94520
Attn: Albert Seeno III – CEO

II. Start and end dates and schedule, if applicable, for the economic 2 development subsidy:

The proposed economic development subsidy includes a one-time reimbursement to Developer. The Agreement memorializing the incentive shall become effective May 17, 2022. The Reimbursement (as defined in section III below) shall be paid by City directly to Developer through cash payments. City shall not be required to provide reimbursement until the Project and Development are accepted as complete and/or a certificate of occupancy is approved, as

applicable. The term of this Agreement shall begin on the Effective Date and expire on May 17, 2023 ("Term"). Upon submittal, by Developer to City, of a fully executed lease for a tenant approved by City in its sole discretion and issuance of construction permits for the Project and Development, the Term of this Agreement shall be extended to May 17, 2025.

III. Description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy:

The City is making economic incentive payments to facilitate the development of the Project and the operation of the San Marco Commercial Center. The City agrees to provide Developer with a reimbursement for actual expenses in an amount not to exceed Eight Hundred Fifty Thousand Dollars (\$850,000). Developer has agreed to cover Project costs exceeding \$850,000 as well as design and installation

IV. Statement of the public purposes for the economic development subsidy:

The Pittsburg City Council has determined that encouraging economic development, including private investment that involves creation of new jobs and income in the City, or the retention of existing jobs and income that would otherwise be lost or be unavailable to the residents of the City, is a valid exercise of its powers and provides an important public benefit and serves an important public purpose. By authorizing the City to enter into this Agreement, the City Council has determined that the benefits accruing as a result of the transactions contemplated by this Agreement, including, without limitation, direct benefits resulting from sales tax and property tax increases.

Other important goals and objectives that are satisfied by the Project include generation of a substantial numbers of construction jobs and the potential increase in private investment as a result of the public investment in this Project.

V. The projected tax revenue to the local agency as a result of the economic development subsidy:

The City expects to receive an increase in sales tax and property tax. The anticipated revenues are summarized below:

1. Sales Tax – Occupancy within the commercial center will establish new uses that will likely contribute sales tax revenues.
2. Property Tax – Within the Site's Tax Rate Area, the City receives 18.33408% of the general property tax levy of 1.0% of assessed value, with the balance of the collected property taxes going to other taxing jurisdictions.

VI. Job Creation:

The Project is projected to create approximately 70 full-time equivalent (FTE) jobs during operation, as well as 12-15 temporary construction jobs.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S
USE)

**REIMBURSEMENT AGREEMENT BETWEEN
CITY OF PITTSBURG
And
Albert D. Seenoo Construction Company, Inc.
for Construction of Traffic Signal**

This Reimbursement Agreement ("*Agreement*") is entered into on May 17, 2022 ("*Effective Date*") by and between the City of Pittsburg, a California municipal corporation ("*City*") and Albert D. Seenoo Construction Company, Inc., a California Corporation ("*Developer*"). The City and Developer are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, Developer has proposed and received approval to construct a commercial building that will serve as the anchor tenant for an approximately 3.69-acre commercial development at the southeast corner of San Marco Blvd. and West Leland Road ("*Development*"); adjacent to Giacomelli Park ("*Park*"); and

WHEREAS, vehicular access to the Park and the Development, particularly from vehicles traveling westbound on West Leland Road, would be enhanced by providing a fully-controlled, signalized intersection ("*Project*") at West Leland Road and Valente Drive. The fully controlled, signalized intersection would provide for safer ingress and egress from the Park and the commercial center, and would serve to increase pedestrian traffic and pedestrian safety to the Park and the center by making it more accessible; and

WHEREAS, the Developer provided City with an estimate for costs to construct the Project of \$850,000, and the Developer has agreed to cover Project costs exceeding \$850,000 as well as design and installation; and

WHEREAS, the City is willing to enter into an agreement with Developer to reimburse Developer for costs associated with the design and installation of Project, in an amount not to exceed \$850,000.

NOW, THEREFORE, in consideration of the mutual promises below, City and Developer agree as follows:

Section 1. Incorporation of Recitals

The above Recitals are incorporated herein as if fully set forth in the body of this Agreement.

Section 2. Term of the Agreement

The term of this Agreement shall begin on the Effective Date and expire on May 17, 2023 ("Term"). Upon submittal, by Developer to City, of a fully executed lease for a tenant approved by City in its reasonable discretion and issuance of construction permits for the Project and Development, the Term of this Agreement shall be extended to May 17, 2025.

Section 3. Construction of Project

3.1 Compliance with City Standards and Approved Plans

Developer shall construct all portions of the Project in accordance with: (a) the City's standard engineering specifications, as applicable; (b) the City's standard details, as applicable; and (c) any additional requirements specified by the City Engineer's sole discretion. Developer shall not have to pay City Plan Check fees; Permit Fees and will not have to post performance security for this Project.

3.2 Off-Site Completion Date

Developer shall complete the Project no later than May 17, 2025.

3.3. Acceptance and Conveyance

Once Developer has completed construction of the Project and Project is accepted and deemed satisfactory by the City, the Project shall become the property of the City.

Section 4. Reimbursement

4.1 Developer's Eligibility for Reimbursement

Developer shall be eligible for reimbursement up to \$850,000 for design and construction of Project under this Agreement. Developer requests reimbursement for the design construction work through cash payments. City shall not be required to provide reimbursement until the Project is accepted as complete.

4.2 Developer's Submittal of Documentation for Reimbursement

Developer shall receive reimbursement for all actual design and construction costs to construct Project. To secure reimbursement, Developer shall provide a summary tabulation of all contractor invoices and Developer payments so that the City can determine the actual construction costs for the Project.

Section 5. Indemnification

Developer shall indemnify, defend and hold harmless City and its elected representatives, officers, employees, agents and volunteers, from and against any and all third-party claims, demands, actions, losses, liabilities, damages and costs, including payment of reasonable attorney's fees, arising out of or resulting from the Development, or construction or installation of the Project, or other duties required by this Agreement, caused in whole or in part by any negligent or intentional act or omission of Developer, its officers, directors, agents, employees, subcontractors, volunteers or anyone directly or indirectly acting on behalf of Developer, regardless of whether caused in whole or in part by an indemnified party, except to the extent such liability is caused by the sole or gross negligence of the City.

Section 6. Binding on Successors and Assigns

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties, in the same manner as if such parties had been expressly named herein.

Section 7. Attorney's Fees

If any suit, actions or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

Section 8. Authority to Enter into Agreement

City and Developer certify that each is legally empowered to enter into this Agreement.

Section 9. Notices

Any notice to either party shall be in writing and given by delivering the same to such party in person or by sending the same by registered mail, return receipt requested, with postage prepaid, to the following addresses:

If to City: City of Pittsburg
 65 Civic Avenue
 Pittsburg, CA 94565
 Attn: City Manager

If to Developer: Albert D. Seeno Construction Company, Inc.

4021 Port Chicago Highway
Concord, CA 94520
Attn: Albert Seeno III – CEO

Either party may change its mailing address at any time by giving 10 days advanced written notice to the other party.

Section 10. Construction of Agreement

The parties have had an equal opportunity to review and revise this Agreement. Therefore, the usual construction as to the party drafting the Agreement shall not apply.

Section 11. No Waiver.

Failure by a party to insist upon strict performance of any of the provisions of this Agreement by the other party, or the failure of a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such rights.

Section 12. Relationship of the Parties.

The parties entering into this Agreement do not intend to create any agency, partnership, joint venture, trust, or other relationship with duties or incidents different from those of parties to an arm's-length contract.

Section 13. Governing Law.

This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any actions brought to enforce any provisions of this Agreement shall be brought in Contra Costa County.

Section 14. Recordation of Agreement.

This Agreement shall be recorded with the Contra Costa County Recorder.

Section 15. Severability

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

Section 16. Entire Agreement

This Agreement constitutes the entire understanding of the parties regarding the subject matter. The Agreement may be amended only by writing executed by both parties.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

CITY OF PITTSBURG

By: _____
Garrett Evans, City Manager

ATTEST

By: _____
Alice Evenson, City Clerk

APPROVED AS TO FORM:

By: _____
Donna Mooney, City Attorney

Albert D. Seenno Construction Company, Inc.

By: _____

Its: _____





**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor/Chair and Council/Governing Board Members

FROM: Garrett Evans, Executive Director/City Manager

SUBJECT: Adoption of a City of Pittsburg Resolution Adopting Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIID, Section 6, Subdivision (a) of the California Constitution

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

In 2018, the City Council adopted a multi-year water rate increase through 2021. Since that time, the City's costs for raw water, energy, and other related costs have risen. In addition, the City has prioritized approximately \$76.5 million in capital improvements to the Water Treatment Plant and system infrastructure needed to maintain or improve water quality and reliability of the supply to customers. For these reasons, staff recommends a schedule of cost increases for residential and commercial water customers of 5.0% per year over the next five fiscal years. Rates for the Senior customer class are increased at 2 percent per year.

FISCAL IMPACT

Proposed increases for adoption by the City Council will help meet the financial requirements of the Water Fund for annual operations and maintenance. Water rate increases of 5% per year for the next five years are projected to raise approximately \$19.6 million cumulative additional revenue for the Water Fund during that time period. A forecast for water revenues and expenses is attached to the report as part of the Municipal Financial Services Water Rate Study.

RECOMMENDATION

That City Council adopt the Resolution adopting guidelines for the Submission and Tabulation of Protests, and by minute order authorize the publication of the Proposition 218 Notice of the protest hearing scheduled for July 18, 2022.

BACKGROUND

In 2018, the City Council adopted rates for calendar years 2018 through 2022 in accordance with provisions of Proposition 218. The last rate increase took effect on January 1, 2021.

Staff evaluated increases in operational costs for the City's Water utility and proposes an average increase to monthly water service charges and water quantity rates of 5.0% per year for Fiscal Years 2023, 2024, 2025, 2026, and 2027.

Following City Council approval of the resolution establishing the protest procedures for the Proposition 218 process, a Proposition 218 Notice letter will be sent in the second half of May 2022. This Notice will be sent as a special mailing to both property owners and rate payers.

SUBCOMMITTEE FINDINGS

A discussion of the underlying capital needs and assumptions behind the rate study has been presented to the Finance Subcommittee on January 21, 2022 and February 4, 2022. Additionally, a discussion was presented to the City Council on March 7, 2022.

Finance Subcommittee supported staff's recommendation to increase the water rates as presented in this report and attached supporting documentation.

STAFF ANALYSIS

In 2021, City engaged the services of an outside consultant (Municipal Financial Services) to prepare a Water Utility Rate Study ("Rate Study") and make recommendations about future water rates for residents and commercial businesses in the City. Based upon the findings of the study, including increasing raw water costs, increasing operational costs, and current infrastructure needs, staff recommends the City increase water rates to cover increased operational costs and for repair and replacement of operational assets.

The Rate Study evaluates the increases in rates needed to provide for increasing operational costs and approximately \$76.5 million in needed capital improvements over the next five years. The City plans to issue water revenue bonds for approximately \$45.8 million of those capital improvements and water rates will be supporting the annual debt service on those bonds. In addition to the bonds, the City expects to utilize pay-as-you go cash funding to cover the other \$30.7 million over the next 6 years (approximately \$5 million per year).

Pursuant to the provisions of Proposition 218 and Proposition 218 Omnibus Implementation Act of 1997, the City is required to provide notice and an opportunity to file written protests to ratepayers and/or property owners in order to approve increased water rates.

City staff plan to prepare and distribute a Notice of Public Hearing ("Notice") for the water rate increases following City Council approval of this resolution adopting guidelines for the protest process. Since the City is increasing existing water rates, the City can either send the Notice to property owners only or to rate payers and property owners both. In order to retain the right to collect delinquent water bills by placing a lien on the property tax roll, the City must send the notice to property owners. Staff recommends (and the proposed guidelines require) notice to both groups.

Staff anticipate mailing the Notice before June 3, 2022, which is at least 45 days prior to the anticipated July 18, 2022, public hearing. A draft of that notice is attached to this staff report.

At the July 18th public hearing, the City Clerk will tabulate the number of protests and determine whether that amount is equivalent to the majority of affected parcels. If the majority of affected parcels protest the water rate increase, the rate increase will fail. However, if the City does not receive a majority protest, the City anticipates approving the proposed rate increases over the next five fiscal years – beginning with 5% on August 1, 2022, followed by additional rate increases of 5% on January 1st of 2024, 2025, 2026, and 2027. These increases will apply to the water quantity rates, as well as the monthly meter service charges.

As detailed in the Rate Study, through fiscal year 2026-27, the Water Fund will require cumulative revenues of approximately \$206.6 million in order to meet the projected operating expenses of the Water Fund and capital improvement project needs. The proposed rate increase schedule is expected to provide approximately \$19.6 million in cumulative additional revenues. Total Water Fund expenses are projected to be approximately \$212 million over that same period. Accordingly, the Water Fund will draw down cash reserves by approximately \$5.7 million over the next 5 fiscal years to cover needed capital and operational costs.

ATTACHMENTS: City of Pittsburg Resolution
 Draft Proposition 218 Notice
 Draft Rate Study

Report Prepared By: Paul L. Rodrigues, Finance Director

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution Adopting Guidelines for the)
Submission and Tabulation of Protests in)
Connection with Rate Hearings Conducted)
Pursuant to Article XIID, Section 6,)
Subdivision (a) of the California Constitution)

RESOLUTION NO. 22-

WHEREAS, Article XIID, Section 6 of the California Constitution requires the City of Pittsburg to consider written protests prior to adopting or increasing certain property-related fees; and

WHEREAS, this constitutional provision does not offer specific guidance as to who is allowed to submit protests, how written protests are to be submitted, or how the City is to tabulate the protests.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Pittsburg that, when notice of a public hearing regarding adoption or increase of property-related fees has been given by the City pursuant to Article XIID, Section 6, subdivision (a) of the California Constitution, as follows:

Section 1. Definitions. Unless the context plainly indicates another meaning was intended, the following definitions shall apply in construction of these guidelines.

- A. "Parcel" means a County Assessor's parcel the owner or occupant of which is subject to the proposed charge that is the subject of the hearing.
- B. "Record owner" or "parcel owner" means the person or persons whose name or names appear on the County Assessor's latest equalized assessment roll as either the owner or tenant of a parcel.
- C. A "fee protest proceeding" is not an election, but the City Clerk will maintain the confidentiality of protests as provided below and will maintain the security and integrity of protests at all times.

Section 2. Notice. The City shall provide notice of the proposed charges and the public hearing via U.S. mail to all rate payers and record owners of property served by the City at least 45 days prior to the public hearing.

Section 3. Protest Submittal.

- A. Any record owner who is subject to the fee that is the subject of the public hearing, or any other person legally obliged to pay the fee, may submit a written protest, by:
 - 1. Delivery to the City Clerk, 65 Civic Avenue, Pittsburg, CA 94565;

2. Mail to the City Clerk, 65 Civic Avenue, Pittsburg, CA 94565 during published business hours;
 3. Personally submitting the protest at the public hearing.
- B. Protests must be received prior to the end of the public hearing, including those mailed to the City. No postmarks will be accepted; therefore, any protest not actually received by the close of the hearing, whether or not mailed prior to the hearing, shall not be counted.
- C. Emailed, faxed and photocopied protests shall not be counted.
- D. Although oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest, the City welcomes input from the community during the public hearing on the proposed charges.

Section 4. Protest Requirements.

A. A written protest must include:

1. A statement that it is a protest against the proposed charge that is the subject of the hearing.
2. Name of the record owner or other person legally obligated for the proposed charge who is submitting the protest;
3. Identity, by street address or utility account number, of the parcel with respect to which the protest is made;
4. Original signature and legibly printed name of the person who is submitting the protest.

B. Protests shall not be counted if any of the required elements (1 thru 4) outlined in the preceding subsection "A." are omitted.

Section 5. Protest Withdrawal. Any person who submits a protest may withdraw it by submitting to the City Clerk a written request that the protest be withdrawn. The withdrawal of a protest shall contain sufficient information to identify the affected parcel and the name of the person who submitted both the protest and the request that it be withdrawn.

Section 6. Multiple Record Owners.

A. Each record owner of a parcel served by the City may submit a protest. This includes instances where:

1. A parcel is owned by more than a single record owner or more than one name appears on the property tax roll, or
 2. Multiple parcels are served via a single utility account, as master-metered multiple family residential units.
- B. Only one protest will be counted per parcel as provided by Government Code Section 53755(b).

Section 7. Transparency, Confidentiality, and Disclosure.

- A. To ensure transparency and accountability in the fee protest tabulation while protecting the privacy rights of record owners, protests will be maintained in confidence until tabulation begins following the public hearing.
- B. Once a protest is opened during the tabulation, it becomes a disclosable public record, as required by state law.

Section 8. City Clerk. The City Clerk shall not accept as valid any protest if he or she determines that any of the following is true:

- A. The protest does not state its opposition to the proposed charges.
- B. The protest does not name the record owner of the parcel identified in the protest as of the date of the public hearing or another person legally obligated to pay the proposed charge.
- C. The protest does not identify a parcel served by the City that is subject to the proposed charge.
- D. The protest does not bear an original signature of the named record owner with respect to the parcel identified on the protest or another person legally obligated to pay the proposed charge. Whether a signature is valid shall be entrusted to the reasonable judgment of the City Clerk, who may consult signatures on file with the County Elections Official.
- E. The protest was altered in a way that raises a fair question as to whether the protest actually expresses the intent of a record owner or other person to protest the charges.
- F. The protest was not received by the City Clerk before the close of the public hearing on the proposed charges.
- G. A request to withdraw the protest was received prior to the close of the public hearing on the proposed charges.

Section 9. City Clerk's Decisions Final. The City Clerk's decision that a protest is not valid shall constitute a final action of the City and shall not be subject to any internal appeal.

Section 10. Majority Protest.

- A. A majority protest exists if written protests are timely submitted and not withdrawn by the record owners of a majority (50% plus one) of the parcels subject to the proposed charge.
- B. While the City may inform the public of the number of parcels served by the City when a notice of proposed rates is mailed, the number of parcels with active customer accounts served by the City on the date of the hearing shall control in determining whether a majority protest exists.

Section 11. Tabulation of Protests. At the conclusion of the public hearing, the City Clerk shall tabulate all protests received, including those received during the public hearing, and shall report the results of the tabulation to the City Council. If the total number of protests received is insufficient to constitute a majority protest, the City Clerk may determine the absence of a majority protest without validating the protests received, but may instead deem them all valid without further examination. Further, if the number of protests received is obviously substantially fewer than the number required to constitute a majority protest, the City Clerk may determine the absence of a majority protest without opening the envelopes in which protests are returned.

Section 12. Report of Tabulation. If at the conclusion of the public hearing, additional time is needed to tabulate the protests, the City Council may adjourn the meeting to allow the tabulation to be completed on another day or days. If so, the City Council shall declare the time and place at which the meeting shall be resumed for completion of tabulation, which shall be conducted in a place where interested members of the public may observe the tabulation.

Section 13. This resolution will become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 16th day of May 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk



CITY OF PITTSBURG

Notice of Public Hearing on Proposed Water Rate Increases

Monday, July 18, 2022, at 7:00 p.m.

Council Chambers – 65 Civic Avenue, Pittsburg, CA 94565

La Ciudad de Pittsburg le desea notificar de una Audiencia Pública del Consejo Municipal en Julio 18, 2022 a las 7:00 pm en la Sala Principal del Consejo Municipal para discutir un aumento en las tarifas del agua. Una versión en el idioma inglés de este aviso está disponible en el sitio web de la Ciudad de Pittsburg en www.ci.pittsburg.ca.us. Si Usted desea protestar, por favor llene la forma que se encuentra al final de este anuncio y mándelo por correo al 65 Civic Avenue, Pittsburg, CA 94565 durante horas publicadas o someta su protesta personalmente en la Audiencia Pública Julio 18, 2022.

Public Hearing

The City of Pittsburg wishes to notify you of a Public Hearing of the City Council on July 18, 2022, at 7:00 p.m. at the City Hall Council Chambers to discuss Water rate increases for fiscal years (FY) 2022/23 through 2026/27. The City will accept public comments at the Public Hearing. The City Council may increase water rates at the end of the hearing. The meeting room is accessible to the disabled. Persons with hearing or vision disabilities may ask before the meeting for assistance in participating in the meeting.

Protests

Any water customer or owner of a property served by the City water utility may submit a written protest to the City by:

- Hand delivering it during business hours or mailing it to the City Clerk, 65 Civic Avenue, Pittsburg, CA 94565; or
- Personally submitting the protest at the Public Hearing.

Protests must be received by the end of the public hearing, including those mailed to the City. Protests not actually received by the end of the hearing (whether or not mailed before the hearing) will not be counted. Only one protest will be counted per parcel even if both an owner and a tenant protest, for example. Protests will not be counted if they are emailed or faxed to the City and they must have an original signature on them.

Although oral comments at the public hearing will not count as a protest unless a written protest is also submitted, the City Council welcomes input from the community on the proposed water rates. A written protest must include the following, and will not be counted if any of these required elements is omitted: a statement protesting the proposed water rate increase; name of the water customer or property owner who is submitting the protest; identity, by street address or Assessor's Parcel Number, of the parcel for which the protest is submitted; original signature and legibly printed name of the customer or property owner who is submitting the protest.

Additionally, there is a 120-day deadline for a law suit challenging the water rate increases under Government Code section 53759(d).

Need for Rate Increases

The proposed increases are needed to maintain the water utility's finances and physical assets, and to address new Federal and State requirements for water service, as well as increasing costs of water service. Water rates must cover the cost to operate and maintain expenses (including labor, utilities, and supplies), capital expenditures for pipes, tanks and other water system assets, and adequate reserves. This rate increase is necessary due to rising costs of raw water and water treatment as well as maintaining water tanks and pipes and by new Federal and State requirements. The City is committed to improving and maintaining our aging water assets while providing excellent services. City staff recommends annual rate increases to make that possible.



Water Rates - Proposed Rate Structure (Tables 1 and 2): The water rates have three parts: 1) a monthly service charge which varies by water meter size; 2) a rate for metered water use, and 3) fee per connection for water lines to serve fire sprinklers. Use rates are higher for customers in higher elevations the city because of electricity costs to pump water up to those properties. Most single-family customers have a 5/8- or 3/4-inch meter. Charges for water use have two or three prices. The first rate applies to use of 12 hundred cubic feet (HCF) of water or less per month for customers in single-family properties; the second rate applies for water used above that amount in a month. A uniform rate applies to all other customers except seniors. Use rates for seniors are have three tiers and are lower than other resident rates. All proposed rates ,including single-family, non-single-family and senior rates, appear in Tables 1 and 2. The proposed rates will increase rates each year for four years.

If approved, the new rates will go into effect on August 1, 2022.

For further information, please contact Paul Rodrigues, Finance Director at prodriques@pittsburgca.gov or at (925) 252-4848.



YOU MAY USE THIS FORM TO PROTEST THE PROPOSED WATER RATE INCREASES

I, _____ protest the proposed water rate increases.
(print first and last name)

Property Address or Assessor's Parcel Number _____

Signature _____

If you wish to use this form as your protest, please fill out and hand deliver or mail in a stamped envelope to:

City of Pittsburg, City Clerk
Water Rate Protest
65 Civic Avenue, Pittsburg, CA 94565



Table 1: Current And Recommended Water Quantity Rates

Quantity Rates, \$/HCF	effective date >	Current	Recommended				
		FY22	FY23	FY24	FY25	FY26	FY27
		1/1/2021	8/1/2022	1/1/2024	1/1/2025	1/1/2026	1/1/2027
Non-residential							
Zones 1 and 2		\$5.35	\$5.62	\$5.90	\$6.19	\$6.50	\$6.83
Zone 3		\$5.49	\$5.76	\$6.05	\$6.36	\$6.67	\$7.01
Zone 4		\$5.57	\$5.85	\$6.14	\$6.45	\$6.77	\$7.11
Zones 5/6		\$5.71	\$6.00	\$6.30	\$6.61	\$6.94	\$7.29
Single Family							
Tier 1		0 - 13 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF
Zones 1 and 2		\$4.46	\$4.68	\$4.92	\$5.16	\$5.42	\$5.69
Zone 3		\$4.60	\$4.83	\$5.07	\$5.33	\$5.59	\$5.87
Zone 4		\$4.68	\$4.91	\$5.16	\$5.42	\$5.69	\$5.97
Zones 5/6		\$4.82	\$5.06	\$5.31	\$5.58	\$5.86	\$6.15
Tier 2		> 13 HCF	> 12 HCF	> 12 HCF	> 12 HCF	> 12 HCF	> 12 HCF
Zones 1 and 2		\$6.15	\$6.46	\$6.78	\$7.12	\$7.48	\$7.85
Zone 3		\$6.29	\$6.60	\$6.93	\$7.28	\$7.65	\$8.03
Zone 4		\$6.37	\$6.69	\$7.02	\$7.37	\$7.74	\$8.13
Zones 5/6		\$6.51	\$6.84	\$7.18	\$7.54	\$7.91	\$8.31
Senior							
Tier 1		0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF
Zones 1 and 2		\$1.40	\$1.43	\$1.46	\$1.49	\$1.52	\$1.55
Zone 3		\$1.46	\$1.49	\$1.52	\$1.55	\$1.58	\$1.61
Zone 4		\$1.48	\$1.51	\$1.54	\$1.57	\$1.60	\$1.63
Zones 5/6		\$1.50	\$1.53	\$1.56	\$1.59	\$1.62	\$1.66
Tier 2		5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF
Zones 1 and 2		\$3.56	\$3.63	\$3.70	\$3.78	\$3.85	\$3.93
Zone 3		\$3.62	\$3.69	\$3.77	\$3.84	\$3.92	\$4.00
Zone 4		\$3.64	\$3.71	\$3.79	\$3.86	\$3.94	\$4.02
Zones 5/6		\$3.66	\$3.73	\$3.81	\$3.88	\$3.96	\$4.04
Tier 3		> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF
Zones 1 and 2		\$5.27	\$5.38	\$5.48	\$5.59	\$5.70	\$5.82
Zone 3		\$5.33	\$5.44	\$5.55	\$5.66	\$5.77	\$5.88
Zone 4		\$5.35	\$5.46	\$5.57	\$5.68	\$5.79	\$5.91
Zones 5/6		\$5.37	\$5.48	\$5.59	\$5.70	\$5.81	\$5.93

**HCF = Hundred cubic feet, approximately 748 gallons*



Table 2: Current And Recommended Meter Service and Fire Line Service Rates

	effective date >	Current	Recommended				
		FY22	FY23	FY24	FY25	FY26	FY27
Rates		1/1/2021	8/1/2022	1/1/2024	1/1/2025	1/1/2026	1/1/2027
Meter Service, \$/meter-month							
¾ x ¾-inch or ¾-inch, Senior		\$24.29	\$24.78	\$25.27	\$25.78	\$26.29	\$26.82
¾ x ¾-inch or ¾-inch		\$29.60	\$31.10	\$32.65	\$34.30	\$36.00	\$37.80
1-inch		\$64.00	\$67.20	\$70.60	\$74.10	\$77.80	\$81.70
1½-inch		\$122.00	\$128.00	\$134.00	\$141.00	\$148.00	\$155.00
2-inch		\$191.00	\$201.00	\$211.00	\$222.00	\$233.00	\$245.00
3-inch		\$380.00	\$399.00	\$419.00	\$440.00	\$462.00	\$485.00
4-inch		\$580.00	\$609.00	\$639.00	\$671.00	\$705.00	\$740.00
6-inch		\$1,160.00	\$1,220.00	\$1,280.00	\$1,340.00	\$1,410.00	\$1,480.00
8-inch		\$2,090.00	\$2,190.00	\$2,300.00	\$2,420.00	\$2,540.00	\$2,670.00
10-inch		\$3,360.00	\$3,530.00	\$3,710.00	\$3,900.00	\$4,100.00	\$4,310.00
Fire Line Service, \$/connection-month							
Commercial							
2-inch or smaller		\$24.95	\$24.95	\$24.95	\$24.95	\$24.95	\$24.95
3-inch		\$48.29	\$48.29	\$48.29	\$48.29	\$48.29	\$48.29
4-inch		\$79.00	\$83.00	\$87.20	\$91.60	\$96.20	\$101.00
6-inch		\$230.00	\$242.00	\$254.00	\$267.00	\$280.00	\$294.00
8-inch		\$490.00	\$515.00	\$541.00	\$568.00	\$596.00	\$626.00
10-inch		\$882.00	\$926.00	\$972.00	\$1,021.00	\$1,072.00	\$1,126.00
Residential w/1-inch Fire Service		\$29.60	\$31.10	\$32.65	\$34.30	\$36.00	\$37.80



DRAFT
Water Rates Study

Prepared for
City of Pittsburg, California
May 10, 2022

MUNICIPAL FINANCIAL SERVICES

2960 Valley Basin Avenue, Henderson, Nevada 89052-3814

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List of Abbreviations

AF	acre feet (equal to 325,851 gallons)
PMC	Pittsburg Municipal Code
AWWA	American Water Works Association
CAFR	Comprehensive Annual Financial Report
CCI	Construction Cost Index
CCWD	Contra Costa Water District
CIP	Capital Improvement Program
City	City of Pittsburg
DSC	debt service coverage
DWR	Department of Water Resources
FY	Fiscal year (July 1 to June 30)
ENR	Engineering News Record
FY22	July 1, 2021 to June 30, 2022
gpd	gallons per day
HCF	Hundred Cubic Feet (~ 748.052 gallons)
mgd	million gallons per day
O&M	Operation and maintenance
R/R	Repair and replacement
SWRCB	State Water Resources Control Board
ULL	Urban Limit Line

Executive Summary

The City of Pittsburgh, in conjunction with Municipal Financial Services, has analyzed the adequacy of revenues from rates to meet projected expenditures of the water enterprise fund to determine whether revenues will be adequate to cover operating and maintenance costs as well as needed capital costs while meeting reserve policy and debt management policy. Water rates and charges were developed for the five-year period Fiscal Year 2022–23 (FY23) through FY27.

Water Fund 501 Revenues, Expenditures and Cash Balances

Water rates were developed to generate sufficient revenues to cover operating and maintenance expenditures, fund capital expenditures, satisfy debt service coverage requirements and meet target reserve levels. A summary of the projected expenditures, revenues, beginning (FY23) and ending (FY27) fund balances, and the FY27 target reserve amount are shown in the table below.

Beginning Cash Balance, July 1, 2022 (FY23)	\$17,420,000	
Revenues		
Water Service Charges	\$156,480,000	75.7%
Other Fees & Revenue Adjustments	550,000	0.3%
Transfer in from Bond Proceeds	45,800,000	22.2%
Transfer in from General Fund	350,000	0.2%
Transfer in from Sewer Fund	3,750,000	1.8%
Uncollectible Water A/R + Bad Debt Recovery	(1,500,000)	-0.7%
Investment Earnings - LAIF & Other	1,150,000	0.6%
Total Revenues	\$206,580,000	100.0%
Expenditures		
Finance/Utility Billing/City Clerk	\$10,030,000	4.7%
Water Lines	22,680,000	10.7%
Water Purification	89,290,000	42.0%
Debt Service	24,960,000	11.8%
CIP - Annual R&R	17,500,000	8.2%
CIP - WTP Project	45,800,000	21.6%
Transfers Out to GF Eng & OPEB	2,100,000	1.0%
Transfers Out to Sewer Fund	0	0.0%
Total Expenditures	\$212,360,000	100.0%
Net Revenues	(5,780,000)	
Ending Cash Balance, June 30, 2027 (FY27)	\$11,640,000	
Ending Cash Balance Reserve Target	\$10,650,000	

The approximate amount of revenues required from water rates for the period, FY23 through FY27, is \$156,000,000.

Projected operations and transfers funding requirements are approximately \$124,100,000 (58 percent of expenditures).

Projected capital expenditure funding requirements are approximately \$63,300,000 (30 percent of expenditures).

Projected debt service funding (principal and interest payments) requirements are approximately \$24,960,000 (12 percent of expenditures).

Debt service coverage requirements are met in all years.

Recommended Water Rates

In 2018, cost-of-service rates were developed using a rate structure that is consistent with the requirements of Proposition 218¹ as codified in the State of California Constitution, Articles XIII C and XIII D, which require that each customer class pay its proportionate share of the required revenue in proportion to their beneficial use of the water system. The City adjusted the cost-of-service rates so that changes in the rates were phased-in. Recommended rates for FY23 – FY27 are based on “across-the-board” increases to the FY21 rates adopted in 2018 and the break between Tier 1 and Tier 2 Single Family water use is lowered from 13 HCF to 12 HCF.

FY22 (current) and recommended Water Quantity rates for FY23 – FY27 are listed in the table below. Rates for all services (except Senior customer classes) are increased at approximately 5 percent per year. Rates for the Senior customer class are increased at approximately 2 percent per year.

Table ES-1. Current and Recommended Water Quantity Rates

Quantity Rates, \$/HCF	effective date >	Current	Recommended				
		FY22 1/1/2021	FY23 8/1/2022	FY24 1/1/2024	FY25 1/1/2025	FY26 1/1/2026	FY27 1/1/2027
Non-residential							
Zones 1 and 2		\$5.35	\$5.62	\$5.90	\$6.19	\$6.50	\$6.83
Zone 3		\$5.49	\$5.76	\$6.05	\$6.36	\$6.67	\$7.01
Zone 4		\$5.57	\$5.85	\$6.14	\$6.45	\$6.77	\$7.11
Zones 5/6		\$5.71	\$6.00	\$6.30	\$6.61	\$6.94	\$7.29
Single Family							
Tier 1		0 - 13 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF
Zones 1 and 2		\$4.46	\$4.68	\$4.92	\$5.16	\$5.42	\$5.69
Zone 3		\$4.60	\$4.83	\$5.07	\$5.33	\$5.59	\$5.87
Zone 4		\$4.68	\$4.91	\$5.16	\$5.42	\$5.69	\$5.97
Zones 5/6		\$4.82	\$5.06	\$5.31	\$5.58	\$5.86	\$6.15
Tier 2		> 13 HCF	> 12 HCF	> 12 HCF	> 12 HCF	> 12 HCF	> 12 HCF
Zones 1 and 2		\$6.15	\$6.46	\$6.78	\$7.12	\$7.48	\$7.85
Zone 3		\$6.29	\$6.60	\$6.93	\$7.28	\$7.65	\$8.03
Zone 4		\$6.37	\$6.69	\$7.02	\$7.37	\$7.74	\$8.13
Zones 5/6		\$6.51	\$6.84	\$7.18	\$7.54	\$7.91	\$8.31
Senior							
Tier 1		0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF
Zones 1 and 2		\$1.40	\$1.43	\$1.46	\$1.49	\$1.52	\$1.55
Zone 3		\$1.46	\$1.49	\$1.52	\$1.55	\$1.58	\$1.61
Zone 4		\$1.48	\$1.51	\$1.54	\$1.57	\$1.60	\$1.63
Zones 5/6		\$1.50	\$1.53	\$1.56	\$1.59	\$1.62	\$1.66
Tier 2		5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF
Zones 1 and 2		\$3.56	\$3.63	\$3.70	\$3.78	\$3.85	\$3.93
Zone 3		\$3.62	\$3.69	\$3.77	\$3.84	\$3.92	\$4.00
Zone 4		\$3.64	\$3.71	\$3.79	\$3.86	\$3.94	\$4.02
Zones 5/6		\$3.66	\$3.73	\$3.81	\$3.88	\$3.96	\$4.04
Tier 3		> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF
Zones 1 and 2		\$5.27	\$5.38	\$5.48	\$5.59	\$5.70	\$5.82
Zone 3		\$5.33	\$5.44	\$5.55	\$5.66	\$5.77	\$5.88
Zone 4		\$5.35	\$5.46	\$5.57	\$5.68	\$5.79	\$5.91
Zones 5/6		\$5.37	\$5.48	\$5.59	\$5.70	\$5.81	\$5.93

¹ Article XIII C and Article XIII D were added to the California Constitution in 1996 by Proposition 218, the Right to Vote on Taxes Act. Article XIII D, Section 6(b) lists the five substantive requirements for "property related fees and charges."

For Meter Service cost-of-service rates adopted in 2018, costs associated with meter size are allocated based on the California Public Utilities Commission Water Division, "Rate Design for Water and Sewer System Utilities Including Master Metered Facilities", July 2006 (Standard Practice U-7-W).

For Fire Line Service cost-of-service rates adopted in 2018, costs are allocated based on demand factors based on the nominal connection size as explained in the American Water Works Association (AWWA) *Manual of Water Supply Practices M1 Principles of Water Rates, Fees and Charges*. Residential customers with water meters increased to 1-inch to accommodate a combined domestic-fire sprinkler system are charged the ¾-inch meter charge.

The City adjusted the 2018 cost-of-service rates so that changes in the rates were phased-in. The phased-in cost-of-service rates for 2-inch and smaller and 3-inch Fire Line Services are maintained for FY23 – FY27. Other recommended rates are based on “across-the-board” increases” to the FY21 rates adopted in 2018.

FY22 (current) and recommended Meter Service and Fire Line Service rates for FY23 – FY27 are listed in the table below. Rates for all services (except Senior customer classes and the two categories of Fire Line Services) are increased at approximately 5 percent per year. Rates for the Senior customer class are increased at 2 percent per year.

Table ES-2. Current and Recommended Meter Service and Fire Line Service Rates

Rates	effective date >	Current	Recommended				
		FY22 1/1/2021	FY23 8/1/2022	FY24 1/1/2024	FY25 1/1/2025	FY26 1/1/2026	FY27 1/1/2027
Meter Service, \$/meter-month							
¾ x ¾-inch or ¾-inch, Senior		\$24.29	\$24.78	\$25.27	\$25.78	\$26.29	\$26.82
¾ x ¾-inch or ¾-inch		\$29.60	\$31.10	\$32.65	\$34.30	\$36.00	\$37.80
1-inch		\$64.00	\$67.20	\$70.60	\$74.10	\$77.80	\$81.70
1½-inch		\$122.00	\$128.00	\$134.00	\$141.00	\$148.00	\$155.00
2-inch		\$191.00	\$201.00	\$211.00	\$222.00	\$233.00	\$245.00
3-inch		\$380.00	\$399.00	\$419.00	\$440.00	\$462.00	\$485.00
4-inch		\$580.00	\$609.00	\$639.00	\$671.00	\$705.00	\$740.00
6-inch		\$1,160.00	\$1,220.00	\$1,280.00	\$1,340.00	\$1,410.00	\$1,480.00
8-inch		\$2,090.00	\$2,190.00	\$2,300.00	\$2,420.00	\$2,540.00	\$2,670.00
10-inch		\$3,360.00	\$3,530.00	\$3,710.00	\$3,900.00	\$4,100.00	\$4,310.00
Fire Line Service, \$/connection-month							
Commercial							
2-inch or smaller		\$24.95	\$24.95	\$24.95	\$24.95	\$24.95	\$24.95
3-inch		\$48.29	\$48.29	\$48.29	\$48.29	\$48.29	\$48.29
4-inch		\$79.00	\$83.00	\$87.20	\$91.60	\$96.20	\$101.00
6-inch		\$230.00	\$242.00	\$254.00	\$267.00	\$280.00	\$294.00
8-inch		\$490.00	\$515.00	\$541.00	\$568.00	\$596.00	\$626.00
10-inch		\$882.00	\$926.00	\$972.00	\$1,021.00	\$1,072.00	\$1,126.00
Residential w/1-inch Fire Service		\$29.60	\$31.10	\$32.65	\$34.30	\$36.00	\$37.80

City of Pittsburg Resolution 17-13400 established new Municipal rates for the City of Pittsburg's water consumption and meter charges at 35% of the non-residential rates. The City intends to keep Municipal rates at 35% of the non-residential rates. Quantity and meter service rates for Municipal connections are not listed in the tables above but may be derived from the non-residential quantity rates and meter service rates shown in the tables.

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Section 1

Introduction

This section describes the organization of the report, rate-making objectives, the rate-setting process, and a general description of the water system.

1.1 Organization of the Report

This report is divided into six sections. This introduction provides an overview of the study objectives and an overview of the rate development process.

Section 2 discusses characteristics of customers and their use of the water system. The number and type of connections to the system and water use projected for FY22 – FY27 is developed in this section.

Section 3 describes the evaluation of revenue required from rates.

Section 4 describes the development of water rates.

Section 5 describes the impact of rates changes on customer bills.

Section 6 describes the limitations of the study document.

1.2 Rate-Making Objectives

There are numerous rate-making objectives that must be considered when developing rates and rate structures.

Revenue sufficiency. Generate sufficient revenue to fund operating costs, capital costs and bonded debt, and maintain adequate reserves.

Revenue stability. Recover revenue from fixed and variable charges that will cover fixed and variable costs.

Conservation signal. Reward customer for efficient water use and discourage its waste.

Administrative efficiency. Enable efficient implementation and ongoing administration, including monitoring and updating.

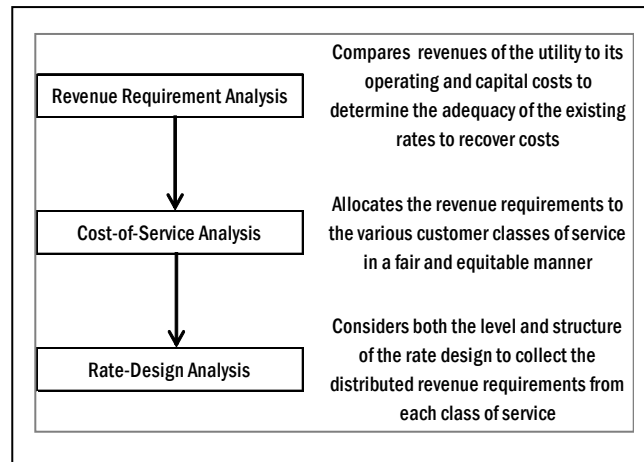
Affordability. Be as affordable as possible while maintaining the utilities sound financial position and credit rating.

Customer acceptance. Be as simple as possible to facilitate customer understanding and acceptance.

Fairness. Provide for each customer class to pay its proportionate share of the required revenue in compliance with legal rate-making requirements.

1.3 Overview of Utility Rate Setting Process

Rate studies classically have three categories of technical analysis – the development of revenue required from rates, the allocation of costs among functional cost categories (cost-of-service analysis) and the design of a rate structure. An overview of the rate-setting analytical steps is shown in Figure 1-1.



The revenue required from rates is net of non-rate revenues (for example interest earned on fund balances, loan disbursements and revenue from new connections to the water system) and other revenues not required from rates (such as revenue from meter turn on/off services). The allocation of costs are structured so that the revenue required from charges is distributed proportionally for every level of service in a manner that allows the development of unit costs. The rate structure uses the unit costs as a basis for aggregating costs into rates that are applicable to the various customer classes.

Figure 1-1. Overview of Rate Setting Analytical Steps

Information and data for the development of water rates and preparation of this report comes from several documents provided by the City. The list of documents, and the key information and data from each used in this study, are summarized below.

City of Pittsburg Fiscal Year 2021-22 Adopted Budget and Accounting Reports. This document shows the recommended FY 2021-22 Annual Budget. In addition to the published Budget, the City provided detailed expenditure and revenue data in separate expenditure and revenue reports from its accounting system. The water enterprise fund is funded primarily from user charges.

City of Pittsburg Municipal Code. Ordinances relating to the water enterprise are codified in various sections of Title 13, Division 1, of the Pittsburg Municipal Code listed below:

- 13.04 City Duties and Responsibilities
- 13.08 Water Service Connections
- 13.10 Collection of Contra Costa Water District's Facilities Reserve Charge
- 13.12 Water Rates
- 13.14 Regulations for the Control of Backflow and Cross Connections to the City's Water System
- 13.16 Consumer Deposits – Service Beyond the City
- 13.18 Water Conservation

City of Pittsburg Water System Master Plan. The City's 2015 Water System Master Plan (2015 WSMP) summarizes the existing distribution system infrastructure, and documents the City's acceptable design criteria and growth assumptions. The 2015 WSMP also documents the capacity evaluation of the existing system and identifies facility improvements needed to meet the water demand needs of existing users, as well as the needs of planned future developments. Finally, the 2015 WSMP includes a capital improvement program and a cost allocation analysis. It should be noted that the City is currently in the process of updating the 2015 WSMP.

Capital Improvement Program (CIP). The City provided a list of CIP projects planned for Fiscal Years 2021/22 through 2026/27.

Utility Billing System data. Monthly water use data for each of the City's metered accounts, for the period July 2020 through June 2021, were provided in an Excel file. Each account record had descriptive information of the account's customer class, meter size and elevation pressure zone.

Policy and Procedures. Policy and procedures relating to the water enterprise are codified in various sections of the Pittsburg Municipal Code and in policies adopted by the City. Policy and procedures relating to the water enterprise are listed below.

- Capital Assets Policy and Procedures
- Debt Management Policy (June 2012)
- Fiscal Sustainability and Reserve Funds (PMC Title 3, Chapter 3.26)

1.4 Water Enterprise Funds

The water enterprise fund accounts for activities that are financed and operated in a manner similar to private business enterprises. The City Council has determined that the costs of providing water services to the public be recovered primarily through user charges.

The Water Utility Fund accounts for the revenues and expenses associated with management, operation, and maintenance of water treatment and distribution system to water customers of the City of Pittsburg. It also accounts for the maintenance of water plant, distribution reservoirs, and water lines.

The city has 12 funds in the water enterprise. The purpose of each fund is summarized below.

Fund 500: Water Revenue Bond Proceeds

Fund 501: Water Operations

Funds 502, 503, 505, 506, 507 and 509 - 511 (eight funds): Water Facility Reserves for various asset groups

Revenue from water charges are accrued in Fund 501. This study models cash flow in Fund 501 only. Cash flow in funds for Water Facility Reserves ensure that Water Facility Reserve Charges are allocated to the appropriate asset group.

1.5 Pittsburg Water Utility

The City of Pittsburg provides potable water service to approximately 19,200 residential, commercial, industrial, and institutional accounts.

The City of Pittsburg is located on the eastern side of California's San Francisco Bay in Contra Costa County. It is bound on the north by the Suisun Bay, the City of Antioch on the east, and is surrounded by undeveloped hills to the south and the Concord Naval Weapons Station on the west. The area included in this study is outlined by the City of Pittsburg Urban Limit Line (ULL). The City currently provides domestic water service to the currently developed areas within the ULL and plans to provide service to the anticipated growth areas when they become developed. Water service to Bay Point, in the northwest, and other unincorporated areas is provided by California Cities Water Company, who also receive their water from the Contra Costa Water District.

The City's municipal water system consists of a water treatment facility, groundwater wells, storage reservoirs, pump stations, over 238 miles of domestic water transmission and distribution mains, in addition to fire hydrants, and pressure reducing valves.

The City's service area is currently divided into five existing pressure zones servicing elevations from sea level in Zone 1 to 510 feet in Zone 4 West and will eventually be expanded to twelve pressure zones to service anticipated future developments in the southeast and southwest hills. The existing pressure zones are interconnected and include 8 storage reservoirs and 7 booster stations. In addition, 5 major PRVs provide increased supply reliability for Zone 1.

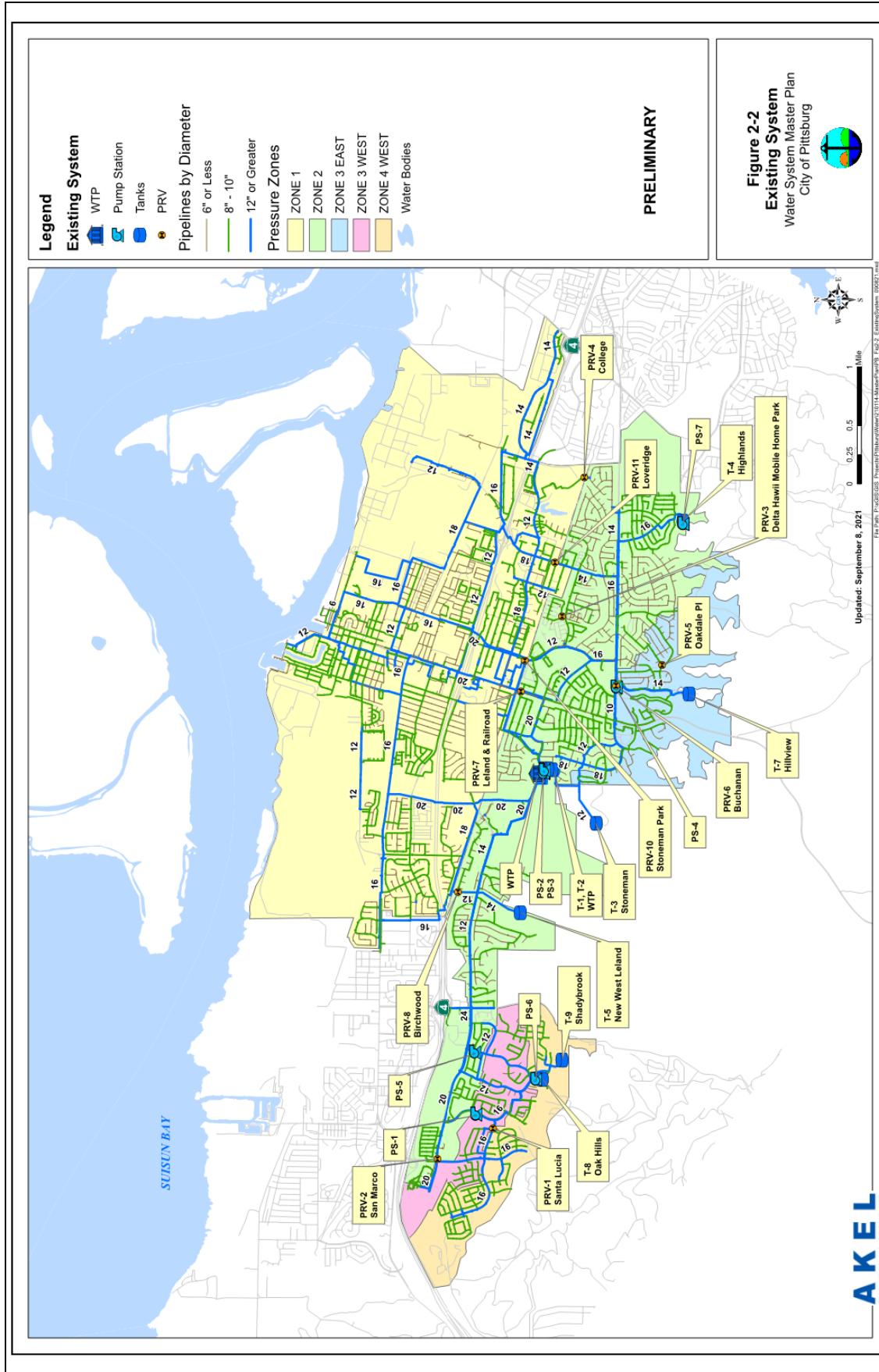


Figure 1-2. Existing System by Pressure Zone from Water System Master Plan

The City has two sources of supply: surface water from the Contra Costa Canal, and groundwater extracted from two active wells in the central part of the City. Water from both sources is conveyed to the City's water treatment plant where it is first treated, and then conveyed to the distribution system.

1.6 Current Water Rates

Water rates are established per Title 13 (Waters and Sewers), Division I (Water Regulations) of the Pittsburg Municipal Code (PMC). Water rates were last increased on January 1, 2021. The City's current water use (quantity) rates, water meter service rates and fire line service rates and are shown in the sidebar. The water accounts are billed monthly.

Table 1-1. Current Water Rates							
Quantity Rates, \$/HCF		Quantity Rates, \$/HCF		Meter Service, \$/meter-month		Fire Line Service, \$/conn.-month	
Non-residential		Seniors		Seniors		Commercial	
Zones 1 and 2	\$5.35	Tier 1	0 - 4 HCF	¾ x ¾-inch or ¾-inch	\$24.29	2-inch or smaller	\$24.95
Zone 3	\$5.49	Zones 1 and 2	\$1.40	Single Family and Non-residential		3-inch	\$48.29
Zone 4	\$5.57	Zone 3	\$1.46	¾ x ¾-inch or ¾-inch	\$29.60	4-inch	\$79.00
Zones 5 and 6	\$5.71	Zone 4	\$1.48	1-inch	\$64.00	6-inch	\$230.00
Single Family		Zones 5 and 6	\$1.50	1½-inch	\$122.00	8-inch	\$490.00
Tier 1	0 - 13 HCF	Tier 2	5 - 14 HCF	2-inch	\$191.00	10-inch	\$882.00
Zones 1 and 2	\$4.46	Zones 1 and 2	\$3.56	3-inch	\$380.00	Residential	\$29.60
Zone 3	\$4.60	Zone 3	\$3.62	4-inch	\$580.00		
Zone 4	\$4.68	Zone 4	\$3.64	6-inch	\$1,160.00		
Zones 5 and 6	\$4.82	Zones 5 and 6	\$3.66	8-inch	\$2,090.00		
Tier 2	> 13 HCF	Tier 3	> 14 HCF	10-inch	\$3,360.00		
Zones 1 and 2	\$6.15	Zones 1 and 2	\$5.27				
Zone 3	\$6.29	Zone 3	\$5.33				
Zone 4	\$6.37	Zone 4	\$5.35				
Zones 5 and 6	\$6.51	Zones 5 and 6	\$5.37				

* Municipal rates for the City of Pittsburg's water consumption and meter service are set at 35% of the non-residential rates.

Each water account has one or more meters and each meter is billed for metered water use at the rates shown (except fire service accounts which are not billed for water use).

Qualifying senior citizens are eligible for reduced water rates per a special exemption provision in PMC Section 13.12.035. The quantity rate for first tier 0 – 4 HCF of water use for Senior customers was designated by the City as 40 percent of the Single Family first tier rate.

Residential customers with water meters increased to 1-inch to accommodate a combined domestic-fire sprinkler system are charged the ¾-inch meter charge. Water use by fire line service meters is charged at the nonresidential quantity rate.

City of Pittsburg Resolution 17-13400 established new Municipal rates for the City of Pittsburg's water consumption and meter charges at 35% of the non-residential rates. The City intends to keep Municipal rates at 35% of the non-residential rates. Quantity and meter service rates for Municipal connections are not listed in the tables above but may be derived from the non-residential quantity rates and meter service rates shown in the tables.

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Section 2

User Characteristics

The purpose of this section is to summarize the identification of residential and nonresidential users and their corresponding water use characteristics. The data used in this section comes from the City's utility billing system.

2.1 FY21 Water Deliveries

Historical water delivery and service connection data for July 2020 through June 2021 (FY21) was gathered from the City's billing system. Detailed water delivery and service connection data is summarized in Table A-1a of Appendix A. Water delivery and service connection data for Municipal accounts is summarized in Table A-1b of Appendix A. Metered water deliveries by customer class and month for FY21 are shown in Figure 2-1 in units of hundred cubic feet (HCF). Total water deliveries for FY21 were approximately 3,717,000 HCF.

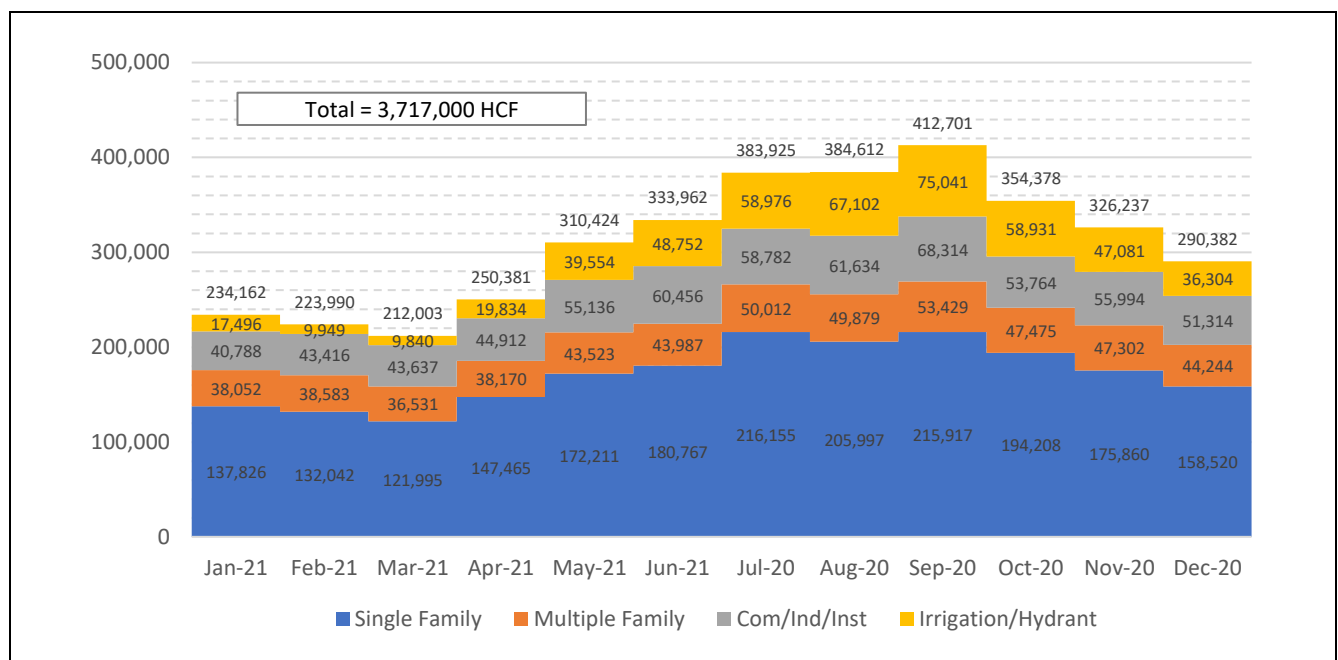


Figure 2-1. Metered Water Use by Customer Class and Month for FY21

Water delivery projections for FY22 – FY27 are based upon the net impact of two variables: 1) increase in water use due to the growth in the number of metered accounts; and 2) decrease in water use due to conservation. Growth in the number of metered accounts includes approximately 300 single family connections per year. Projected water use for FY22 – FY27 is based on a percent reduction from the previous years' value. Reductions in metered water use are projected to be 1 percent per year for all customer classes for FY23 and onward. Detailed water delivery is summarized in Table A-2a of Appendix A. Water delivery data for Municipal accounts is summarized in Table A-2b of Appendix A. Projected metered water deliveries, by customer class (including Municipal use), are shown in the figure below.

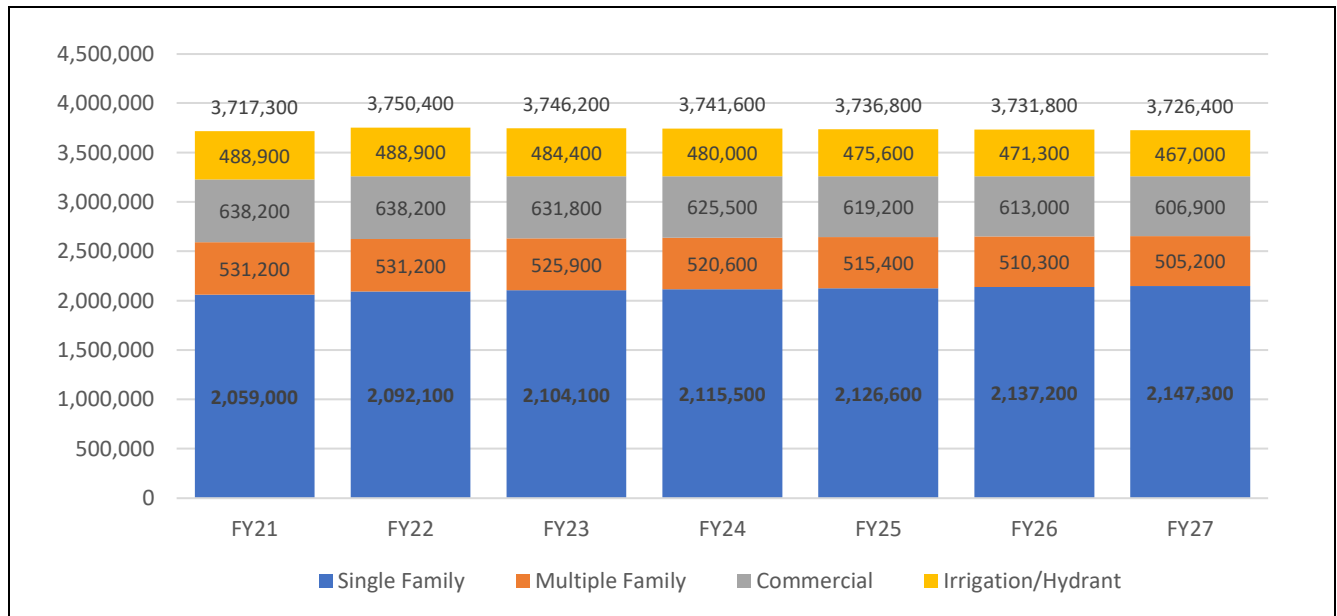


Figure 2-2. Projected Metered Water Use by Customer Class

2.2 Evaluation of Water Use by Customer Class and Pressure Zone

FY21 data from the City's Utility Billing System summarizing water use by customer class (including Municipal use) and elevation zone are shown in the figures below. The annual units of water demand shown in the customer class figure (3,720,000 HCF) are equivalent to approximately 6.3 million gallons per day. Water use by pressure zone excludes water used through fire hydrants.

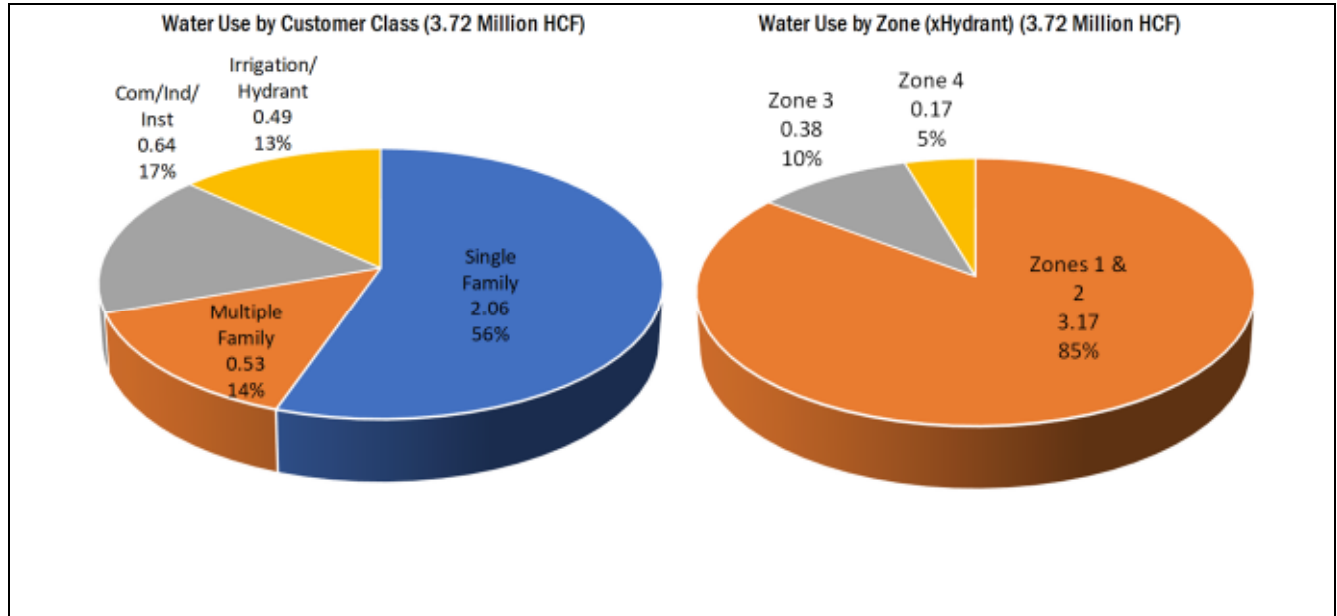


Figure 2-3. FY21 Water Use by Customer Class and Elevation Zone

FY21 data from the City's Utility Billing System summarizing the number of meters by customer class and size are shown in the figures below.

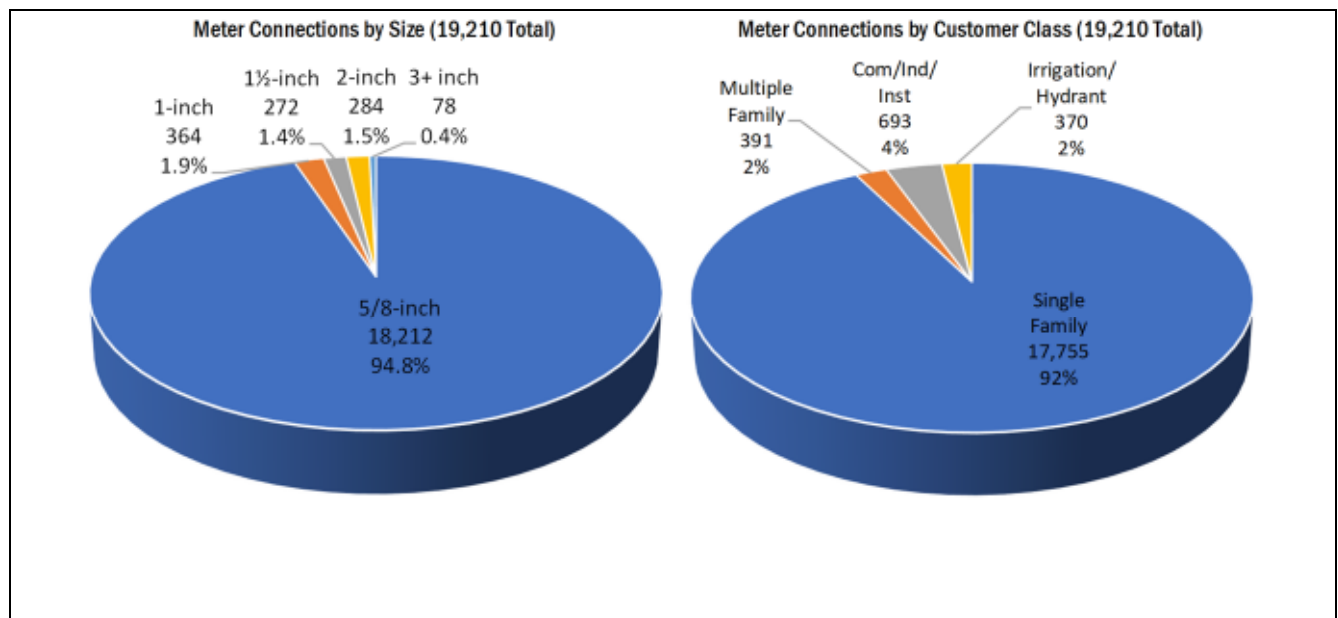


Figure 2-4. FY21 Meter Connections by Customer Class and Size

2.3 Evaluation of Water Use by Block for Single Family Residential

Annual average water use is commonly used as a break point for inclining block rate structures for single family residential accounts. An inclining block rate structure is a schedule of rates applicable to blocks of increasing usage in which the usage in each succeeding (higher usage) block is charged a higher unit rate than in the previous block. In this study, a two-block structure, with the first block including water use equal to or below annual average water use, will be evaluated. Note that the terms “block” and “tier” will be used interchangeably.

Average monthly water use for single family residential accounts for the 12-month period ending June 2021 is shown below in Figure 2-5. Single Family annual average water use for FY21 was approximately 9.6 HCF per month (about 222 gallons per day).

The tier break point for current water rates (13 HCF) was developed in 2018 based on evaluation of historic water use.

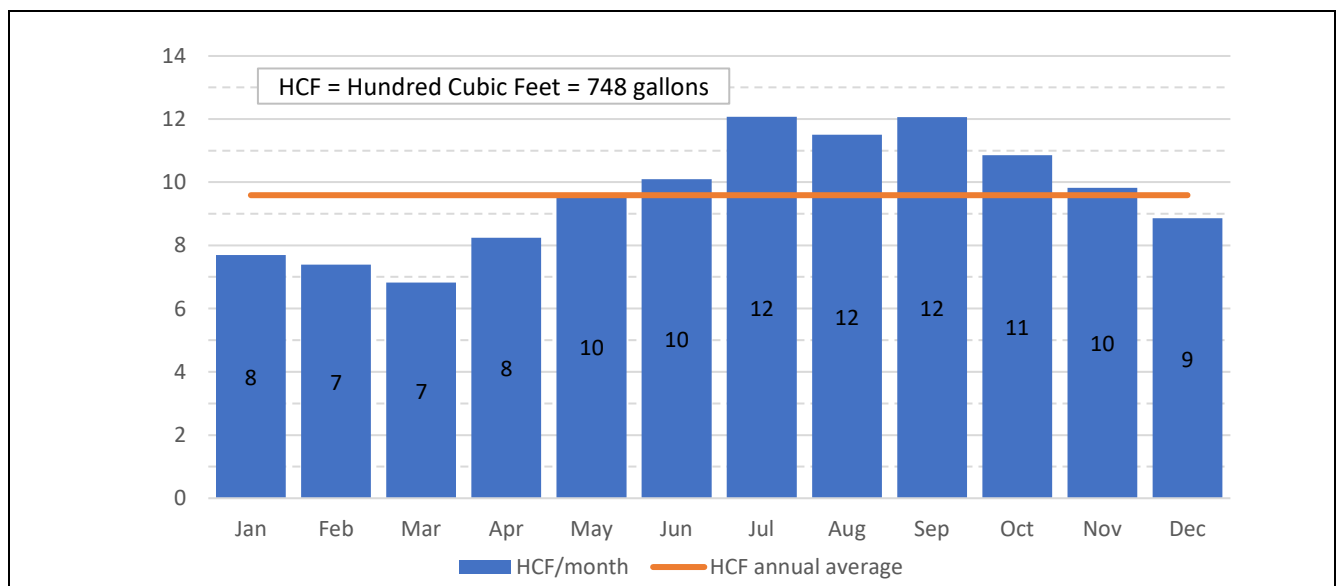


Figure 2-5. Single Family Residential Average Monthly Water Use, HCF

Using a first block with water use less than or equal to 13 HCF, water use in each block was calculated for the 12-month period ending June 2021. On an annual basis, the first block, Tier 1, contains approximately 83 percent of all water use. The next block, Tier 2, contains approximately 17 percent of all water use. Water use is shown below in Figure 2-6.

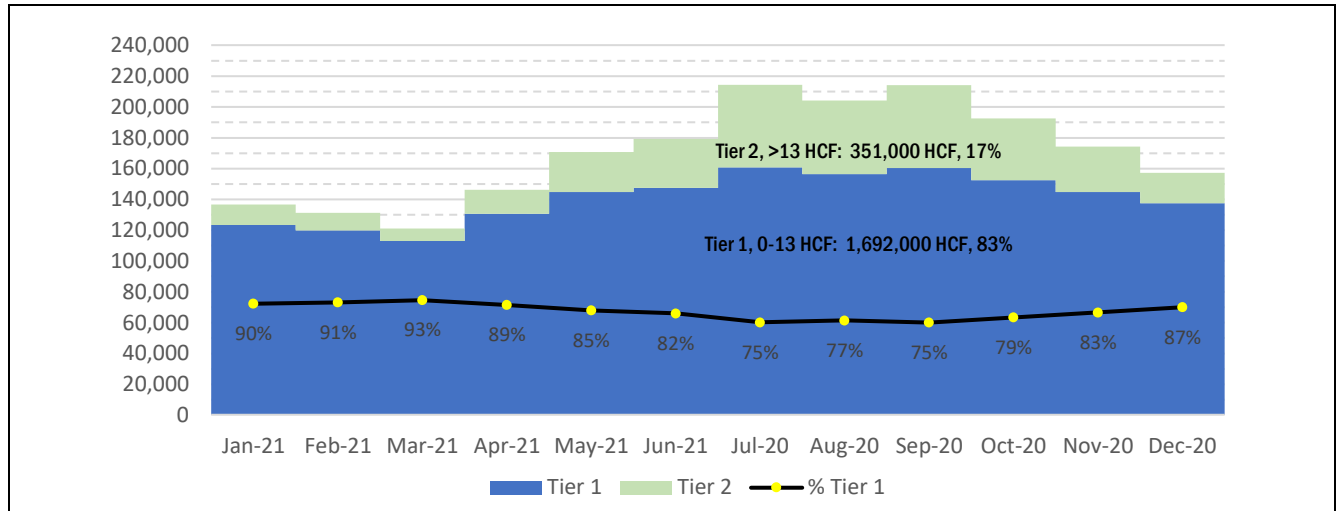


Figure 2-6. Single Family Residential FY21 Tier Water Use, HCF

It is recommended the tier break point for water rates be lowered from 13 HCF to 12 HCF. Update of the tier break point is projected to produce the following results: the first block, Tier 1, would contain approximately 80 percent of all water use and Tier 2, would contain approximately 20 percent of all water use. Projected water use using the adjusted tier break is shown below in Figure 2-7.

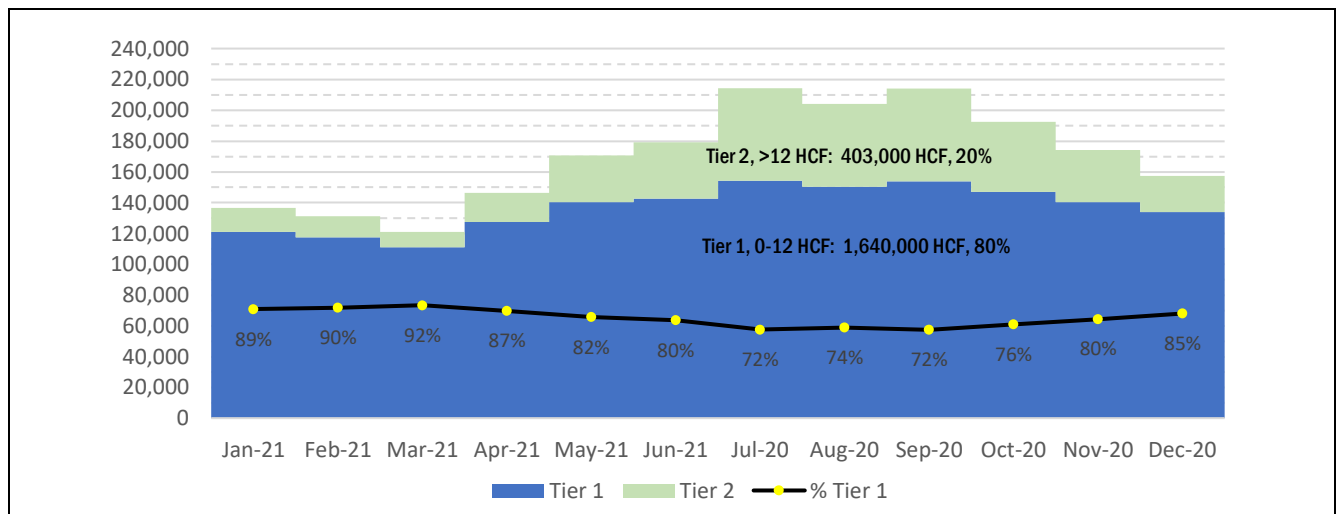


Figure 2-7. Single Family Residential FY21 Adjusted Tier Water Use, HCF

2.4 Water Meter Equivalency Factors

Meter charges for meter sizes greater than $\frac{5}{8}$ x $\frac{3}{4}$ -inch (0.625 inches) are based, in part, on an "equivalency factor" that relates the design maximum flow capacity of a meter (in gallons per minute, gpm) to that of a standard 0.625-inch meter. The water meter service charge ratios (equivalency factors) and maximum flow capacity used in this study are shown in the table below and are based on values published by the California Public Utilities Commission Water Division.

Table 2-1. Water Meter Equivalency Factors

Meter Size	Maximum Flow Capacity	Meter Equivalency Factors*
0.625	20 gpm	1
1	50 gpm	2.5
1.5	100 gpm	5
2	160 gpm	8
3	320 gpm	16
4	500 gpm	25
6	1000 gpm	50
8	1800 gpm	90
10	2900 gpm	145

* Source: California Public Utilities Commission Water Division, Standard Practice U-7-W, "Rate Design For Water And Sewer System Utilities Including Master Metered Facilities", July 2006.

2.5 Water Meters

The projected number of water meters, by size, was based on data from the City's utility billing system as of June 2021. Detailed FY21 data is in Table A-3a of Appendix A. Detailed FY21 data for Municipal accounts is shown in Table A-3b of Appendix A.

Detailed projection data is shown in Table A-4a of Appendix A. Detailed projection data for Municipal accounts is shown in Table A-4b of Appendix A. Values from the utility billing system and the projected number of meters for FY21 – FY27 (excluding Municipal meters) are summarized in the table below.

Table 2-2. Projected Number of Water Meter Connections

Meter Size (inches)	Actual Jun-21	Projected					
		FY22	FY23	FY24	FY25	FY26	FY27
0.625 [1]	18,212	18,512	18,812	19,112	19,412	19,712	20,012
1	364	364	364	364	364	364	364
1.5	272	272	272	272	272	272	272
2	284	284	284	284	284	284	284
3	42	42	42	42	42	42	42
4	24	24	24	24	24	24	24
6	10	10	10	10	10	10	10
8	0	0	0	0	0	0	0
10	2	2	2	2	2	2	2
Hydrant Meter (3-inch)	25	25	25	25	25	25	25
Totals	19,235	19,535	19,835	20,135	20,435	20,735	21,035

The equivalent number of water meters was developed using water meter equivalency factor. The projected number of equivalent number of water meters for FY21 – FY27 are shown in Table A-5 of Appendix A and in the table below.

Table 2-3. Projected Number of Equivalent Water Meters

Meter Size	Maximum Flow Capacity	Meter Equivalency Factors	Actual Jun-21	Projected					
				FY22	FY23	FY24	FY25	FY26	FY27
0.625	20 gpm	1	18,212	18,512	18,812	19,112	19,412	19,712	20,012
1	50 gpm	2.5	910	910	910	910	910	910	910
1.5	100 gpm	5	1,360	1,360	1,360	1,360	1,360	1,360	1,360
2	160 gpm	8	2,272	2,272	2,272	2,272	2,272	2,272	2,272
3	320 gpm	16	672	672	672	672	672	672	672
4	500 gpm	25	600	600	600	600	600	600	600
6	1000 gpm	50	500	500	500	500	500	500	500
8	1800 gpm	90	0	0	0	0	0	0	0
10	2900 gpm	145	290	290	290	290	290	290	290
Totals			24,816	25,116	25,416	25,716	26,016	26,316	26,616

2.6 Fire Line Service Connections

The projected number of fire line service connections, by size, was based on data from the City's utility billing system as of June 2021. Values from the utility billing system and projected number of connections for FY22 – FY27 are shown in Table A-6 of Appendix A and in the table below.

Table 2-4. Projected Number of Fire Line Service Connections

Connection Type	Demand Factor	Actual Dec-20	Projected					
			FY22	FY23	FY24	FY25	FY26	FY27
Public Fire Protection								
Fire Hydrants	111.3	1,500	1,520	1,540	1,560	1,580	1,600	1,620
Equivalent Connections		166,966	169,193	171,419	173,645	175,871	178,097	180,324
Private Fire Protection Service								
Connections								
2-inch or smaller		7	7	7	7	7	7	7
3-inch		0	0	0	0	0	0	0
4-inch		58	58	58	58	58	58	58
6-inch		86	88	90	92	94	96	98
8-inch		27	27	27	27	27	27	27
10-inch		6	6	6	6	6	6	6
Totals		184	186	188	190	192	194	196
Equivalent Connections								
2-inch or smaller	6.2	43	43	43	43	43	43	43
3-inch	18.0	0	0	0	0	0	0	0
4-inch	38.3	2,223	2,223	2,223	2,223	2,223	2,223	2,223
6-inch	111.3	9,573	9,795	10,018	10,241	10,463	10,686	10,908
8-inch	237.2	6,405	6,405	6,405	6,405	6,405	6,405	6,405
10-inch	426.6	2,559	2,559	2,559	2,559	2,559	2,559	2,559
Totals		20,803	21,025	21,248	21,471	21,693	21,916	22,138
Summary								
Public Equivalent Connections		166,966	169,193	171,419	173,645	175,871	178,097	180,324
Private Equivalent Connections		20,803	21,025	21,248	21,471	21,693	21,916	22,138
Total		187,769	190,218	192,667	195,116	197,564	200,013	202,462

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Section 3

Revenue Required from Water Rates

Revenue from water rates must adequately fund water utility operations, capital costs, reserves, and bonded debt related to the provision of water service. The City established Water Fund 501 as a Water Operations Fund that accounts for the revenues and expenditures related to providing water service. The Water Fund includes the following accounting: City Clerk, Water Lines, Water Purification, Finance/Utility Billing, Debt Service, Capital Projects, and Transfers. Separate funds for Water Facility Reserves (Funds 502 – 511) ensure that Water Facility Reserve Charges are allocated to the appropriate asset group.

3.1 Capital Improvement Program Expenditures

Projected Capital Improvement Program (CIP) expenditures are shown in the table below. All values were provided by the City. Projected capital expenditures are \$76.45 million. The City intends to complete as many of the capital improvement projects as possible while maintaining prescribed fund balances and coverage requirements.

Table 3-1. Capital Improvement Program Expenditures

Water Treatment Plant Projects		
No.	Project Name	Total Project Cost
1	WTP Capital Repairs:	
2	1. PLC and Genius I/O Replacement Project	\$400,000
3	2. Water Treatment Plant Foundation Strengthening	\$50,000
4	3. Filter Gallery Replacement/Rehabilitation Alternative Analysis	\$50,000
5	WTP Disinfection Modification and Conversion Project	\$3,000,000
6	WTP Sludge Removal	\$250,000
7	Water Treatment Plant Filter Gallery Replacement/Rehabilitation	\$45,800,000
		\$49,550,000
Rehabilitation/Replacement Project		
No.	Project Name	Total Project Cost
8	Highlands Ranch Reservoir Recoating	\$250,000
9	20/21 & 22/23 Water Main Installation/Replacement Project-Pittsburg Heights/West 11th Street	\$6,000,000
10	23/24 Water Main Installation/Replacement Project-Central Addition Phase I	\$9,400,000
11	24/25 Water Main Installation/Replacement Project- High School Village	\$8,000,000
12	Bodega Court Water System Loop Project	\$300,000
13	Water System Reliability Project (Buchanan Road, Cabrillo Place, Brookside Drive)	\$800,000
14	Riverview Drive/Alturas Avenue 12" Canal Crossing Improvements	\$150,000
		\$24,900,000
Expansion Projects		
No.	Project Name	Total Project Cost
15	West Leland Road Water Main (WTP to Buchanan Road)	\$2,000,000
		\$2,000,000
Total All Projects		\$76,450,000

3.2 Projected Operating and Debt Service Expenditures

Budgeted and projected operating and debt service expenditures are shown in the table below. All actual and budgeted expenditure values were provided by the City. Projected operating expenditures are based on annual escalation rates provided by the City. Existing debt service values were provided by the City. Projected debt service values were provided by the City's Registered Municipal Advisor, NHA Advisors.

Table 3-2. Water Fund 501 Budgeted and Projected Expenditures

All Values in \$1000 Expense Category	Actual FY21	Budget FY22	Projected					FY23-FY27
			FY23	FY24	FY25	FY26	FY27	
40022 City Clerk	34	50	50	50	50	50	50	250
40121 Finance/Utility Billing	1,645	1,690	1,770	1,860	1,950	2,050	2,150	9,780
44101 Water Lines	3,921	4,150	4,270	4,400	4,530	4,670	4,810	22,680
44111 Water Purification								
Labor/Supplies	3,893	4,460	5,040	5,290	5,550	5,830	6,120	27,830
Raw & Recycled Water	7,096	7,630	8,390	9,230	10,150	11,170	12,290	51,230
Chemicals/Gas/Water	541	560	680	710	750	790	830	3,760
Electric	1,100	1,020	1,100	1,190	1,290	1,390	1,500	6,470
44131 Debt Service								
2016A Bonds	2,500	2,490	2,480	2,460	2,440	2,440	2,440	12,260
2014 I-Bank	650	650	640	640	640	640	640	3,200
2022 Water Revenue Bonds	0	0	1,385	2,035	2,035	2,035	2,035	9,523
44254 CIP - Improvements	700	0			not used			0
44255 CIP - Infrastructure	3,230	0			not used			0
55555 CIP - Annual WTP or R&R	390	5,000	3,500	3,500	3,500	3,500	3,500	17,500
55555 CIP - WTP Project	0	0	45,800	0	0	0	0	45,800
44999 Transfers Out GF Eng & OPEB	390	390	400	410	420	430	440	2,100
44999 Transfers Out Sewer Fund	0	770	0	0	0	0	0	0
Total	26,088	28,860	75,505	31,775	33,305	34,995	36,805	212,383

3.3 Current Water Rates and Revenue from Rates

Elevation Zone, Water Quantity, Meter Service and Fire Line Service charges (Water Rates) were

<u>Service Category</u>	<u>Revenue</u>	<u>%</u>
Elevation Zone	\$89,000	0.3%
Quantity	\$16,872,000	66%
Meter Service	\$7,815,000	31%
Fire Line Service	\$500,000	2%
Hydrant Meter	\$284,000	1%
Total	\$25,560,000	100%
Municipal	\$394,000	

adopted in City of Pittsburgh Resolution 17-13400 effective March 6, 2018. Subsequent increases were effective every January 1 for the next three years, beginning in 2019 and ending in 2021.

Estimated revenues from Water Rates for FY22, based on rates that went into effect January 1, 2021, are shown in the adjacent table. Note that revenue from Quantity charges and Elevation Zone charges comprise approximately 66 percent of total revenue from rates.

3.4 Fund 501 Cash Flow, Debt Service Coverage and Reserves

The City plans to fund its projected operating and capital expenditures through a mix of revenues from water rates, other operating and nonoperating revenues, use of fund balance and issuance of new debt. Approximately 97 percent of revenues are from water rates.

The table below shows projected revenues, fund balances, debt service coverage and operating reserve level targets.

Table 3-3. Projected Cash Flow, Debt Service Coverage and Reserves							
Fund 501 (x \$1,000)	Budget	Projected					Total
	FY22	FY23	FY24	FY25	FY26	FY27	FY23-FY27
Beginning Cash Balance, July 1 *	18,118	17,418	17,328	15,878	14,488	13,088	
Revenues							
Water Service Charges	27,330	28,770	29,470	31,050	32,720	34,470	156,480
Other Fees & Revenue Adjustments	110	110	110	110	110	110	550
Transfer In from Bond Proceeds	0	45,800	0	0	0	0	45,800
Transfer In from General Fund	70	70	70	70	70	70	350
Transfer In from Sewer Fund	750	750	750	750	750	750	3,750
Uncollectible Water A/R + Bad Debt Recovery	(300)	(300)	(300)	(300)	(300)	(300)	(1,500)
Investment Earnings - LAIF & Other	200	210	220	230	240	250	1,150
Total Revenues	28,160	75,410	30,320	31,910	33,590	35,350	206,580
Expenditures							
Finance/Utility Billing/City Clerk	1,740	1,820	1,910	2,000	2,100	2,200	10,030
Water Lines	4,150	4,270	4,400	4,530	4,670	4,810	22,680
Water Purification	13,670	15,210	16,420	17,740	19,180	20,740	89,290
Debt Service	3,140	4,500	5,130	5,110	5,110	5,110	24,960
CIP - Annual R&R	5,000	3,500	3,500	3,500	3,500	3,500	17,500
CIP - WTP Project	0	45,800	0	0	0	0	45,800
Transfers Out to GF Eng & OPEB	390	400	410	420	430	440	2,100
Transfers Out to Sewer Fund	770	0	0	0	0	0	0
Total Expenditures	28,860	75,500	31,770	33,300	34,990	36,800	212,360
Revenues less Expenditures	(700)	(90)	(1,450)	(1,390)	(1,400)	(1,450)	(5,780)
Ending Cash Balance, June 30 *	17,418	17,328	15,878	14,488	13,088	11,638	
Debt Service Coverage							
Adjusted Net Revenues	7,440	53,710	7,180	7,220	7,210	7,160	
Debt Service	3,140	4,500	5,130	5,110	5,110	5,110	
Coverage Ratio	2.37x	11.94x	1.40x	1.41x	1.41x	1.40x	
\$ Over/(Under) 1.25 Coverage Reqt	3,515	48,085	768	833	823	773	
Operating Reserve Target							
Operating Expenses							
Finance/Utility Billing/City Clerk	1,740	1,820	1,910	2,000	2,100	2,200	
Water Lines	4,150	4,270	4,400	4,530	4,670	4,810	
Water Purification	13,670	15,210	16,420	17,740	19,180	20,740	
Transfers Out to GF Eng & OPEB	390	400	410	420	430	440	
Total Operating Expenses	19,950	21,700	23,140	24,690	26,380	28,190	
30% of Net Operating Expenses Target	5,990	6,510	6,940	7,410	7,910	8,460	
Drought Reserve Target							
Revenue from Quantity Charges per 365 days	17,800	18,670	18,970	19,890	20,860	21,870	
10% loss of revenue in drought	1,780	1,870	1,900	1,990	2,090	2,190	
Revenue loss per day	5	5	5	5	6	6	
Target days of reserve funds	365	365	365	365	365	365	
Target drought reserve funds	1,780	1,870	1,900	1,990	2,090	2,190	

Debt service coverage ratios exceed the minimum ratio of 1.25 in all years. Operating reserves exceed the policy target levels of 30 percent of operating expenses plus 10 percent drought reserves in all years.

3.5 Funds 502 - 511 Available Fund Balances

The City established a series of funds for the purpose of tracking revenue generated from Facility Reserve Charges (FRCs). A facility reserve charge is a charge to pay for public agencies' facilities in existence at the time the charge is imposed or to pay for new facilities that will be constructed in the future that are of benefit to the person or property being charged (new development or increases to existing service capacity). The FRCs ensures that the "growth pays for growth" by allocating the cost of new facilities and the cost of unused capacity in existing facilities to new development while allocating the cost of repairing and refurbishing facilities used by current customers to rates.

There is a separate fund for each of the various asset groups developed in the study used to calculate FRCs. The amount of cash in each of these funds as of June 30, 2021 is summarized in the table below.

Table 3-4. Available Fund Balances Water Funds 502, 503, 505, 506, 507 and 509 - 511

Fund	Assets / Area	Ending Balance
502	WTP Expansion	\$805,380
503	Water Distribution	\$566,317
505	Mains Segments 1E-6E	\$428,001
506	SW Hills CIP (Ph I & II): Reservoir Leland / PS Z3 VDM / Z2 PS	\$449,091
507	Mains Segments 1W-6W	\$942,046
509	WTP Reclamation/Sludge Handling	\$532,160
510	Reservoir Z1 T-19	\$1,538,547
511	Reservoir Z2 T-18	\$1,089,501
Total Funds Balance, June 30, 2021		\$6,351,044

The City plans to update water FRCs which will include estimates of projected expenditures, revenues, and fund balances for these funds.

Section 4

Water Rates

In 2018, cost-of-service rates were developed using a rate structure that is consistent with the requirements of Proposition 218 as codified in the State of California Constitution.

4.1 Recommended Water Rates

Recommended rates are based on “across-the-board” increases” to the FY21 rates and the break between Tier 1 and Tier 2 Single Family water use is lowered from 13 HCF to 12 HCF. FY22 (current) and recommended Water Quantity rates for FY23 – FY27 are listed in the table below. Rates for all services (except Senior customer classes) are increased at approximately 5 percent per year. Rates for the Senior customer class are increased at approximately 2 percent per year.

Table 4-1. Current and Recommended Water Quantity Rates

Quantity Rates, \$/HCF	effective date >	Current	Recommended				
		FY22 1/1/2021	FY23 8/1/2022	FY24 1/1/2024	FY25 1/1/2025	FY26 1/1/2026	FY27 1/1/2027
Non-residential							
Zones 1 and 2		\$5.35	\$5.62	\$5.90	\$6.19	\$6.50	\$6.83
Zone 3		\$5.49	\$5.76	\$6.05	\$6.36	\$6.67	\$7.01
Zone 4		\$5.57	\$5.85	\$6.14	\$6.45	\$6.77	\$7.11
Zones 5/6		\$5.71	\$6.00	\$6.30	\$6.61	\$6.94	\$7.29
Single Family							
Tier 1	0 - 13 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF	
Zones 1 and 2		\$4.46	\$4.68	\$4.92	\$5.16	\$5.42	\$5.69
Zone 3		\$4.60	\$4.83	\$5.07	\$5.33	\$5.59	\$5.87
Zone 4		\$4.68	\$4.91	\$5.16	\$5.42	\$5.69	\$5.97
Zones 5/6		\$4.82	\$5.06	\$5.31	\$5.58	\$5.86	\$6.15
Tier 2	> 13 HCF	> 12 HCF	> 12 HCF	> 12 HCF	> 12 HCF	> 12 HCF	
Zones 1 and 2		\$6.15	\$6.46	\$6.78	\$7.12	\$7.48	\$7.85
Zone 3		\$6.29	\$6.60	\$6.93	\$7.28	\$7.65	\$8.03
Zone 4		\$6.37	\$6.69	\$7.02	\$7.37	\$7.74	\$8.13
Zones 5/6		\$6.51	\$6.84	\$7.18	\$7.54	\$7.91	\$8.31
Senior							
Tier 1	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	0 - 4 HCF	
Zones 1 and 2		\$1.40	\$1.43	\$1.46	\$1.49	\$1.52	\$1.55
Zone 3		\$1.46	\$1.49	\$1.52	\$1.55	\$1.58	\$1.61
Zone 4		\$1.48	\$1.51	\$1.54	\$1.57	\$1.60	\$1.63
Zones 5/6		\$1.50	\$1.53	\$1.56	\$1.59	\$1.62	\$1.66
Tier 2	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	5 - 14 HCF	
Zones 1 and 2		\$3.56	\$3.63	\$3.70	\$3.78	\$3.85	\$3.93
Zone 3		\$3.62	\$3.69	\$3.77	\$3.84	\$3.92	\$4.00
Zone 4		\$3.64	\$3.71	\$3.79	\$3.86	\$3.94	\$4.02
Zones 5/6		\$3.66	\$3.73	\$3.81	\$3.88	\$3.96	\$4.04
Tier 3	> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF	> 14 HCF	
Zones 1 and 2		\$5.27	\$5.38	\$5.48	\$5.59	\$5.70	\$5.82
Zone 3		\$5.33	\$5.44	\$5.55	\$5.66	\$5.77	\$5.88
Zone 4		\$5.35	\$5.46	\$5.57	\$5.68	\$5.79	\$5.91
Zones 5/6		\$5.37	\$5.48	\$5.59	\$5.70	\$5.81	\$5.93

The City adjusted the 2018 cost-of-service rates so that changes in the rates were phased-in. The phased-in cost-of-service rates for 2-inch and smaller and 3-inch Fire Line Service are maintained for FY23 – FY27. Other recommended rates are based on “across-the-board” increases” to the FY21 rates adopted in 2018.

FY22 (current) and recommended Meter Service and Fire Line Service rates for FY23 – FY27 are listed in the table below. Rates for all services (except Senior customer classes and the two categories of Fire Line Services) are increased at approximately 5 percent per year. Rates for the Senior customer class are increased at 2 percent per year.

Table 4-2. Current and Recommended Meter Service and Fire Line Service Rates

Rates	effective date >	Current	Recommended				
		FY22 1/1/2021	FY23 8/1/2022	FY24 1/1/2024	FY25 1/1/2025	FY26 1/1/2026	FY27 1/1/2027
Meter Service, \$/meter-month							
¾ x ¾-inch or ¾-inch, Senior		\$24.29	\$24.78	\$25.27	\$25.78	\$26.29	\$26.82
¾ x ¾-inch or ¾-inch		\$29.60	\$31.10	\$32.65	\$34.30	\$36.00	\$37.80
1-inch		\$64.00	\$67.20	\$70.60	\$74.10	\$77.80	\$81.70
1½-inch		\$122.00	\$128.00	\$134.00	\$141.00	\$148.00	\$155.00
2-inch		\$191.00	\$201.00	\$211.00	\$222.00	\$233.00	\$245.00
3-inch		\$380.00	\$399.00	\$419.00	\$440.00	\$462.00	\$485.00
4-inch		\$580.00	\$609.00	\$639.00	\$671.00	\$705.00	\$740.00
6-inch		\$1,160.00	\$1,220.00	\$1,280.00	\$1,340.00	\$1,410.00	\$1,480.00
8-inch		\$2,090.00	\$2,190.00	\$2,300.00	\$2,420.00	\$2,540.00	\$2,670.00
10-inch		\$3,360.00	\$3,530.00	\$3,710.00	\$3,900.00	\$4,100.00	\$4,310.00
Fire Line Service, \$/connection-month							
Commercial							
2-inch or smaller		\$24.95	\$24.95	\$24.95	\$24.95	\$24.95	\$24.95
3-inch		\$48.29	\$48.29	\$48.29	\$48.29	\$48.29	\$48.29
4-inch		\$79.00	\$83.00	\$87.20	\$91.60	\$96.20	\$101.00
6-inch		\$230.00	\$242.00	\$254.00	\$267.00	\$280.00	\$294.00
8-inch		\$490.00	\$515.00	\$541.00	\$568.00	\$596.00	\$626.00
10-inch		\$882.00	\$926.00	\$972.00	\$1,021.00	\$1,072.00	\$1,126.00
Residential w/1-inch Fire Service		\$29.60	\$31.10	\$32.65	\$34.30	\$36.00	\$37.80

City of Pittsburg Resolution 17-13400 established new Municipal rates for the City of Pittsburg’s water consumption and meter charges at 35% of the non-residential rates. The City intends to keep Municipal rates at 35% of the non-residential rates. Quantity and meter service rates for Municipal connections are not listed in the tables above but may be derived from the non-residential quantity rates and meter service rates shown in the tables.

4.2 Revenue from Water Rates

Revenue from water rates, by service category, is summarized in the table below. Note that rate increases occur part way (August 1 or January 1) through each fiscal year (July to the following June).

Service Category	Adopted	Current	Based on Recommended Rates					Total
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY23-FY27
Elevation Zone	\$89,300	\$97,400	\$112,700	\$125,300	\$142,800	\$161,600	\$182,000	\$724,400
Quantity	\$16,872,200	\$17,804,900	\$18,672,600	\$18,971,300	\$19,892,700	\$20,857,300	\$21,867,100	\$100,261,000
Meter Service	\$7,814,800	\$8,196,400	\$8,687,400	\$9,053,100	\$9,626,400	\$10,233,900	\$10,875,000	\$48,475,800
Fire Line Service	\$500,100	\$522,200	\$552,500	\$574,500	\$609,600	\$646,400	\$685,300	\$3,068,300
Hydrant Meter	\$283,700	\$296,100	\$310,700	\$316,800	\$332,700	\$349,300	\$366,800	\$1,676,300
Total	\$25,560,100	\$26,917,000	\$28,335,900	\$29,041,000	\$30,604,200	\$32,248,500	\$33,976,200	\$154,205,800
\$ Change from FY22			\$1,418,900	\$2,124,000	\$3,687,200	\$5,331,500	\$7,059,200	\$19,620,800
\$ Change Cumulative			\$1,418,900	\$3,542,900	\$7,230,100	\$12,561,600	\$19,620,800	
Municipal	\$394,400	\$408,700	\$426,300	\$432,300	\$450,900	\$470,400	\$490,700	\$2,270,600
\$ Change from FY22			\$17,600	\$23,600	\$42,200	\$61,700	\$82,000	\$227,100
\$ Change Cumulative			\$17,600	\$41,200	\$83,400	\$145,100	\$227,100	

4.3 Water Fund 501 Cash Flow and Single Family Monthly Bills

Annual projected expenditures, ending fund balances, target operating reserves, and Single Family monthly bills are shown in the figure below for FY21 – FY27.

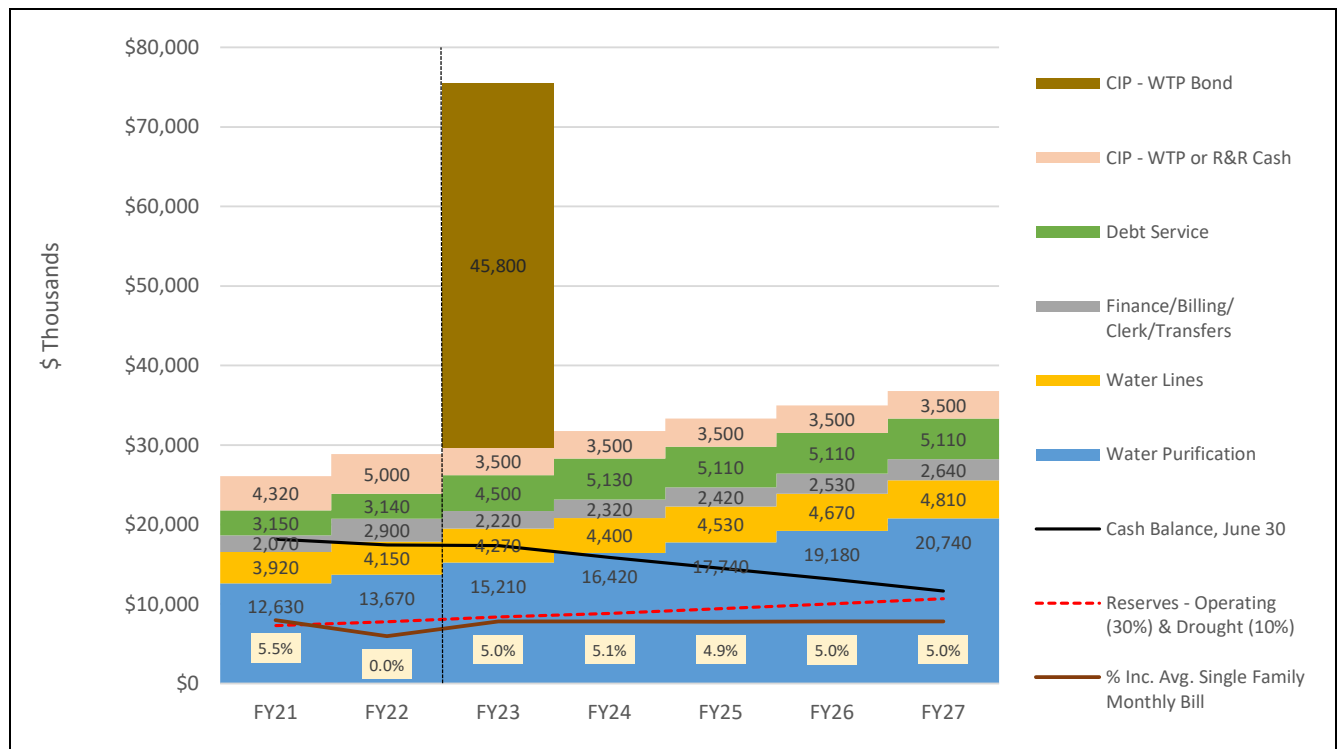


Figure 4-1. Projected Cash Flow for Water Fund 501

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Section 5

Impact of Water Rate Changes on Customer Bills

Customer bills vary between customer classes and within customer classes. Variation between customer classes is due to different level of services (larger meters and/or fire line services for non-residential) and different rate structures (uniform water quantity rate for non-residential versus inclining block water quantity rates for Single Family customers). Variation within customer classes are due to different levels of water use.

5.1 Single Family Residential Monthly Water Bills

The impact of water rate changes on monthly water bills may vary within the Single Family customer class due to different seasonal levels of water use and a change in the water quantity rate tier break that reflects water conservation efforts.

The figure below compares Single Family monthly water bills over a range of water use from 0 to 20 HCF for customers in Elevation Zone 2 with a $\frac{5}{8}$ x $\frac{3}{4}$ -inch meter connection. Note that for water use over 13 units, the increase in the water bill includes a portion of water use billed at the Tier 2 rate rather (the old rate or new rate depending on the bill calculation) than the Tier 1 rate.

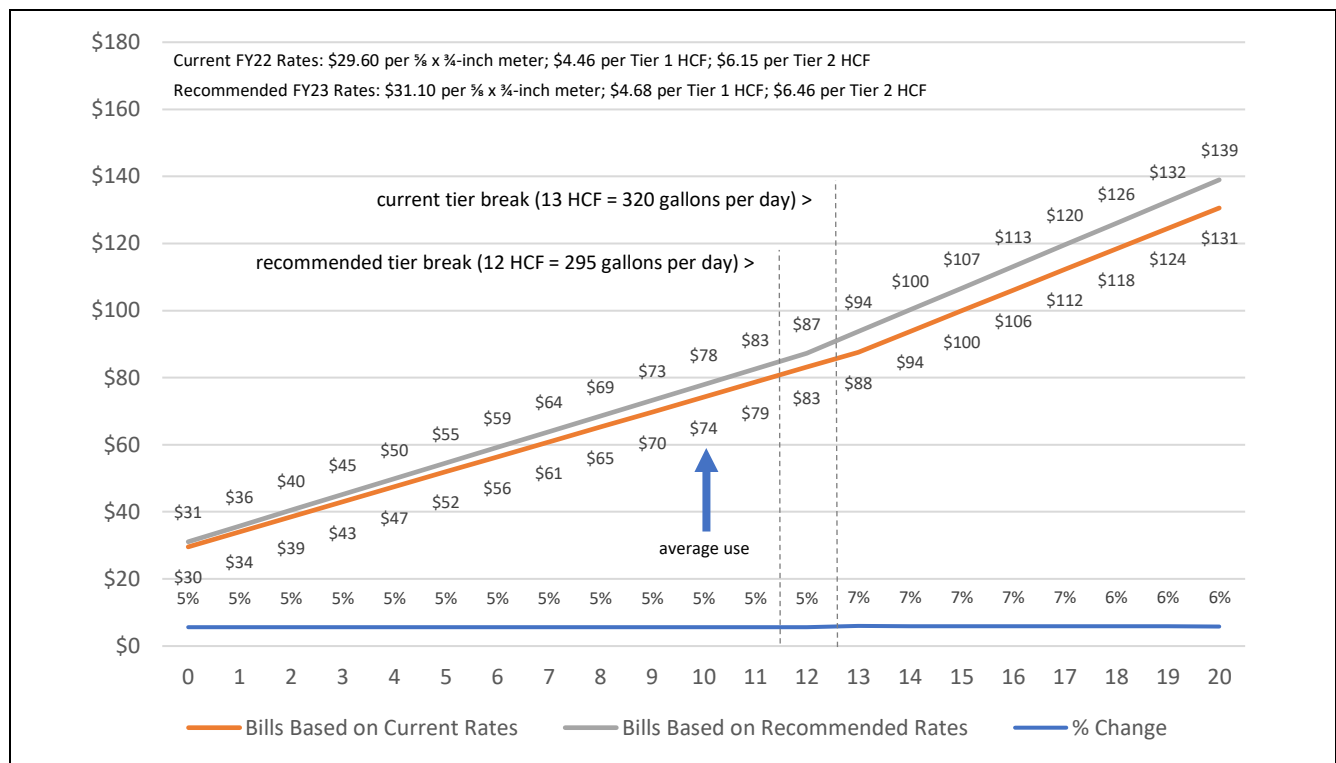


Figure 5-1. Monthly Single Family Water Bills for 0 – 20 HCF, Current vs Recommended Rates

Monthly bills are for a $\frac{5}{8}$ x $\frac{3}{4}$ -inch meter connection in Elevation Zone 2; 20 HCF = ~500 gallons per day

Detailed tabulation of monthly water bills over a range of water use from 0 to 40 HCF using current and recommended FY23 water rates are shown in Table B-1 and Table B-2 of Appendix B. Table B-1 includes detailed bill calculations for each elevation zone. Table B-2 includes detailed bill increase comparisons for each elevation zone.

5.2 Residential Monthly Water Bills Surveys

Monthly water bills for Single Family users were compared to those for other agencies. The comparison was for a user with a $\frac{3}{4}$ -inch meter using 10, 14 or 30 HCF of water per month in Zone 2. Results of the survey are shown in the figure below. All bills are based on rates that are adopted for FY23 or currently implemented.

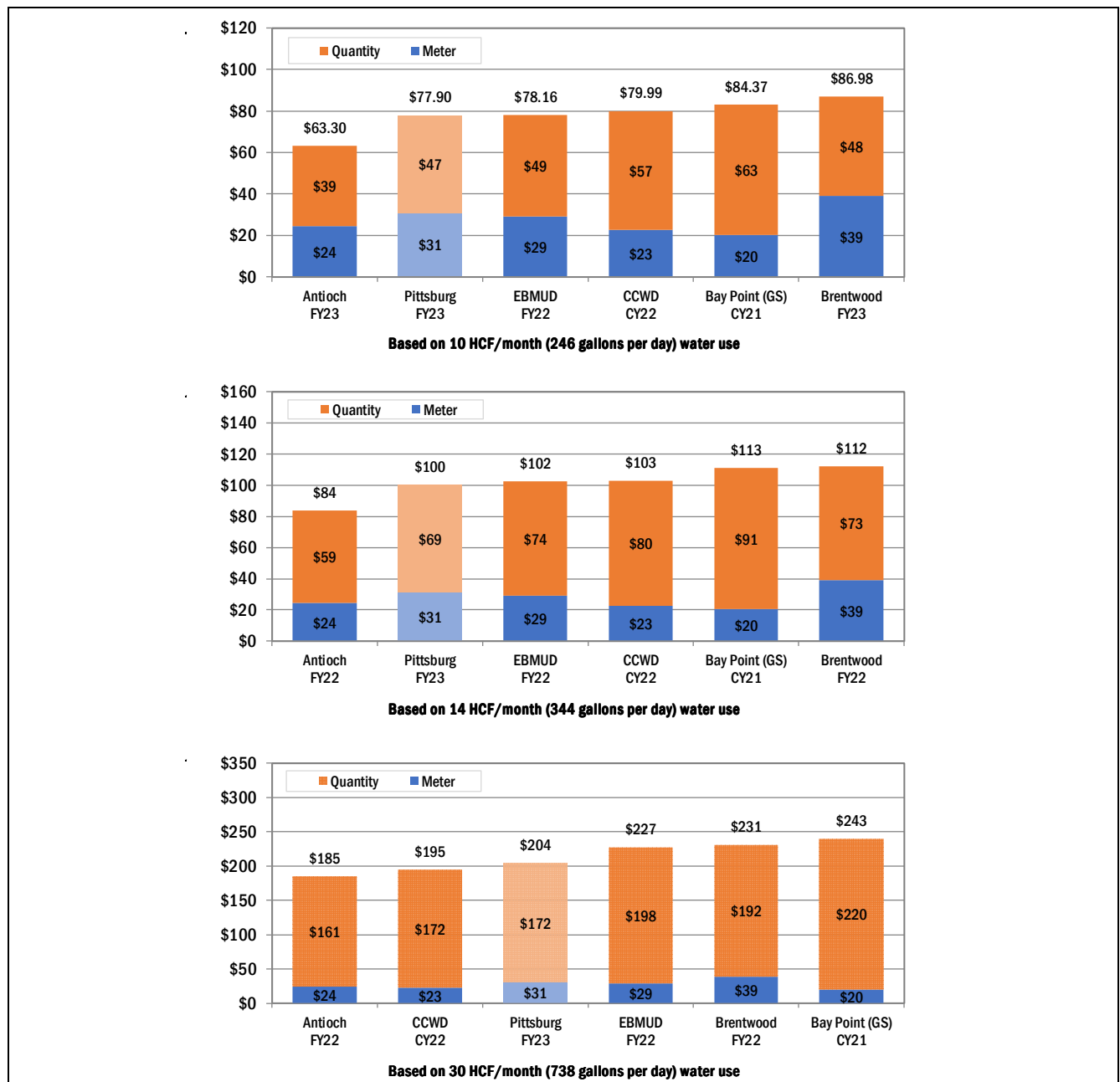


Figure 5-2. Single Family Monthly Water Bills Survey

Section 6

Limitations

This document was prepared solely for the City of Pittsburgh in accordance with professional standards at the time the services were performed and in accordance with the agreement between the City of Pittsburgh and Municipal Financial Services. This document is governed by the specific scope of work authorized by the City of Pittsburgh in the Municipal Financial Services proposal dated April 30, 2021; it is not intended to be relied upon by any other party. We have relied on information or instructions provided by the City of Pittsburgh and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.

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Appendix A: Water Use & Meter Data

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Appendix A
Table A-1a
FY21 Water Use, HCF

Class	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total	% Ju-Ja
SFR														
T1, 0-13	123,382	119,729	112,855	130,556	144,865	147,615	160,807	156,522	160,456	152,464	144,857	137,508	1,691,616	61%
T2, >13	13,274	11,340	8,245	15,774	25,959	31,652	53,509	47,673	53,685	40,197	29,463	19,782	350,553	73%
Total	136,656	131,069	121,100	146,330	170,824	179,267	214,316	204,195	214,141	192,661	174,320	157,290	2,042,169	63%
SFR-Dv														
T1, 0-13	141	113	136	182	254	265	210	280	153	192	249	175	2,350	60%
T2, >13	71	30	0	34	2	19	108	29	78	31	7	5	414	79%
Total	212	143	136	216	256	284	318	309	231	223	256	180	2,764	63%
SFR-Sr														
T1, 0-4	853	772	724	866	1,022	1,068	1,260	1,255	1,303	1,177	1,119	975	12,394	64%
T2, 5-14	14	12	7	12	20	26	34	32	35	25	25	16	258	70%
T3, >14	91	46	28	41	89	122	227	206	207	122	140	59	1,378	76%
Total	958	830	759	919	1,131	1,216	1,521	1,493	1,545	1,324	1,284	1,050	14,030	65%
MFR	37,251	37,717	35,725	37,588	42,877	43,471	49,052	48,934	52,167	46,444	46,164	43,318	520,708	62%
MFR-Sr	801	866	806	582	646	516	960	945	1,262	1,031	1,138	926	10,479	67%
COM	14,260	14,785	13,682	13,137	16,467	17,646	16,826	17,651	20,054	17,643	19,658	16,838	198,647	62%
COMIND	23,891	26,450	27,575	27,057	31,754	33,408	30,499	33,147	35,684	28,061	29,967	29,928	357,421	59%
COMINS	2,637	2,181	2,380	4,718	6,915	9,402	11,457	10,836	12,576	8,060	6,369	4,548	82,079	69%
IRR	16,469	8,745	9,030	18,754	36,221	47,695	58,061	62,673	63,356	49,346	42,643	32,445	445,438	73%
HYD	1,027	1,204	810	1,080	3,333	1,057	915	4,429	11,685	9,585	4,438	3,859	43,422	83%
Totals	234,162	223,990	212,003	250,381	310,424	333,962	383,925	384,612	412,701	354,378	326,237	290,382	3,717,157	64%
% of Total	6%	6%	6%	7%	8%	9%	10%	10%	11%	10%	9%	8%	3,673,735	
Totals (MC)	5.651	5.778	5.116	6.244	7.491	8.328	9.265	9.282	10.291	8.552	8.135	7.008	7.598	
Totals (MG)	175	168	159	187	232	250	287	288	309	265	244	217	2,781	
Accounts														
Class	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Average	
SFR	18,467	18,467	18,467	18,467	18,467	18,467	18,467	18,467	18,467	18,467	18,467	18,467	18,467	
SFR-Dv	235	235	235	235	235	235	235	235	235	235	235	235	235	
SFR-Sr	169	169	169	169	169	169	169	169	169	169	169	169	169	
MFR	414	414	414	414	414	414	414	414	414	414	414	414	414	
MFR-Sr	2	2	2	2	2	2	2	2	2	2	2	2	2	
COM	621	621	621	621	621	621	621	621	621	621	621	621	621	
COMIND	25	25	25	25	25	25	25	25	25	25	25	25	25	
COMINS	91	91	91	91	91	91	91	91	91	91	91	91	91	
IRR	368	368	368	368	368	368	368	368	368	368	368	368	368	
HYD	25	25	25	25	25	25	25	25	25	25	25	25	25	
Totals	20,417	20,417	20,417	20,417	20,417	20,417	20,417	20,417	20,417	20,417	20,417	20,417	20,417	
SF HCF/mo > gpd	7.4	7.1	6.6	7.9	9.3	9.7	11.6	11.1	11.6	10.4	9.4	8.5	9.2	
Class	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Annual	
days/mo >	31	29	31	30	31	30	31	31	30	31	30	31	366	
SFR	179	183	158	198	223	242	280	267	289	252	235	206	226	
SFR-Dv	22	16	14	23	26	30	33	32	25	23	27	18	24	
SFR-Sr	137	127	108	136	161	179	217	213	228	189	189	150	170	
MFR	2,171	2,350	2,082	2,264	2,499	2,618	2,859	2,852	3,142	2,707	2,780	2,525	2,571	
MFR-Sr	9,664	11,169	9,725	7,256	7,794	6,433	11,583	11,402	15,734	12,439	14,188	11,173	10,709	
COM	554	614	532	527	640	709	654	686	805	686	789	654	654	
COMIND	23,060	27,291	26,616	26,987	30,650	33,321	29,439	31,994	35,591	27,085	29,889	28,887	29,221	
COMINS	699	618	631	1,293	1,834	2,576	3,038	2,873	3,446	2,137	1,745	1,206	1,843	
IRR	1,080	613	592	1,271	2,375	3,232	3,807	4,110	4,293	3,236	2,889	2,128	2,474	
HYD	991	1,242	782	1,077	3,217	1,054	883	4,275	11,655	9,252	4,426	3,725	3,550	
Totals	277	283	251	306	367	408	454	455	504	419	398	343	372	

Legend

SFR - (Single Family Residence) MFR - (Multiple Family Residence) COM - (Commercial/Business) IRR - (Irrigation)
SFR-Sr - (Single Family Residence - Senior) MFR-Sr (Multiple Family Residence - Senior) COMIND - (Commercial/Industrial) HYD - (Hydrant)
SFR-Dv - (Single Family Residence - Developer) COMINS - (Commercial/Institution)

Appendix A
Table A-1b
FY21 Municipal Water Use, HCF

Class	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total
SFR													
Tier 1													0
Tier 2													0
Total													0
SFR-Dv													
Tier 1													0
Tier 2													0
Total													0
SFR-Sr													
Tier 1													0
Tier 2													0
Tier 3													0
Total													0
MFR													0
MFR-Sr													0
COM	10	5	5	40	131	137	43	72	193	66	24	49	775
COMIND													0
COMINS	376	520	508	433	632	787	518	497	600	519	469	940	6,799
IRR	6,760	3,800	3,469	6,435	10,838	15,589	18,220	19,940	19,506	13,784	13,087	12,081	143,509
HYD	108	145	108	60	206	426	581	545	423	292	494	383	3,771
Totals	7,254	4,470	4,090	6,968	11,807	16,939	19,362	21,054	20,722	14,661	14,074	13,453	154,854
% of Total	5%	3%	3%	4%	8%	11%	13%	14%	13%	9%	9%	9%	151,083
Totals (MG)	0.181	0.111	0.102	0.174	0.294	0.422	0.483	0.525	0.517	0.366	0.351	0.335	0.317
Totals (MG)	5	3	3	5	9	13	14	16	16	11	11	10	116

Accounts													
Class	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Average
SFR													0
SFR-Dv													0
SFR-Sr													0
MFR													0
MFR-Sr													0
COM	8	8	8	8	8	8	8	8	8	8	8	8	8
COMIND													
COMINS	24	24	24	24	24	24	24	24	24	24	24	24	24
IRR	170	170	170	170	170	170	170	170	170	170	170	170	170
HYD	11	11	11	11	11	11	11	11	11	11	11	11	11
Totals	213	213	213	213	213	213	213	213	213	213	213	213	213

gpd													
Class	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Annual
days/mo >													
SFR													
SFR-Dv													
SFR-Sr													
MFR													
MFR-Sr													
COM	30	15	16	121	408	413	130	240	582	206	72	153	199
COMIND													
COMINS	378	523	528	435	657	791	521	553	603	539	472	977	581
IRR	960	539	509	913	1,590	2,213	2,586	3,134	2,769	2,022	1,858	1,772	1,730
HYD	237	318	245	132	467	935	1,275	1,324	928	662	1,084	868	703
Totals	822	506	479	789	1,382	1,919	2,194	2,641	2,348	1,716	1,594	1,575	1,490

Legend

SFR - (Single Family Residence) MFR - (Multiple Family Residence) COM - (Commercial/Business) IRR - (Irrigation)
SFR-Sr - (Single Family Residence - Senior) MFR-Sr (Multiple Family Residence - Senior) COMIND - (Commercial/Industrial) HYD - (Hydrant)
SFR-Dv - (Single Family Residence - Developer) COMINS - (Commercial/Institution)

Appendix A

Table A-2a

Projected Water Use, HCF

Class	Actual % per Tier	Actual FY21	Projected % per Tier	Projected					
				FY22	FY23	FY24	FY25	FY26	FY27
SFR	<u>0 - 13 HCF</u>	<u>0 - 13 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>
T1	83%	1,691,620	80%	1,666,190	1,675,900	1,685,250	1,694,230	1,702,880	1,711,180
T2	17%	350,550	20%	409,150	411,530	413,830	416,040	418,160	420,200
Total		2,042,170		2,075,340	2,087,430	2,099,080	2,110,270	2,121,040	2,131,380
SFR-Dv	<u>0 - 13 HCF</u>	<u>0 - 13 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>	<u>0 - 12 HCF</u>
T1	85%	2,350	80%	2,220	2,190	2,170	2,140	2,120	2,100
T2	15%	410	20%	540	540	530	530	520	510
Total		2,760		2,760	2,730	2,700	2,670	2,640	2,610
SFR-Sr	<u>no change</u>		<u>no change</u>						
T1, 0-4	88%	12,390	88%	12,390	12,270	12,140	12,020	11,900	11,780
T2, 5-14	2%	260	2%	260	260	250	250	250	250
T3, >14	10%	1,380	10%	1,380	1,370	1,350	1,340	1,320	1,310
Total		14,030		14,030	13,890	13,750	13,610	13,470	13,340
MFR		520,710		520,710	515,500	510,350	505,250	500,200	495,200
MFR-Sr		10,480		10,480	10,380	10,280	10,180	10,080	9,980
COM		198,650		198,650	196,660	194,690	192,740	190,810	188,900
COMIND		357,420		357,420	353,850	350,310	346,810	343,340	339,910
COMINS		82,080		82,080	81,260	80,450	79,650	78,850	78,060
IRR		445,440		445,440	440,990	436,580	432,210	427,890	423,610
HYD		43,420		43,420	43,420	43,420	43,420	43,420	43,420
Totals		3,717,160		3,750,330	3,746,110	3,741,610	3,736,810	3,731,740	3,726,410
Annual Change									
HCF				33,170	-4,220	-4,500	-4,800	-5,070	-5,330
Percent				0.9%	-0.1%	-0.1%	-0.1%	-0.1%	-0.3%

Water use projections are based on the following assumptions:

SFR

meters, current	18,467								
annual growth			300	300	300	300	300	300	300
meters, projected			18,767	19,067	19,367	19,667	19,967	20,267	
avg monthly HCF/meter, current	9.2								
annual conservation			0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
avg monthly HCF/meter, projected			9.2	9.1	9.0	8.9	8.9	8.8	

Other customer classes annual conservation

SFR-Dv	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
SFR-Sr	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
MFR	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
MFR-Sr	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
COM	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
COMIND	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
COMINS	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
IRR	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
HYD	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Water use by tier projections are based on the following assumptions

SFR and SFR-Dv

CY20

less than or equal to	12	1,617,954	81%
greater than	12	390,426	19%
		2,008,380	100%

Legend

SFR - (Single Family Residence)	MFR - (Multiple Family Residence)	COM - (Commercial/Business)	IRR - (Irrigation)
SFR-Sr - (Single Family Residence - Senior)	MFR-Sr (Multiple Family Residence - Senior)	COMIND - (Commercial/Industrial)	HYD - (Hydrant)
SFR-Dv - (Single Family Residence - Developer)		COMINS - (Commercial/Institution)	

Appendix A
Table A-2b
Projected Municipal Water Use, HCF

Class	Actual	Projected					
	FY21	FY22	FY23	FY24	FY25	FY26	FY27
SFR							
Tier 1							
Tier 2							
Total							
SFR-Dv							
Tier 1							
Tier 2							
Total							
SFR-Sr							
Tier 1							
Tier 2							
Tier 3							
Total							
MFR							
MFR-Sr							
COM	780	772	764	756	748	741	734
COMIND							
COMINS	6,800	6,732	6,665	6,598	6,532	6,467	6,402
IRR	143,510	142,070	140,650	139,240	137,850	136,470	135,110
HYD	3,770	3,770	3,770	3,770	3,770	3,770	3,770
Totals	154,860	153,344	151,849	150,364	148,900	147,448	146,016
Annual Change							
HCF		-1,516	-1,495	-1,485	-1,464	-1,452	-1,432
Percent		-1%	-1%	-1%	-1%	-1%	-1%
Annual percent conservation							
COM		1%	1%	1%	1%	1%	1%
COMIND		1%	1%	1%	1%	1%	1%
COMINS		1%	1%	1%	1%	1%	1%
IRR		1%	1%	1%	1%	1%	1%
HYD		0%	0%	0%	0%	0%	0%
Legend							
SFR - (Single Family Residence)	MFR - (Multiple Family Residence)		COM - (Commercial/Business)		IRR - (Irrigation)		
SFR-Sr - (Single Family Residence - Senior)	MFR-Sr (Multiple Family Residence - Senior)		COMIND - (Commercial/Industrial)		HYD - (Hydrant)		
SFR-Dv - (Single Family Residence - Developer)			COMINS - (Commercial/Institution)				

Appendix A
Table A-3a
June 2021 Meter Connections

Class	0.625	1.00	1.50	2.00	3.00	4.00	6.00	8.00	10.00	Total	%
SFR	16,700	1,765	1	1						18,467	90%
SFR-Dv		235								235	1.2%
SFR-Sr	169									169	0.8%
MFR	99	84	121	88	13	3	5		1	414	2.0%
MFR-Sr					2					2	0.0%
COM	354	114	67	78	4	4				621	3.0%
COMIND		5	2	8	3	5	2			25	0.1%
COMINS	23	15	16	19	9	7	2			91	0.4%
IRR	91	110	67	89	8	1	1		1	368	1.8%
HYD										25	0.1%
Totals Accounts	17,436	2,328	274	283	39	20	10	0	2	25	20,417 100%
Totals Meters on Active Accounts	16,447	2,129	272	284	42	24	10	0	2		19,210

Legend

SFR - (Single Family Residence) MFR - (Multiple Family Residence) COM - (Commercial/Business) IRR - (Irrigation)
SFR-Sr - (Single Family Residence - Senior) MFR-Sr (Multiple Family Residence - Senior) COMIND - (Commercial/Industrial) HYD - (Hydrant)
SFR-Dv - (Single Family Residence - Developer) COMINS - (Commercial/Institution)

Appendix A
Table A-3b
June 2021 Municipal Meter Connections

Class	0.625	1.00	1.50	2.00	3.00	4.00	6.00	8.00	10.00	Total
SFR										0
SFR-Dv										0
SFR-Sr										0
MFR										0
MFR-Sr										0
COM	5	2	1							8
COMIND										0
COMINS	6	5	3	6	0	3	1	0	0	24
IRR	55	62	15	33	2	1	1	0	1	170
HYD										11
Totals	66	69	19	39	2	4	2	0	1	11 213

Legend

SFR - (Single Family Residence) MFR - (Multiple Family Residence) COM - (Commercial/Business) IRR - (Irrigation)
SFR-Sr - (Single Family Residence - Senior) MFR-Sr (Multiple Family Residence - Senior) COMIND - (Commercial/Industrial) HYD - (Hydrant)
SFR-Dv - (Single Family Residence - Developer) COMINS - (Commercial/Institution)

Appendix A
Table A-4a
Projected Meter Connections

Meter Size (inches)	Actual Jun-21	Projected [2]					
		FY22	FY23	FY24	FY25	FY26	FY27
0.625 [1]	18,212	18,512	18,812	19,112	19,412	19,712	20,012
1	364	364	364	364	364	364	364
1.5	272	272	272	272	272	272	272
2	284	284	284	284	284	284	284
3	42	42	42	42	42	42	42
4	24	24	24	24	24	24	24
6	10	10	10	10	10	10	10
8	0	0	0	0	0	0	0
10	2	2	2	2	2	2	2
Hydrant Meter (3-inch)	25	25	25	25	25	25	25
Totals	19,235	19,535	19,835	20,135	20,435	20,735	21,035

1 Residential customers with water meters increased to 1-inch to accommodate a combined domestic-fire sprinkler system are charged the 0.625-meter charge.

There are 1,765 combined system accounts as of June 2021.

	Total 1-inch	1-inch combined	Net 1-inch
1-inch meters	2,129	1,765	364
0.625-inch meters	16,447	1,765	18,212

2 Projections are based on the following assumptions:

SFR (0.625 inches)	annual growth >	300	300	300	300	300	300
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Appendix A
Table A-4b
Projected Municipal Meter Connections

Meter Size (inches)	Actual Jun-21	Projected					
		FY22	FY23	FY24	FY25	FY26	FY27
0.625	66	66	66	66	66	66	66
1	69	69	69	69	69	69	69
1.5	19	19	19	19	19	19	19
2	39	39	39	39	39	39	39
3	13	13	13	13	13	13	13
4	4	4	4	4	4	4	4
6	2	2	2	2	2	2	2
8	0	0	0	0	0	0	0
10	1	1	1	1	1	1	1
Hydrant Meter (3-inch)	11	11	11	11	11	11	11
Totals	224	224	224	224	224	224	224

Appendix A

Table A-5

Projected Equivalent Meter Connections

Meter Size	Maximum Flow Capacity	Meter Equivalency Factors	Actual Jun-21	Projected					
				FY22	FY23	FY24	FY25	FY26	FY27
0.625	20 gpm	1	18,212	18,512	18,812	19,112	19,412	19,712	20,012
1	50 gpm	2.5	910	910	910	910	910	910	910
1.5	100 gpm	5	1,360	1,360	1,360	1,360	1,360	1,360	1,360
2	160 gpm	8	2,272	2,272	2,272	2,272	2,272	2,272	2,272
3	320 gpm	16	672	672	672	672	672	672	672
4	500 gpm	25	600	600	600	600	600	600	600
6	1000 gpm	50	500	500	500	500	500	500	500
8	1800 gpm	90	0	0	0	0	0	0	0
10	2900 gpm	145	290	290	290	290	290	290	290
Totals			24,816	25,116	25,416	25,716	26,016	26,316	26,616

Appendix A
Table A-6
Projected Fire Line Service Connections

Connection Type	Demand Factor [2]	Actual	Projected [1]					
		Dec-20	FY22	FY23	FY24	FY25	FY26	FY27
Public Fire Protection								
Fire Hydrants	111.3	1,500	1,520	1,540	1,560	1,580	1,600	1,620
Equivalent Connections		166,966	169,193	171,419	173,645	175,871	178,097	180,324
Private Fire Protection Service								
Connections								
2-inch or smaller		7	7	7	7	7	7	7
3-inch		0	0	0	0	0	0	0
4-inch		58	58	58	58	58	58	58
6-inch		86	88	90	92	94	96	98
8-inch		27	27	27	27	27	27	27
10-inch		6	6	6	6	6	6	6
Totals		184	186	188	190	192	194	196
Equivalent Connections								
2-inch or smaller	6.2	43	43	43	43	43	43	43
3-inch	18.0	0	0	0	0	0	0	0
4-inch	38.3	2,223	2,223	2,223	2,223	2,223	2,223	2,223
6-inch	111.3	9,573	9,795	10,018	10,241	10,463	10,686	10,908
8-inch	237.2	6,405	6,405	6,405	6,405	6,405	6,405	6,405
10-inch	426.6	2,559	2,559	2,559	2,559	2,559	2,559	2,559
Totals		20,803	21,025	21,248	21,471	21,693	21,916	22,138
Summary								
Public Equivalent Connections		166,966	169,193	171,419	173,645	175,871	178,097	180,324
Private Equivalent Connections		20,803	21,025	21,248	21,471	21,693	21,916	22,138
Total		187,769	190,218	192,667	195,116	197,564	200,013	202,462
1 The number of new connections per year are listed below. All values provided by the City								
			FY22	FY23	FY24	FY25	FY26	FY27
Public Fire Hydrants			20	20	20	20	20	20
Private								
2-inch or smaller			0	0	0	0	0	0
3-inch			0	0	0	0	0	0
4-inch			0	0	0	0	0	0
6-inch			2	2	2	2	2	2
8-inch			0	0	0	0	0	0
10-inch			0	0	0	0	0	0
Totals			2	2	2	2	2	2
2 Demand factors are based on the nominal connection size raised to the 2.63 power as explained in the AWWA M1 Manual								
All Fire Hydrants are assumed to have a 6.0-inch connection.								

Appendix B: Single Family Monthly Water Bills Tables

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Table B-1
Single Family Inclining Block Quantity Charges

Monthly Water Use HCF gpd	% x 1/2-inch Meter Service	CURRENT RATES				RECOMMENDED RATES FY 2022-23							Zone 3 Change In Monthly Bill Dollar	Zone 3 %	
		Quantity Charge				% x 1/2-inch Meter Service	Quantity Charge				Total Monthly Bill				
		Zone 1&2	Zone 3	Zone 4			Zone 1&2	Zone 3	Zone 4		Zone 1&2	Zone 3			Zone 4
0	0	\$29.60	\$0.00	\$0.00	\$29.60	\$29.60	\$29.60	\$0.00	\$0.00	\$31.10	\$31.10	\$31.10	\$31.10	\$1.50	5%
1	25	\$29.60	\$4.46	\$4.68	\$34.06	\$34.20	\$34.28	\$4.68	\$4.83	\$31.10	\$35.78	\$35.93	\$36.01	\$1.73	5%
2	49	\$29.60	\$8.92	\$9.20	\$38.52	\$38.80	\$38.96	\$9.36	\$9.66	\$31.10	\$40.46	\$40.76	\$40.92	\$1.96	5%
3	74	\$29.60	\$13.38	\$13.80	\$42.98	\$43.40	\$43.64	\$14.04	\$14.49	\$31.10	\$45.14	\$45.59	\$45.83	\$2.19	5%
4	98	\$29.60	\$17.84	\$18.40	\$47.44	\$48.00	\$48.32	\$18.72	\$19.32	\$31.10	\$49.82	\$50.42	\$50.74	\$2.42	5%
5	123	\$29.60	\$22.30	\$23.00	\$51.90	\$52.60	\$53.00	\$23.40	\$24.15	\$31.10	\$54.50	\$55.25	\$55.65	\$2.65	5%
6	148	\$29.60	\$26.76	\$27.60	\$56.36	\$57.20	\$57.68	\$28.08	\$28.98	\$31.10	\$59.18	\$60.08	\$60.56	\$2.88	5%
7	172	\$29.60	\$31.22	\$32.20	\$60.82	\$61.80	\$62.36	\$32.76	\$33.81	\$31.10	\$63.86	\$64.91	\$65.47	\$3.11	5%
8	197	\$29.60	\$35.68	\$36.80	\$65.28	\$66.40	\$67.04	\$37.44	\$38.64	\$31.10	\$68.54	\$69.74	\$70.38	\$3.34	5%
9	221	\$29.60	\$40.14	\$41.40	\$69.74	\$71.00	\$71.72	\$42.12	\$43.47	\$31.10	\$73.22	\$74.57	\$75.29	\$3.57	5%
10	246	\$29.60	\$44.60	\$46.00	\$74.20	\$75.60	\$76.40	\$46.80	\$48.30	\$31.10	\$77.90	\$79.40	\$80.20	\$3.80	5%
11	271	\$29.60	\$49.06	\$50.60	\$78.66	\$80.20	\$81.08	\$51.48	\$53.13	\$31.10	\$82.58	\$84.23	\$85.11	\$4.03	5%
12	295	\$29.60	\$53.52	\$55.20	\$83.12	\$84.80	\$85.76	\$56.16	\$57.96	\$31.10	\$87.26	\$89.06	\$90.02	\$4.26	5%
13	320	\$29.60	\$57.98	\$59.80	\$87.58	\$89.40	\$90.44	\$62.62	\$64.56	\$31.10	\$93.72	\$95.66	\$96.71	\$6.26	7%
14	344	\$29.60	\$64.13	\$66.09	\$93.73	\$95.69	\$96.81	\$69.08	\$71.17	\$31.10	\$100.18	\$102.27	\$103.40	\$6.58	7%
15	369	\$29.60	\$70.28	\$72.38	\$99.88	\$101.98	\$103.18	\$75.53	\$77.77	\$31.10	\$106.63	\$108.87	\$110.09	\$6.89	7%
16	394	\$29.60	\$76.43	\$78.67	\$106.03	\$108.27	\$109.55	\$81.99	\$84.38	\$31.10	\$113.09	\$115.48	\$116.77	\$7.21	7%
17	418	\$29.60	\$82.58	\$84.96	\$112.18	\$114.56	\$115.92	\$88.45	\$90.98	\$31.10	\$119.55	\$122.08	\$123.46	\$7.52	7%
18	443	\$29.60	\$88.73	\$91.25	\$118.33	\$120.85	\$122.29	\$94.91	\$97.59	\$31.10	\$126.01	\$128.69	\$130.15	\$7.84	6%
19	467	\$29.60	\$94.88	\$97.54	\$124.48	\$127.14	\$128.66	\$101.36	\$104.19	\$31.10	\$132.46	\$135.29	\$136.84	\$8.15	6%
20	492	\$29.60	\$101.03	\$103.83	\$130.63	\$133.43	\$135.03	\$107.82	\$110.80	\$31.10	\$138.92	\$141.90	\$143.53	\$8.47	6%
21	516	\$29.60	\$107.18	\$110.12	\$136.78	\$139.72	\$141.40	\$114.28	\$117.40	\$31.10	\$145.38	\$148.50	\$150.22	\$8.78	6%
22	541	\$29.60	\$113.33	\$116.41	\$142.93	\$146.01	\$147.77	\$120.74	\$124.01	\$31.10	\$151.84	\$155.11	\$156.91	\$9.09	6%
23	566	\$29.60	\$119.48	\$122.70	\$149.08	\$152.30	\$154.14	\$127.19	\$130.61	\$31.10	\$158.29	\$161.71	\$163.59	\$9.41	6%
24	590	\$29.60	\$125.63	\$128.99	\$155.23	\$158.59	\$160.51	\$133.65	\$137.21	\$31.10	\$164.75	\$168.31	\$170.28	\$9.72	6%
25	615	\$29.60	\$131.78	\$135.28	\$161.38	\$164.88	\$166.88	\$140.11	\$143.82	\$31.10	\$171.21	\$174.92	\$176.97	\$10.04	6%
26	639	\$29.60	\$137.93	\$141.57	\$167.53	\$171.17	\$173.25	\$146.57	\$150.42	\$31.10	\$177.67	\$181.52	\$183.66	\$10.35	6%
27	664	\$29.60	\$144.08	\$147.86	\$173.68	\$177.46	\$179.62	\$153.02	\$157.03	\$31.10	\$184.12	\$188.13	\$190.35	\$10.67	6%
28	689	\$29.60	\$150.23	\$154.15	\$179.83	\$183.75	\$185.99	\$159.48	\$163.63	\$31.10	\$190.58	\$194.73	\$197.04	\$10.98	6%
29	713	\$29.60	\$156.38	\$160.44	\$185.98	\$190.04	\$192.36	\$165.94	\$170.24	\$31.10	\$197.04	\$201.34	\$203.72	\$11.30	6%
30	738	\$29.60	\$162.53	\$166.73	\$192.13	\$196.33	\$198.73	\$172.40	\$176.84	\$31.10	\$203.50	\$207.94	\$210.41	\$11.61	6%
31	762	\$29.60	\$168.68	\$173.02	\$198.28	\$202.62	\$205.10	\$178.85	\$183.45	\$31.10	\$209.95	\$214.55	\$217.10	\$11.93	6%
32	787	\$29.60	\$174.83	\$179.31	\$204.43	\$208.91	\$211.47	\$185.31	\$190.05	\$31.10	\$216.41	\$221.15	\$223.79	\$12.24	6%
33	812	\$29.60	\$180.98	\$185.60	\$210.58	\$215.20	\$217.84	\$191.77	\$196.65	\$31.10	\$222.87	\$227.75	\$230.48	\$12.55	6%
34	836	\$29.60	\$187.13	\$191.89	\$216.73	\$221.49	\$224.21	\$198.23	\$203.26	\$31.10	\$229.33	\$234.36	\$237.17	\$12.87	6%
35	861	\$29.60	\$193.28	\$198.18	\$222.88	\$227.78	\$230.58	\$204.68	\$209.86	\$31.10	\$235.78	\$240.96	\$243.86	\$13.18	6%
36	885	\$29.60	\$199.43	\$204.47	\$229.03	\$234.07	\$236.95	\$211.14	\$216.47	\$31.10	\$242.24	\$247.57	\$250.54	\$13.50	6%
37	910	\$29.60	\$205.58	\$210.76	\$235.18	\$240.36	\$243.32	\$217.60	\$223.07	\$31.10	\$248.70	\$254.17	\$257.23	\$13.81	6%
38	935	\$29.60	\$211.73	\$217.05	\$241.33	\$246.65	\$249.69	\$224.06	\$229.68	\$31.10	\$255.16	\$260.78	\$263.92	\$14.13	6%
39	959	\$29.60	\$217.88	\$223.34	\$247.48	\$252.94	\$256.06	\$230.51	\$236.28	\$31.10	\$261.61	\$267.38	\$270.61	\$14.44	6%
40	984	\$29.60	\$224.03	\$229.63	\$253.63	\$259.23	\$262.43	\$236.97	\$242.89	\$31.10	\$268.07	\$273.99	\$277.30	\$14.76	6%

Table B-2
Single Family Monthly Bills Comparison

		CURRENT RATES			RECOMMENDED RATES FY 2022-23								
Monthly Water Use		Total Monthly Bill			Total Monthly Bill			Dollar Change			Percent Change		
HCF	gpd	Zone 1&2	Zone 3	Zone 4	Zone 1&2	Zone 3	Zone 4	Zone 1&2	Zone 3	Zone 4	Zone 1&2	Zone 3	Zone 4
0	0	\$29.60	\$29.60	\$29.60	\$31.10	\$31.10	\$31.10	\$1.50	\$1.50	\$1.50	5%	5%	5%
1	25	\$34.06	\$34.20	\$34.28	\$35.78	\$35.93	\$36.01	\$1.72	\$1.73	\$1.73	5%	5%	5%
2	49	\$38.52	\$38.80	\$38.96	\$40.46	\$40.76	\$40.92	\$1.94	\$1.96	\$1.96	5%	5%	5%
3	74	\$42.98	\$43.40	\$43.64	\$45.14	\$45.59	\$45.83	\$2.16	\$2.19	\$2.19	5%	5%	5%
4	98	\$47.44	\$48.00	\$48.32	\$49.82	\$50.42	\$50.74	\$2.38	\$2.42	\$2.42	5%	5%	5%
5	123	\$51.90	\$52.60	\$53.00	\$54.50	\$55.25	\$55.65	\$2.60	\$2.65	\$2.65	5%	5%	5%
6	148	\$56.36	\$57.20	\$57.68	\$59.18	\$60.08	\$60.56	\$2.82	\$2.88	\$2.88	5%	5%	5%
7	172	\$60.82	\$61.80	\$62.36	\$63.86	\$64.91	\$65.47	\$3.04	\$3.11	\$3.11	5%	5%	5%
8	197	\$65.28	\$66.40	\$67.04	\$68.54	\$69.74	\$70.38	\$3.26	\$3.34	\$3.34	5%	5%	5%
9	221	\$69.74	\$71.00	\$71.72	\$73.22	\$74.57	\$75.29	\$3.48	\$3.57	\$3.57	5%	5%	5%
10	246	\$74.20	\$75.60	\$76.40	\$77.90	\$79.40	\$80.20	\$3.70	\$3.80	\$3.80	5%	5%	5%
11	271	\$78.66	\$80.20	\$81.08	\$82.58	\$84.23	\$85.11	\$3.92	\$4.03	\$4.03	5%	5%	5%
12	295	\$83.12	\$84.80	\$85.76	\$87.26	\$89.06	\$90.02	\$4.14	\$4.26	\$4.26	5%	5%	5%
13	320	\$87.58	\$89.40	\$90.44	\$93.72	\$95.66	\$96.71	\$6.14	\$6.26	\$6.27	7%	7%	7%
14	344	\$93.73	\$95.69	\$96.81	\$100.18	\$102.27	\$103.40	\$6.45	\$6.58	\$6.59	7%	7%	7%
15	369	\$99.88	\$101.98	\$103.18	\$106.63	\$108.87	\$110.09	\$6.75	\$6.89	\$6.91	7%	7%	7%
16	394	\$106.03	\$108.27	\$109.55	\$113.09	\$115.48	\$116.77	\$7.06	\$7.21	\$7.22	7%	7%	7%
17	418	\$112.18	\$114.56	\$115.92	\$119.55	\$122.08	\$123.46	\$7.37	\$7.52	\$7.54	7%	7%	7%
18	443	\$118.33	\$120.85	\$122.29	\$126.01	\$128.69	\$130.15	\$7.68	\$7.84	\$7.86	6%	6%	6%
19	467	\$124.48	\$127.14	\$128.66	\$132.46	\$135.29	\$136.84	\$7.98	\$8.15	\$8.18	6%	6%	6%
20	492	\$130.63	\$133.43	\$135.03	\$138.92	\$141.90	\$143.53	\$8.29	\$8.47	\$8.50	6%	6%	6%
21	516	\$136.78	\$139.72	\$141.40	\$145.38	\$148.50	\$150.22	\$8.60	\$8.78	\$8.82	6%	6%	6%
22	541	\$142.93	\$146.01	\$147.77	\$151.84	\$155.11	\$156.91	\$8.91	\$9.09	\$9.14	6%	6%	6%
23	566	\$149.08	\$152.30	\$154.14	\$158.29	\$161.71	\$163.59	\$9.21	\$9.41	\$9.45	6%	6%	6%
24	590	\$155.23	\$158.59	\$160.51	\$164.75	\$168.31	\$170.28	\$9.52	\$9.72	\$9.77	6%	6%	6%
25	615	\$161.38	\$164.88	\$166.88	\$171.21	\$174.92	\$176.97	\$9.83	\$10.04	\$10.09	6%	6%	6%
26	639	\$167.53	\$171.17	\$173.25	\$177.67	\$181.52	\$183.66	\$10.14	\$10.35	\$10.41	6%	6%	6%
27	664	\$173.68	\$177.46	\$179.62	\$184.12	\$188.13	\$190.35	\$10.44	\$10.67	\$10.73	6%	6%	6%
28	689	\$179.83	\$183.75	\$185.99	\$190.58	\$194.73	\$197.04	\$10.75	\$10.98	\$11.05	6%	6%	6%
29	713	\$185.98	\$190.04	\$192.36	\$197.04	\$201.34	\$203.72	\$11.06	\$11.30	\$11.36	6%	6%	6%
30	738	\$192.13	\$196.33	\$198.73	\$203.50	\$207.94	\$210.41	\$11.37	\$11.61	\$11.68	6%	6%	6%
31	762	\$198.28	\$202.62	\$205.10	\$209.95	\$214.55	\$217.10	\$11.67	\$11.93	\$12.00	6%	6%	6%
32	787	\$204.43	\$208.91	\$211.47	\$216.41	\$221.15	\$223.79	\$11.98	\$12.24	\$12.32	6%	6%	6%
33	812	\$210.58	\$215.20	\$217.84	\$222.87	\$227.75	\$230.48	\$12.29	\$12.55	\$12.64	6%	6%	6%
34	836	\$216.73	\$221.49	\$224.21	\$229.33	\$234.36	\$237.17	\$12.60	\$12.87	\$12.96	6%	6%	6%
35	861	\$222.88	\$227.78	\$230.58	\$235.78	\$240.96	\$243.86	\$12.90	\$13.18	\$13.28	6%	6%	6%
36	885	\$229.03	\$234.07	\$236.95	\$242.24	\$247.57	\$250.54	\$13.21	\$13.50	\$13.59	6%	6%	6%
37	910	\$235.18	\$240.36	\$243.32	\$248.70	\$254.17	\$257.23	\$13.52	\$13.81	\$13.91	6%	6%	6%
38	935	\$241.33	\$246.65	\$249.69	\$255.16	\$260.78	\$263.92	\$13.83	\$14.13	\$14.23	6%	6%	6%
39	959	\$247.48	\$252.94	\$256.06	\$261.61	\$267.38	\$270.61	\$14.13	\$14.44	\$14.55	6%	6%	6%
40	984	\$253.63	\$259.23	\$262.43	\$268.07	\$273.99	\$277.30	\$14.44	\$14.76	\$14.87	6%	6%	6%
41	1,008	\$259.78	\$265.52	\$268.80	\$274.53	\$280.59	\$283.99	\$14.75	\$15.07	\$15.19	6%	6%	6%
42	1,033	\$265.93	\$271.81	\$275.17	\$280.99	\$287.20	\$290.68	\$15.06	\$15.39	\$15.51	6%	6%	6%
43	1,058	\$272.08	\$278.10	\$281.54	\$287.44	\$293.80	\$297.36	\$15.36	\$15.70	\$15.82	6%	6%	6%
44	1,082	\$278.23	\$284.39	\$287.91	\$293.90	\$300.40	\$304.05	\$15.67	\$16.01	\$16.14	6%	6%	6%
45	1,107	\$284.38	\$290.68	\$294.28	\$300.36	\$307.01	\$310.74	\$15.98	\$16.33	\$16.46	6%	6%	6%
46	1,131	\$290.53	\$296.97	\$300.65	\$306.82	\$313.61	\$317.43	\$16.29	\$16.64	\$16.78	6%	6%	6%
47	1,156	\$296.68	\$303.26	\$307.02	\$313.27	\$320.22	\$324.12	\$16.59	\$16.96	\$17.10	6%	6%	6%
48	1,181	\$302.83	\$309.55	\$313.39	\$319.73	\$326.82	\$330.81	\$16.90	\$17.27	\$17.42	6%	6%	6%
49	1,205	\$308.98	\$315.84	\$319.76	\$326.19	\$333.43	\$337.49	\$17.21	\$17.59	\$17.73	6%	6%	6%
50	1,230	\$315.13	\$322.13	\$326.13	\$332.65	\$340.03	\$344.18	\$17.52	\$17.90	\$18.05	6%	6%	6%

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: May 2, 2022

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Holland Barrett White, Mayor/Chair
Shanelle Scales-Preston, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Marilyn Craft, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor White called the Meeting of the City Council to order at 7:08 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening in Closed Session at 5:34 P.M. for the following items:

1. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6

City designated representatives: Garrett Evans, Maria Aliotti, Jennifer Brizel

Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856; International Brotherhood of Electrical Workers Local 1295

Unrepresented employees: Management Group; Senior Executive Team

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8

Property – A portion of property north of the Dover Well; Negotiator for the City – Garrett Evans and Maria Aliotti; Negotiating Party – Clear Channel Outdoor: Both price and terms of payment

3. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION pursuant to Section 54956.9(d)(1)

Save Mount Diablo v. City of Pittsburg et al., Contra Costa County Superior Court case no. CIVMSN21-0462

4. **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to Section 54956.9(d)(2)

Number of cases: one

City Attorney Mooney reported there were no reportable actions on Item 1 and Item 2 of Closed Session. In regard to Item 3, City Attorney Mooney reported that earlier this year, the Superior Court ruled in favor of the City on most of the issues in the litigation and ruled in favor of the Plaintiff on a smaller number of issues. The City Council voted 5-0 to not file an appeal of the court's decision. Item 4 was continued and heard after the adjournment of Open Session.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PRESENTATIONS

5. **Contra Costa Transportation Authority: Smart Signals Project**

Presentation was given by John Hoang, Planning Director.

6. **Commendation**

Mayor White presented Sergeant Kyle Baker, Pittsburg Police Department, with a Certificate of Commendation acknowledging his service to the community with special acclamation to his 2022 Crime Victims' Rights Week recognition by the Contra Costa County District Attorney's Office.

CITY MANAGER REPORTS/REMARKS

City Manager Evans reported on the removal of fuel tanks from the former NRG site, COVID-19 update and management, and upcoming City events.

PUBLIC COMMENTS

Siu Ling, Pittsburg, commented on concerns related to the growing encampment of unhoused individuals near the golf course.

Richard Ma, Pittsburg, commented on a citation he received related to weed abatement.

Bruce Ohslon, Pittsburg, commented that One Bay Area Grant 3(OBAG 3) funds are now open to applications and that the Pittsburg bicycle and pedestrian community has a project request for a Class IV protected bike / pedestrian path along the north side of Highway 4.

COMMITTEE REPORTS

There were no committee reports.

PITTSBURG FINANCING AUTHORITY

CONSIDERATION

7. Adoption of a City of Pittsburgh Public Financing Authority Resolution Approving the Sale of Water Revenue Bonds and a City of Pittsburgh Resolution Authorizing the Execution and Delivery of an Installment Purchase Agreement for the Purpose of Causing Issuance of Revenue Bonds and Certain Documents in Connection Therewith

On Motion by Member Banales, seconded by Member Craft to adopt and carried unanimously.

CITY COUNCIL MEETING

CONSIDERATION

8. Introduction and Waive Further Reading of an Ordinance Adding Chapter 10.61 to Title 10, Prohibiting Spectators at Illegal Speed Contests, Exhibitions of Speed or Sideshows

On Motion by Vice-Mayor Scales-Preston, seconded by Member Craft and carried unanimously.

9. By Minute Order, Accept City Goals Progress Report for Fiscal Years 2020-22 and American Rescue Plan Act Funding Priorities

On Motion by Member Banales, seconded by Vice-Mayor Scales-Preston and carried unanimously.

CONFLICT OF INTEREST STATEMENT

There were no conflicts of interest statements.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY AND SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

Member Craft stated she would abstain from Item 10, Minutes of April 18, 2022, as she was absent.

On Motion by Member Banales, seconded by Vice-Mayor Scales-Preston to approve the Consent Calendar and carried unanimously.

10. Minutes of April 18, 2022

11. Adoption of a City Council Resolution Making Findings in Support of Continuing to Hold Public Meetings by Teleconference Pursuant to California Government Code Section 54953(e)
12. Adopting a City Council Resolution Directing the Engineer of Work to Prepare and File an Annual Report for the Citywide Landscaping and Lighting Assessment District 88-01 for Fiscal Year 2022-2023
13. Adopting a City Council Resolution Directing the Engineer of Work to Prepare and File an Annual Report for the Oak Hills Landscaping and Lighting Assessment District 88-02 for Fiscal Year 2022-2023
14. Adoption of a City Council Resolution Approving a List of Projects to be Funded for Fiscal Year 2022-23 by SB 1, the Road Repair and Accountability Act of 2017
15. Adoption of a City Council Resolution to Authorize Execution of the Second Amendment to the Consultant Agreement with Harrison Engineering, Inc. for Project 2019, BART Pedestrian and Bicycle Connectivity Project
16. Adoption of an Ordinance for a Military Equipment Use Policy Per Assembly Bill 481

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

COUNCIL MEMBER REMARKS

There were no council member remarks.

ADJOURNMENT

The City Council adjourned Open Session at 10:05 P.M. to May 16, 2022, and reconvened in Closed Session until 10:42 P.M. There were no reportable actions taken in Closed Session.

Respectfully submitted,

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Receive and File the Treasurer's Report for the Quarter Ending March 31, 2022

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

Attached is the Treasurer's Report for the fiscal quarter ending March 31, 2022. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

FISCAL IMPACT

The City's expenditure requirements for the next six months are covered by anticipated revenues from City operations and liquidity from maturing investments. The difference between market value and cost as of March 31, 2022, will be reflected in the City's financial statements for Fiscal Year 2021-22 as an adjustment to interest income for each of the City's funds on a pro rata basis as required by Governmental Accounting Standards Board Statement Number 31. Due to the recent rise in interest rates available in the capital markets, value for existing holdings have fallen on paper and will not be realized. This drop in value had increased as inflationary pressure have continued to move rates higher. Market values change on a daily basis. The change in market value is considered temporary in nature, as the City mostly holds its investments until maturity, when they can be redeemed at par value.

RECOMMENDATION

City Council accept the Treasurer's Report for the quarter ending March 31, 2022, for information purposes only.

BACKGROUND

Each fiscal quarter, an Investment Summary Report is required to be provided, by policy, to the City Council for review.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The City's objectives in order of priority, are to provide safety, ensure the preservation of capital, provide sufficient liquidity for cash needs and earn a competitive rate of return (yield) within the confines of the California Government Code and the Investment Policy. Chandler Asset Management is responsible for managing investments in accordance with the City's investment policy. All portfolio holdings were held with investment grade securities.

The advisor-managed funds are comprised of operating funds managed in a Core Portfolio account, as well as several Non-Successor Agency bond-related funds. The City's advisor works to achieve the City's objectives by investing in high quality fixed income securities consistent with the City's investment policy and California Government Code.

The Core Portfolio represents the City's cash reserves. Its return objective is to enhance both interest income and principal value as measured by total return. Total return reflects the value added to the portfolio for a period of time from interest income, realized gains and losses, as well as unrealized gains and losses. The portfolio's total return for the quarter was -2.21%, comparing to the City performance benchmark of -2.34%, the Intercontinental Exchange Bank of America Merrill Lynch (ICE BAML) 1-3 Year U.S. Treasury/Agency Index. Since inception (7/31/2018), the portfolio's total return through quarter end is 1.58%, which slightly overperformed the benchmark return of 1.40% for the same period. Total returns for the quarter and since inception reflect fluctuations in market value.

Summary Cash and Investments as of 3/31/2022

Investments and Cash	Book Value	Market Value
Investments		
Portfolio of Securities (Managed by Chandler)	66,951,203.48	65,361,710.10
Bond Managed Reserve (Chandler)	6,121,120.43	6,123,194.36
Section 115 Pension Trust (PARS)	2,179,198.36	2,071,700.39
LAIF	74,948,850.87	74,105,941.47
Total Investments	150,200,373.14	147,662,546.32
City Managed		
Cash	8,162,528.69	8,162,528.69
Bond Funds - Restricted Reserve	28,845,964.02	28,866,158.10
Total City Cash	37,008,492.71	37,028,686.79
Total Cash and Investments	187,208,865.85	184,691,233.11

Security Type	Par Value	Original Cost	Market Value	Average Maturity	Average Yield
Operating Funds					
Cash Equivalents	8,162,528.69	8,162,528.69	8,162,528.69	1	N/A
Money Market Funds	66,411.86	66,411.86	66,411.86	1	0.01%
Investment Pools	74,948,850.87	74,948,850.87	74,105,941.47	1	N/A
Total Liquidity	83,177,791.42	83,177,791.42	82,334,882.02	1	0.01%
U.S. Treasury Notes	19,050,000.00	18,996,238.30	18,474,505.20	675	0.80%
Federal Agency Securities	24,515,000.00	24,595,377.85	24,144,622.11	500	0.90%
Negotiated Certificates of Deposit	2,800,000.00	2,797,676.47	2,782,007.95	274	1.03%
Medium-Term Corporate Notes	12,410,000.00	12,562,550.50	12,130,779.03	785	0.97%
Asset-Backed Securities	3,092,625.69	3,092,248.71	3,016,020.22	1212	0.65%
Commercial Paper	1,250,000.00	1,243,461.81	1,244,895.84	212	0.71%
Supranationals	3,295,000.00	3,320,797.60	3,227,808.26	621	0.89%
Collateralized Mortgage Obligations	274,106.20	276,440.38	274,659.63	146	2.84%
Total Securities	66,686,731.89	66,884,791.62	65,295,298.24	625	0.88%
Total Operating Funds	149,864,523.31	150,062,583.04	147,630,180.26	277	0.39%
Bonded Debt Funds					
Pittsburg Pension Bond	3,247,749.81	3,243,494.81	3,244,376.48	84	0.44%
Pittsburg AD Auto Mall	329,825.04	328,829.52	328,965.00	146	0.66%
Pittsburg AD Vista DM	760,377.59	758,064.93	758,379.67	146	0.66%
Pittsburg 2011A PIFA AD Ser	1,561,070.35	1,556,322.51	1,556,968.67	146	0.66%
Pittsburg 2011B PIFA AD Ser	235,113.18	234,408.66	234,504.54	142	0.65%
Additional Bonded Debt Funds	28,760,373.59	28,845,964.02	28,866,158.10	N/A	N/A
Total Bonded Debt Funds	34,894,509.56	34,967,084.45	34,989,352.46	113	0.54%
Section 115 Trust					
Equity Mutual Fund	2,179,198.36	2,179,198.36	2,071,700.39		
Total Section 115 Trust Funds	2,179,198.36	2,179,198.36	2,071,700.39	N/A	N/A
Total City Funds	186,938,231.23	187,208,865.85	184,691,233.11		

Governmental Accounting Standards Board Statement 31 requires the City to recognize the fair market value of its investments at the end of each fiscal year. The market values of investments included in this report were obtained from the State Controller's office for Local Agency Investment Funds (LAIF), and from the City's registered investment advisor and bond trustees for longer-term investments.

Attached is the Chandler Asset Management (CAM) Investment Report detailing an economic update, account profile and investment activity for the quarter ending March 31, 2022.

ATTACHMENTS: Letter from City Treasurer
Investment Report by Chandler Asset Management

Report Prepared By: Christina Nguyen, Accountant I
Report Reviewed By: Laura Mendez, Finance Manager of Reporting



**City of Pittsburg
Finance Division
65 Civic Avenue
Pittsburg, California 94565**

April 26, 2022

Honorable Mayor and City Council:

I have reviewed the City of Pittsburg's Treasury Report for the quarter ending March 31, 2022 and find that it complies with the Investment Policy established by my office.

Sincerely,

A handwritten signature in black ink that reads "Nancy Parent". The signature is fluid and cursive, with the first name "Nancy" and last name "Parent" clearly distinguishable.

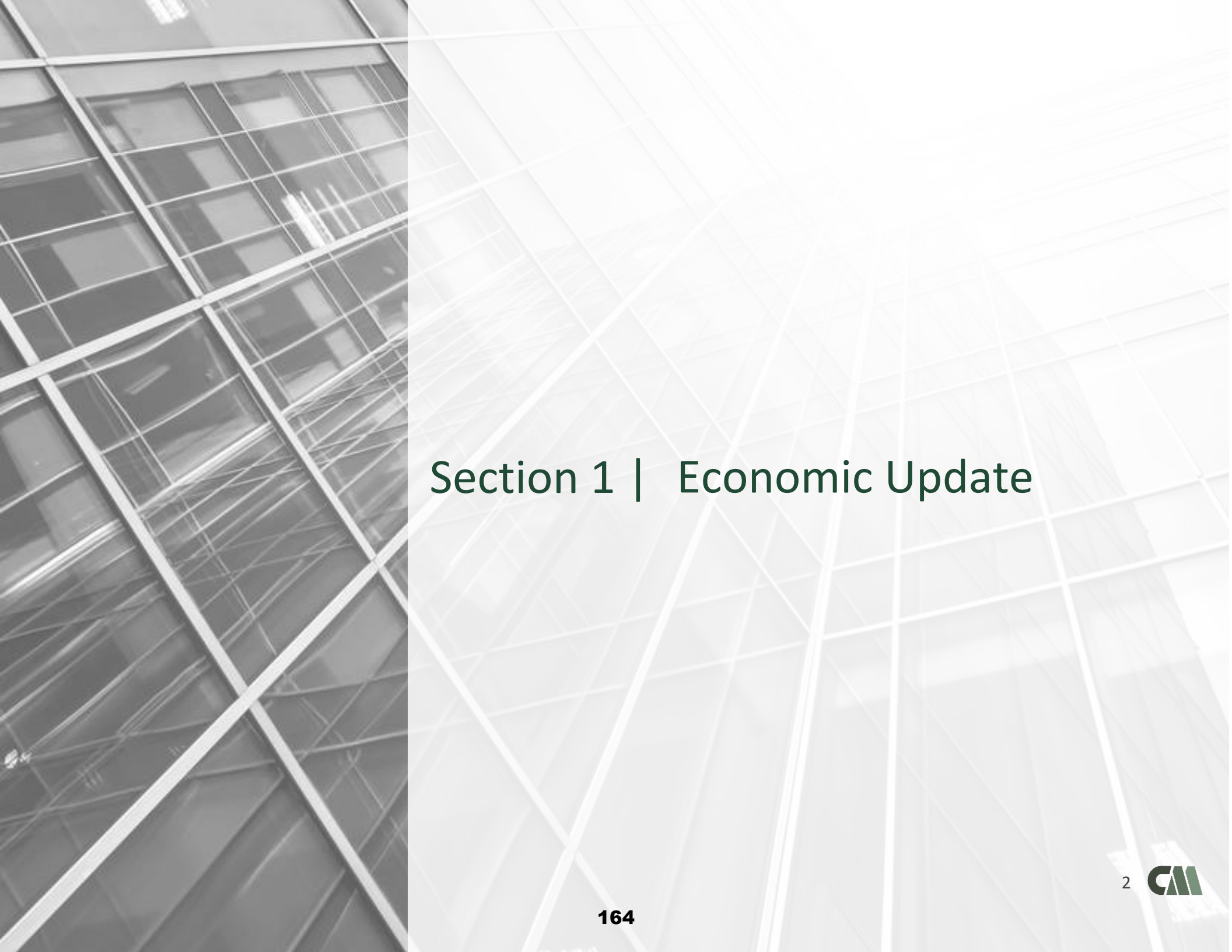
Nancy Parent
City Treasurer

City of Pittsburg

Period Ending March 31, 2022

CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | www.chandlerasset.com

SECTION 1	Economic Update
SECTION 2	Account Profile
SECTION 3	Consolidated Information
SECTION 4	Portfolio Holdings
SECTION 5	Transactions

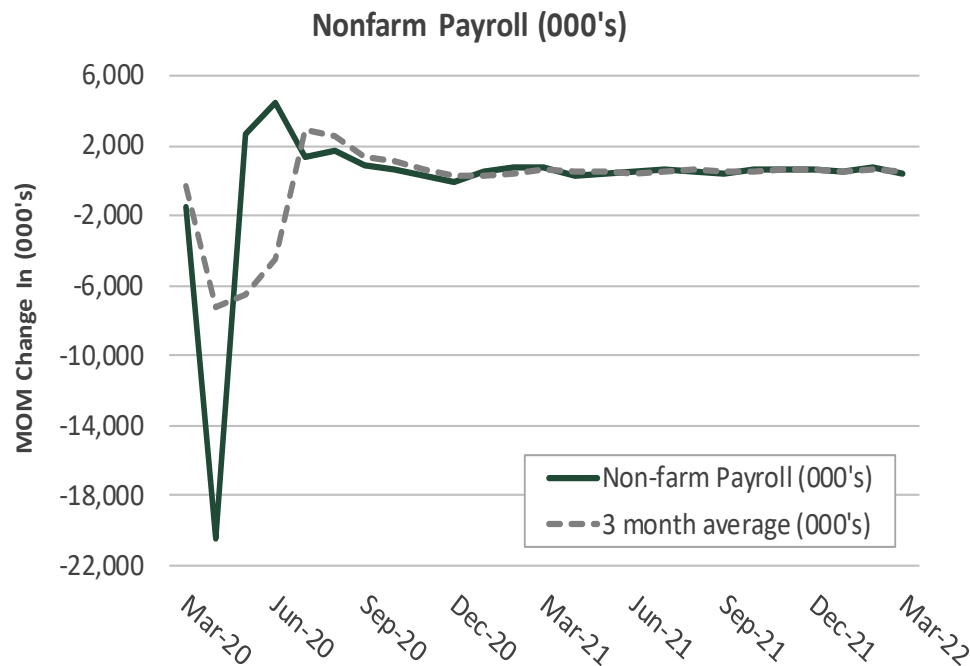


Section 1 | Economic Update

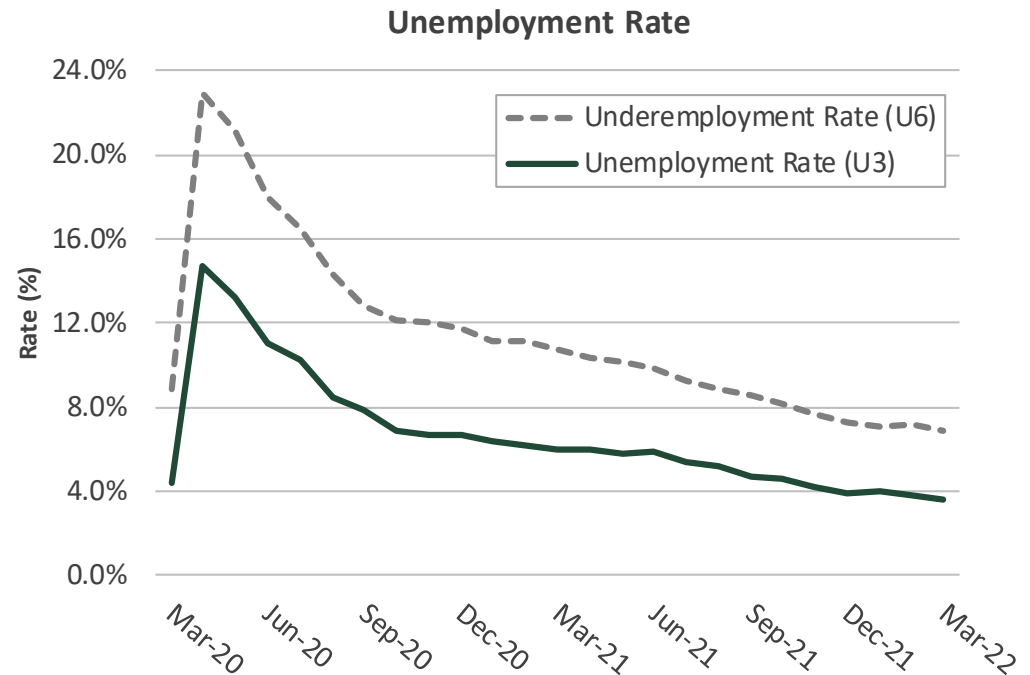
Economic Update

- The Russian invasion into Ukraine and resulting Western sanctions on Russia have fueled volatility in financial markets. The latest escalation has exacerbated inflationary pressures, particularly in energy and commodities, and has caused tightening conditions in financial markets. While consumer spending and economic growth remain strong, we believe an extended conflict in Eastern Europe along with elevated energy prices increases the risk of an economic slowdown later this year. While we expect the Fed to tighten monetary policy, the FOMC has very little margin for error as it attempts to combat inflation without pushing the economy into a recession. Over the near-term, we expect financial market volatility to remain elevated and conditions to remain tighter with heightened geopolitical risk, supply chain bottlenecks and persistent inflation, and the Fed's pivot to less accommodative monetary policy.
- The Federal Open Market Committee (FOMC) raised the federal funds rate by 0.25% at their March 16th meeting to a target range of 0.25% to 0.50%. The Federal Reserve also ended their bond-buying program as expected in March, which included the purchase of treasury and agency mortgage-backed securities. Fed Chair Powell suggested that balance sheet runoff could begin as early as their next meeting in May, sooner than previously anticipated, and that the pace of the unwind will likely be faster than in the previous quantitative tightening cycle. The dot plot favors six additional rate hikes in 2022, which implies a 25 basis point rate hike at each remaining meeting this year, but the Fed hasn't ruled out incorporating one or more 50 basis point hikes to address inflation. The FOMC's Summary of Economic Projections forecasts higher Personal Consumption Expenditure (PCE) inflation this year at 4.3% and a lower growth rate of 2.8% real GDP. We are anticipating additional rates hikes by the Fed this year, but we do not believe that monetary policy is on a pre-set course and expect the Fed's policy adjustments will depend on developments in the economy.
- In March, yields increased dramatically and the curve continued to flatten. The 2-year Treasury yield increased 90 basis points to 2.34%, the 5-year Treasury yield increased 74 basis points to 2.46%, and the 10-year Treasury yield increased 51 basis points to 2.34%. The spread between the 2-year and 10-year Treasury yield declined to zero at March month-end versus 40 basis points at February month-end and 158 basis points one year ago. While the flat yield curve bears watching over the longer run, the spread between 3-month and 10-year treasuries is still steep at about 185 basis points, which indicates likely economic growth in the coming year.

Employment



Source: US Department of Labor

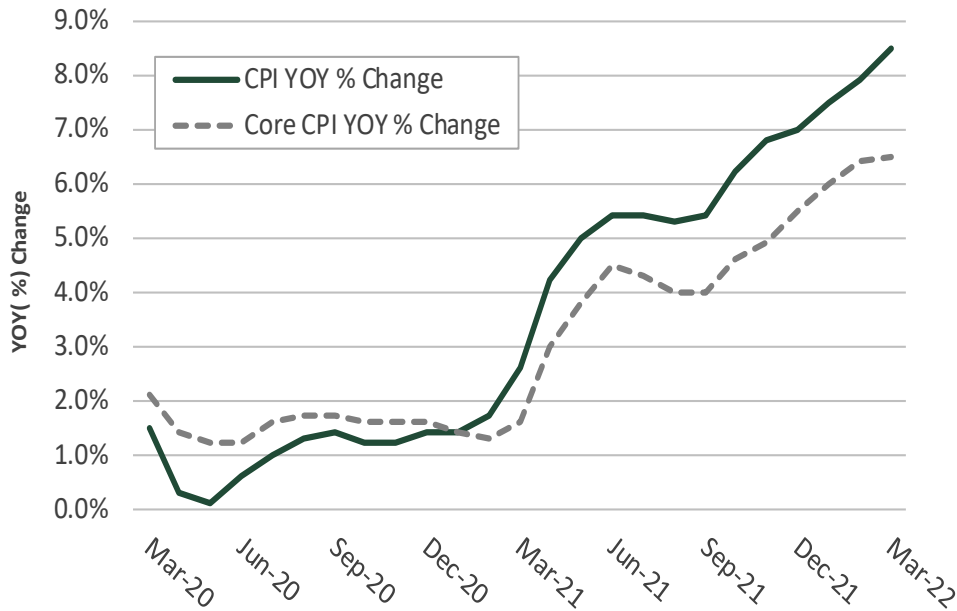


Source: US Department of Labor

The U.S. economy added 431,000 jobs in March, with upward revisions from the prior months totaling 95,000. Trends in employment remain strong, with the three-month moving average payrolls at 561,000 and the six-month moving average at 600,000. Job gains were broad based in March, led by leisure and hospitality and professional and business services. The unemployment rate fell to 3.6% from 3.8%, the lowest level since February 2020. The labor participation rate increased marginally to 62.4% in March from 62.3% in February but remains lower than the pre-pandemic level of 63.4%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons, fell to 6.9% in March from 7.2% in February, declining below its pre-pandemic level of 7.0% in February 2020. Wage growth accelerated in March, with average hourly earnings rising 5.6% from 5.2% year-over-year. As more participants enter the labor force, wage inflation dynamics should start to moderate, helping to lower the current elevated inflation readings.

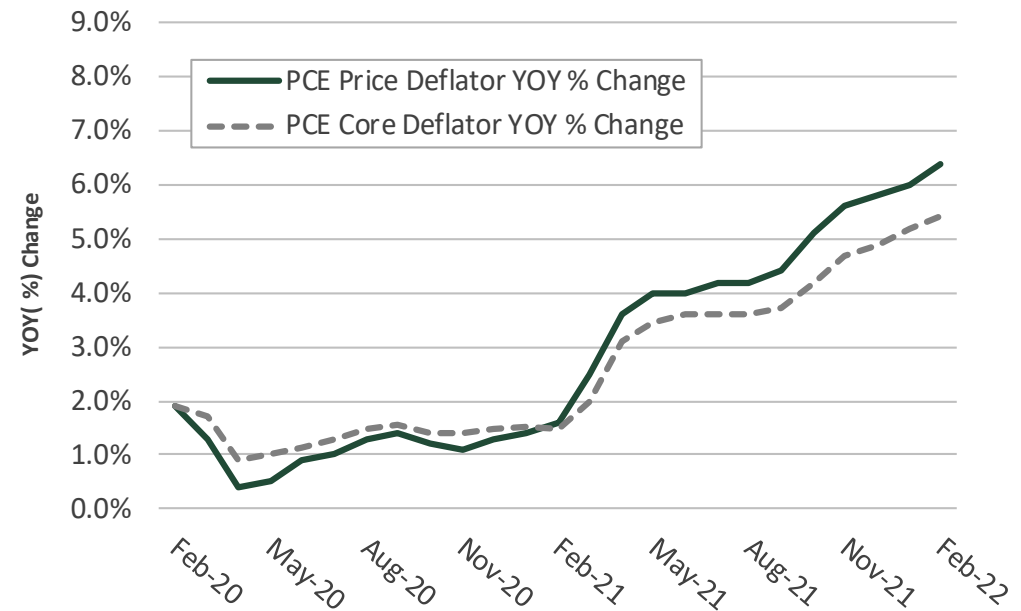
Inflation

Consumer Price Index (CPI)



Source: US Department of Labor

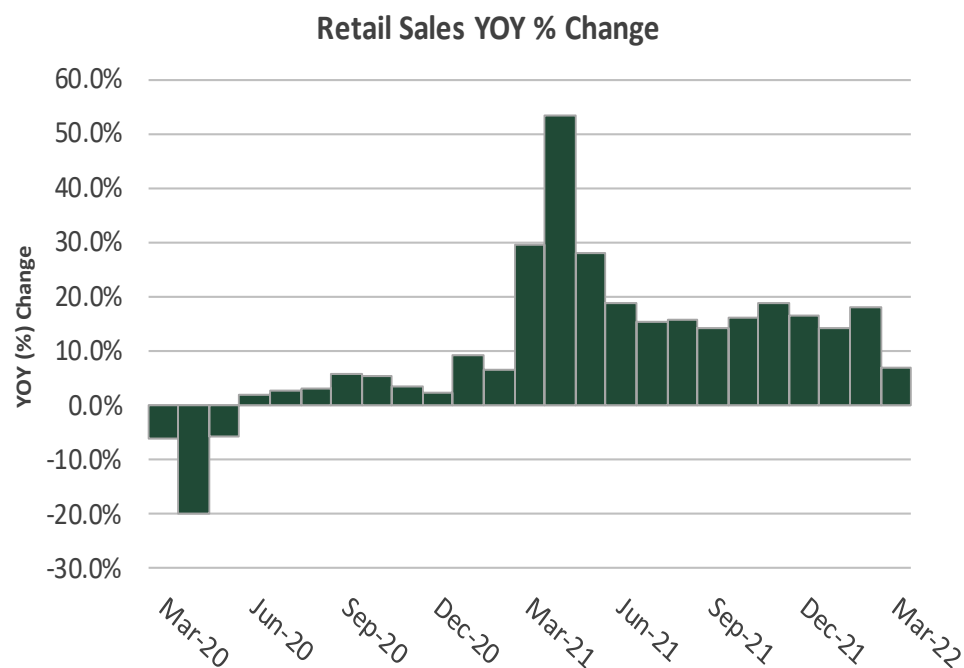
Personal Consumption Expenditures (PCE)



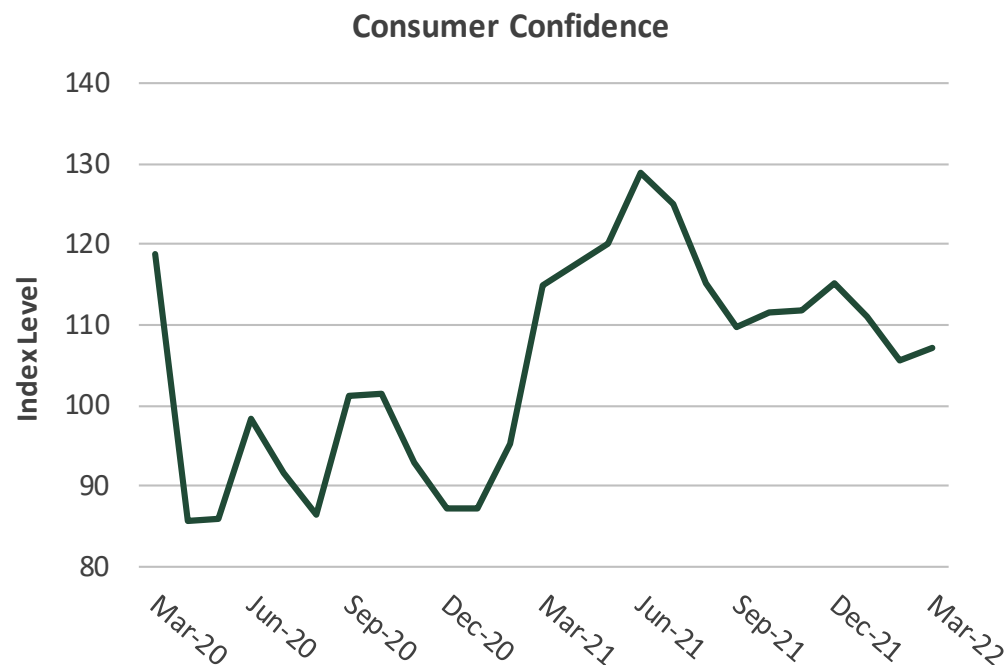
Source: US Department of Commerce

Although U.S. consumer prices rose less than expected in March, inflation remained elevated at a 40-year high. The Consumer Price Index (CPI) was up 8.5% year-over-year in March, versus up 7.9% year-over-year in February. Core CPI (CPI less food and energy) was up 6.5% year-over-year in March, versus up 6.4% year-over-year in February. Gasoline costs drove about half of the monthly increase, while food was also a sizable contributor. Used vehicle prices declined (although remaining firm), resulting in lower than forecast core increases for the month. The Personal Consumption Expenditures (PCE) index was up 6.4% year-over-year in February, up from 6.0% in January. Core PCE was up 5.4% year-over-year in February, versus up 5.2% in January. Current inflation readings continue to run well above the Fed's longer-run target of around 2.0%. While gas prices have started to decline in recent weeks in part due to COVID lockdowns in China, we believe pricing pressures may remain elevated longer than anticipated as a result of the conflict in Europe.

Consumer



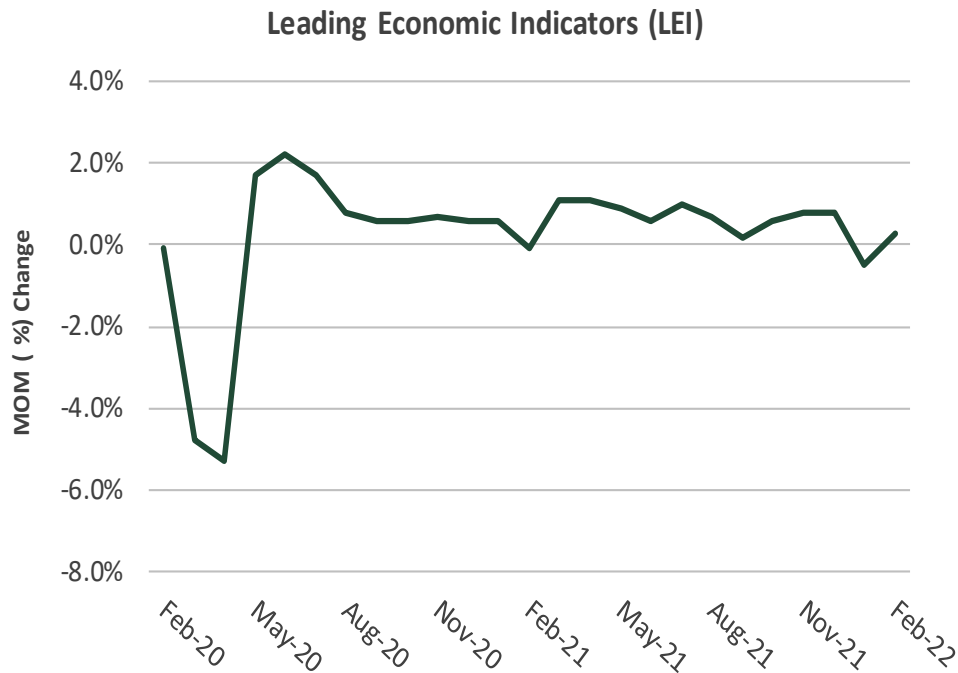
Source: US Department of Commerce



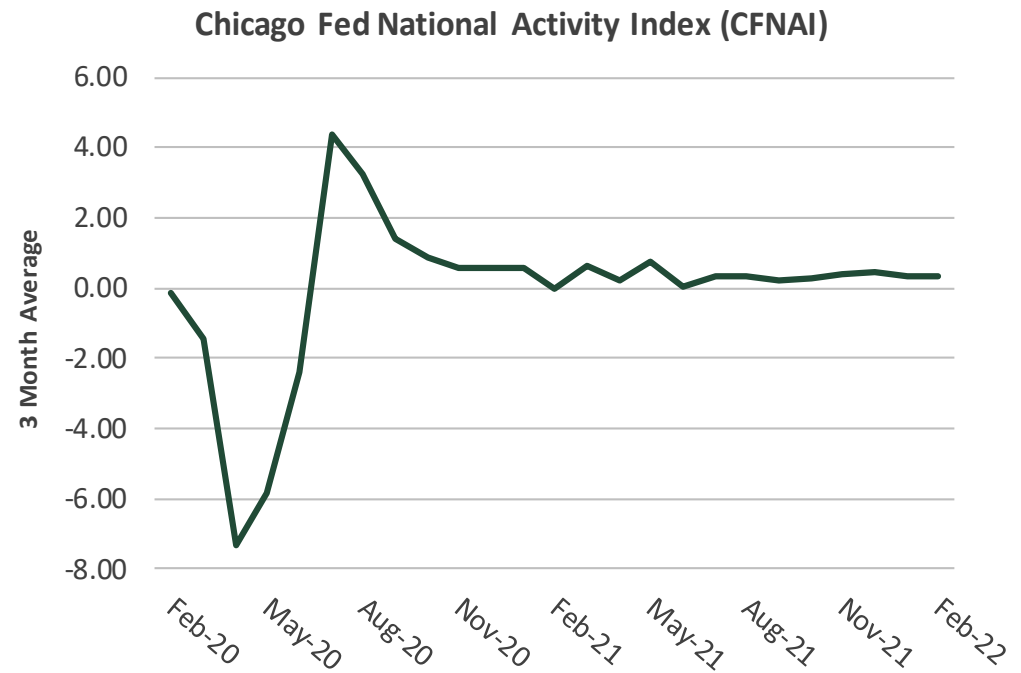
Source: The Conference Board

Retail sales edged higher in March, but there are signs that higher gas prices are impacting discretionary spending. On a year-over-year basis, retail sales were up 6.9% in March versus up 18.2% in February. On a month-over-month basis, retail sales moderated, rising 0.5% in March versus an upwardly revised increase of 0.8% in February. Excluding vehicles and gas, retail sales were up just 0.2% month-over-month. Gains in March were driven primarily by gasoline purchases, while e-commerce and vehicle sales declined. Although inflation threatens to put a dent in expected growth, we believe high levels of consumer savings along with improvement in the health situation and continued improvement in the labor market should provide a healthy tailwind for consumer spending. The Consumer Confidence index rebounded to 107.2 in March following declines in January and February, primarily driven by positive assessments of employment. However, while consumers' evaluations of the present situation was strong, future expectations have been deteriorating.

Economic Activity



Source: The Conference Board

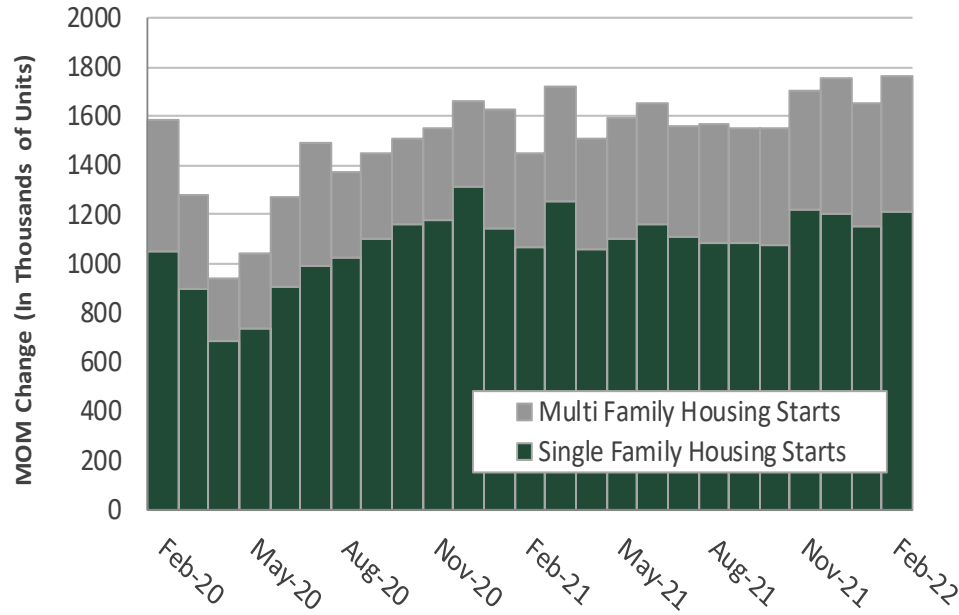


Source: Federal Reserve Bank of Chicago

The Conference Board's Leading Economic Index (LEI) increased 0.3% month-over-month in February, following a 0.5% downwardly revised decline in January. On a year-over-year basis, the LEI was up 7.6% in February versus up 7.3% in January. The Conference Board acknowledged that the data do not fully reflect the impact of the Russian invasion of Ukraine on global supply chain issues, shortages, and the resulting soaring prices, which could result in slower than expected growth in the first half of the year. Meanwhile, the Chicago Fed National Activity Index (CFNAI) fell to 0.51 in February from a downwardly revised 0.59 in January. On a 3-month moving average basis, the CFNAI declined to 0.35 in February, while January was revised downward to 0.37.

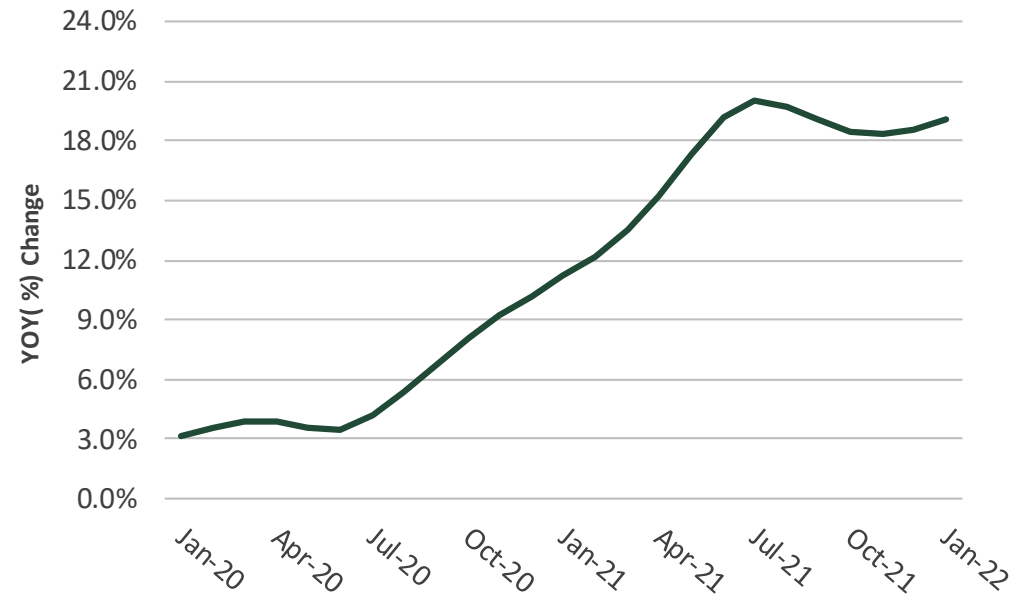
Housing

Housing Starts



Source: US Department of Commerce

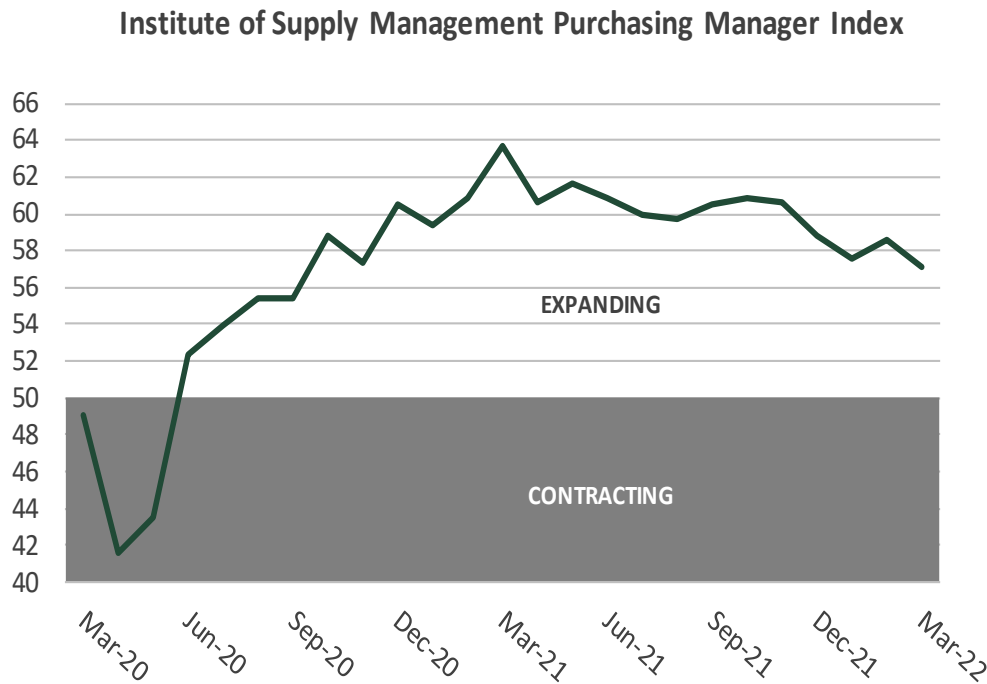
S&P/Case-Shiller 20 City Composite Home Price Index



Source: S&P

Total housing starts rebounded 6.8% to an annual rate of 1,769,000 in February. Single-family starts increased 5.7%, and multi-family starts increased 9.3%, month-over-month. On a year-over-year basis, total housing starts were up 22.3% in February driven by multi-family starts. According to the Case-Shiller 20-City home price index, home prices were up 19.1% year-over-year in January versus up 18.6% year-over-year in December, suggesting tight supply may be continuing to support prices. Rising mortgage rates and affordability could be headwinds to further price growth.

Manufacturing



Source: Institute for Supply Management



Source: Federal Reserve

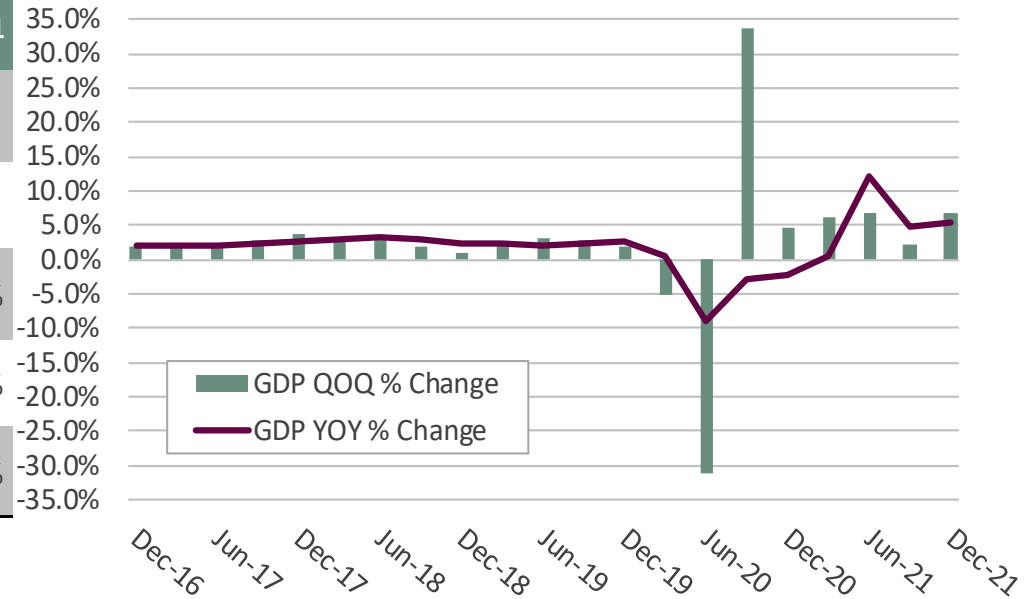
The Institute for Supply Management (ISM) manufacturing index fell to an 18-month low of 57.1 in March from 58.6 in February due to surging energy and commodities prices triggered by Russia's invasion of Ukraine. Readings above 50.0 are indicative of expansion in the manufacturing sector. On a month-over-month basis, the Industrial Production index rose 0.9% in March, following an upwardly revised 0.9% increase in February. Capacity utilization rose to 78.3% in March, up from 77.7% in February. Although capacity utilization remains below its longer-run average of 79.6%, it is running above the pre-pandemic level of 76.3%.

Gross Domestic Product (GDP)

Components of GDP	3/21	6/21	9/21	12/21
Personal Consumption Expenditures	7.4%	7.9%	1.4%	1.8%
Gross Private Domestic Investment	-0.4%	-0.7%	2.1%	5.8%
Net Exports and Imports	-1.6%	-0.2%	-1.3%	-0.2%
Federal Government Expenditures	0.8%	-0.4%	-0.4%	-0.3%
State and Local (Consumption and Gross Investment)	0.0%	0.0%	0.5%	-0.2%
Total	6.3%	6.7%	2.3%	6.9%

Source: US Department of Commerce

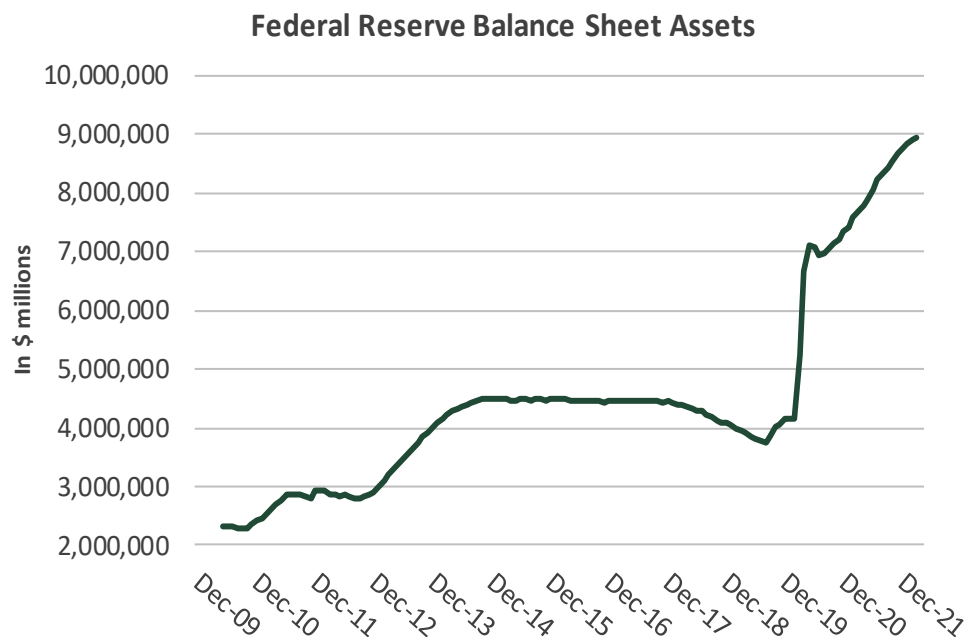
Gross Domestic Product (GDP)



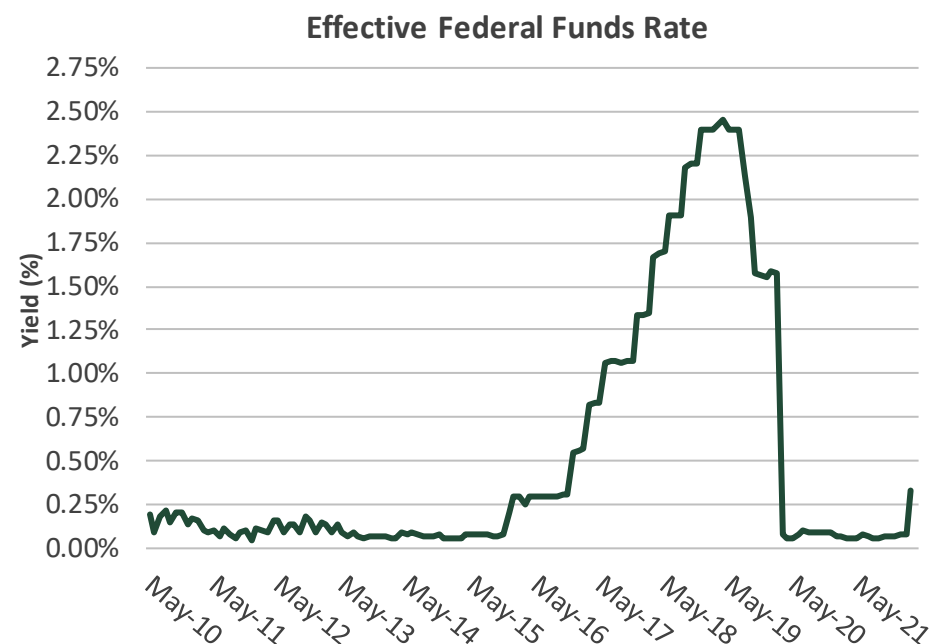
Source: US Department of Commerce

According to the third estimate, fourth quarter GDP grew at an annualized rate of 6.9%, revised slightly downward from the second estimate of 7.0%. Economic growth reaccelerated in the fourth quarter after slowing to a pace of 2.3% growth in the third quarter, bringing overall GDP growth for 2021 to 5.7%. The most significant contributor to fourth quarter growth was inventory build, potentially reflecting some easing in supply chain disruptions. The fourth-quarter's build will make for a tough comparison in the first quarter. The consensus estimate calls for 1.0% GDP growth in the first quarter, 3.0% growth in the current quarter, and 3.2% growth for 2022.

Federal Reserve



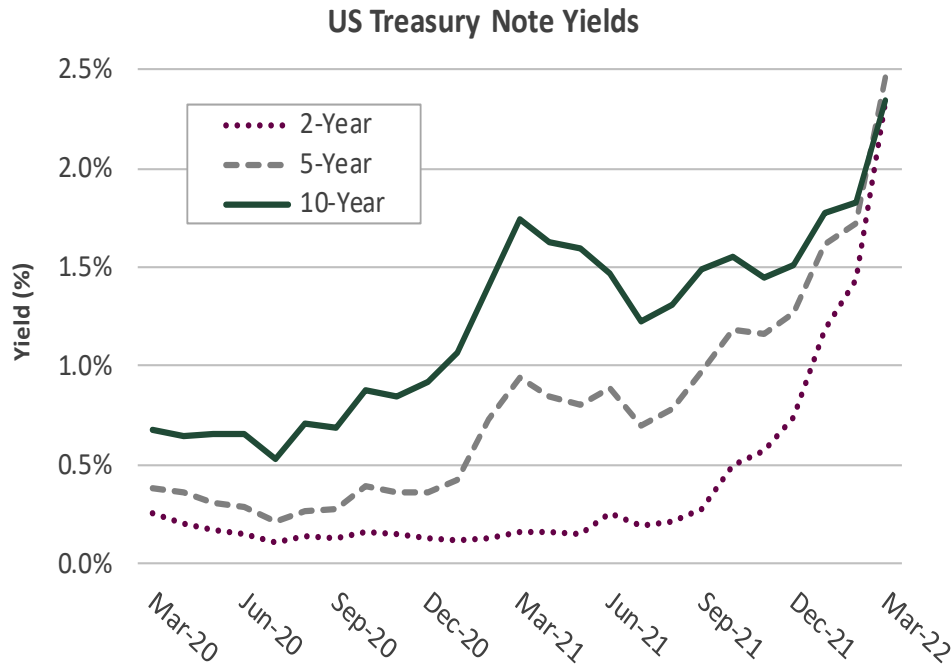
Source: Federal Reserve



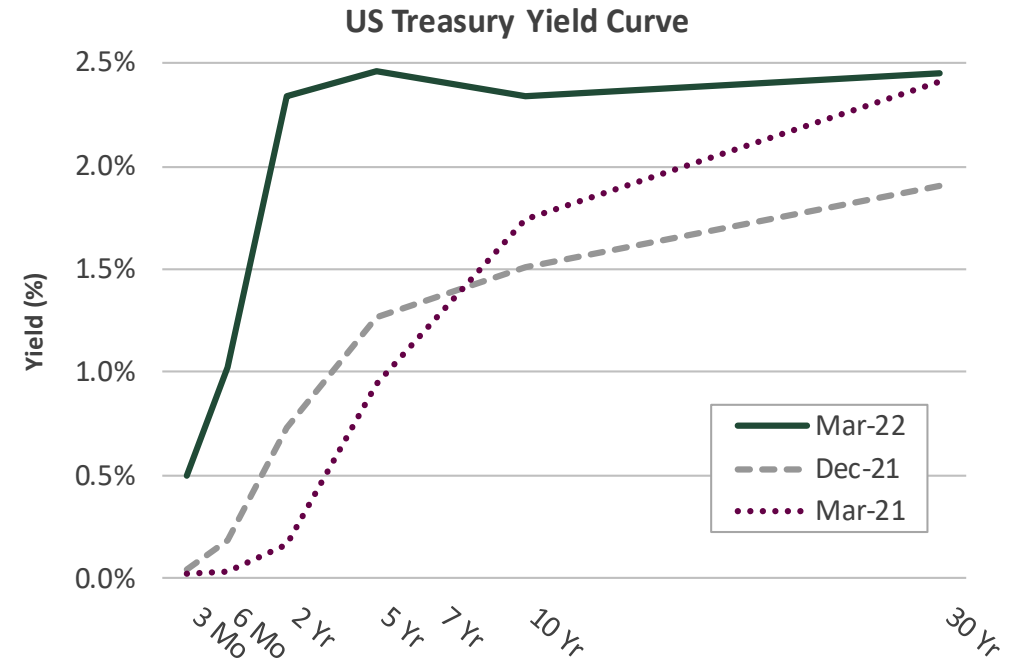
Source: Bloomberg

As expected the Federal Open Market Committee (FOMC) raised the federal funds rate by 0.25% at their March meeting to a target range of 0.25% to 0.50%. This was the first increase since 2018, after two years of holding the federal funds rates near zero to insulate the economy from the impacts of the pandemic. The Federal Reserve (Fed) also ended their bond-buying program as expected in March, which grew the balance sheet to about \$8.9 trillion. Fed Chair Powell suggested that balance sheet runoff could begin as early as their next meeting in May, sooner than previously anticipated, and that the pace of the unwind will likely be faster than in the previous quantitative tightening cycle. The dot plot favors six additional rate hikes in 2022, which implies a 25 basis point rate hike at each remaining meeting this year, but the Fed hasn't ruled out incorporating one or more 50 basis point hikes to address inflation. The FOMC's Summary of Economic Projections forecasts higher Personal Consumption Expenditure (PCE) inflation this year at 4.3% and a lower growth rate of 2.8% real GDP.

Bond Yields

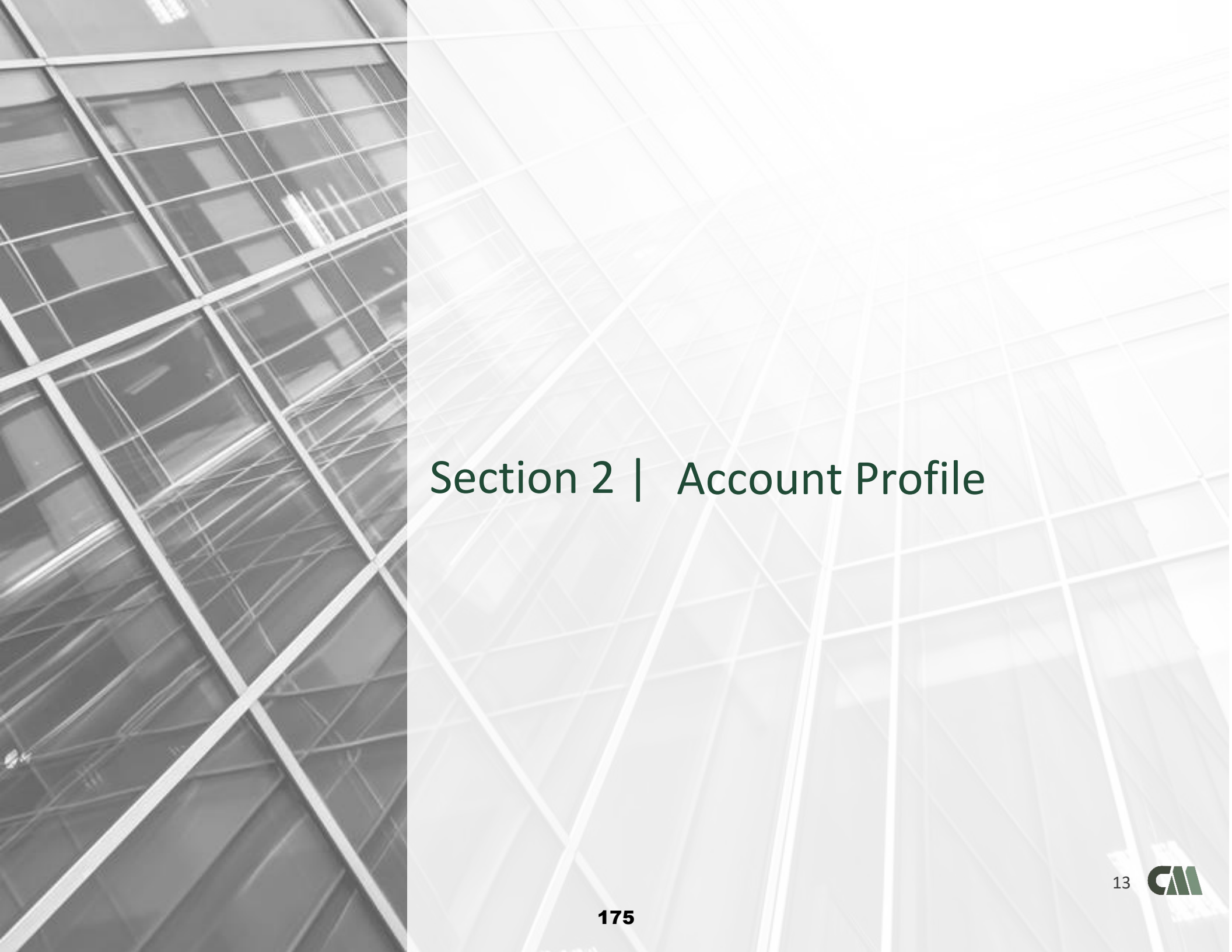


Source: Bloomberg



Source: Bloomberg

At the end of March, the 2-year Treasury yield was 217 basis points higher, and the 10-Year Treasury yield was about 60 basis points higher, year-over-year. The spread between the 2-year Treasury yield and 10-year Treasury yield declined to zero at March month-end compared to the average historical spread (since 2003) of about 130 basis points. While the flat yield curve bears watching over the longer run, the spread between 3-month and 10-year treasuries is still steep at about 185 basis points, which indicates likely economic growth in the coming year.



Section 2 | Account Profile

Investment Objectives

The investment objectives for the City of Pittsburgh, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve these objectives, the portfolio invests in high quality fixed income securities consistent with the City's investment policy and California Government Code.

City of Pittsburg Managed Consolidated

This portfolio is a consolidation of assets managed by Chandler Asset Management. Assets managed by Chandler Asset Management are in full compliance with state law and Client's investment policy. Chandler relies on City to provide accurate information for reporting assets and producing this compliance statement.

Category	Standard	Comment
U.S. Treasuries	No Limitation; Full faith and credit of the U.S. are pledged for the payment of principal and interest	<i>Complies</i>
Federal Agencies	30% max per Agency/GSE issuer; 20% max agency callable securities; Federal agency or U.S. government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or U.S. government-sponsored enterprises.	<i>Complies</i>
Supranational Obligations	"AA" rating category or better by a NRSRO; 30% max; 10% max per issuer; USD denominated senior unsecured unsubordinated obligations; Issued or unconditionally guaranteed by IBRD, IFC, IADB	<i>Complies</i>
Municipal Securities (CA, Other States)	"A" rating category or better by a NRSRO; 30% max; 5% max per issuer; Obligations of the City, State of California and any local agency within the state; Bonds of any of the other 49 states in addition to California; Including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.	<i>Complies</i>
Corporate Medium Term Notes	"A" rating category or better by a NRSRO; 30% max; 5% max per issuer; Issuer is a corporation organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S	<i>Complies</i>
Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, Collateralized Mortgage Obligations	"AA" rating category or better by a NRSRO; 20% max (combined ABS/MBS/CMO); 5% max per Asset-Backed or Commercial Mortgage security issuer; From issuers not defined in US Treasury and Federal Agencies of the Eligible Investments section of the policy	<i>Complies</i>
Negotiable Certificates of Deposit (NCD)	The amount of NCD insured up to the FDIC limit does not require any credit ratings; Any amount above FDIC insured limit must be issued by institutions with "A-1" short-term debt rating or better by a NRSRO; or "A" long-term rating category or better by a NRSRO; 30% max; 5% max per issuer; Issued by a nationally or state-chartered bank, or a federal or state association, a state or federal credit union, or by a federally-licensed or state-licensed branch of a foreign bank.	<i>Complies</i>
FDIC Insured Time Deposits (Non-negotiable & Collateralized CD/TD)	"A" rated or one of the three highest rating categories by a NRSRO; 30% max; 5% max per issuer; 1 year max maturity; FDIC insured or fully collateralized in financial institutions located in California, including US branches of foreign banks licensed to do business in California	<i>Complies</i>
Banker's Acceptances	"A-1" rated or highest short-term rating category by a NRSRO; 40% max; 5% max per issuer; 180 days max maturity	<i>Complies</i>
Commercial Paper	"A-1" rated or higher by a NRSRO; "A" long-term rated issuer or higher by a NRSRO, if any; 25% max; 5% max per issuer; 270 days max maturity; Issuer is a corporation organized and operating in the U.S. with assets >\$500 million; 10% max of the outstanding commercial paper of any single issuer.	<i>Complies</i>

City of Pittsburg Managed Consolidated

This portfolio is a consolidation of assets managed by Chandler Asset Management. Assets managed by Chandler Asset Management are in full compliance with state law and Client's investment policy. Chandler relies on City to provide accurate information for reporting assets and producing this compliance statement.

Category	Standard	Comment
Money Market Mutual Funds	Registered with SEC under Investment Company Act of 1940; issued by diversified management companies and meet either of the following criteria: (i) Highest rating by two NRSROs; or (ii) Retained an investment adviser registered or exempt from SEC registration with > 5 years experience managing money market mutual funds with AUM >\$500 million; 20% max Money Market Funds; 10% max per Fund	<i>Complies</i>
Local Agency Investment Fund (LAIF)	Maximum amount permitted by LAIF; Not used by investment adviser	<i>Complies</i>
California Asset Management Program (CAMP)	pursuant to CGC 53601; Not used by IA	<i>Complies</i>
Repurchase Agreements	"A" rated or one of the three highest categories by two NRSROs; 15% maximum; 5% max per issuer; 90 days max maturity; 102% collateralized; Not used by IA	<i>Complies</i>
Prohibited	Common stocks, Futures contracts, Options, Inverse floaters, Range notes, Mortgage derived Interest-only strips, Zero interest accrual securities, Any purchase of any security not listed in Section 8-Eligible Investments of the Investment Policy, unless approved by the City Council	<i>Complies</i>
Max Per Fund	10% per fund, with the exception of US Treasuries, Federal Agencies, and authorized pools	<i>Complies</i>
Max Per Issuer	5% of portfolio per issuer, with the exception of US Treasuries, Federal Agencies, and authorized pools	<i>Complies</i>
Diversification	With the exception of US Treasury securities, Federal Agency securities, and authorized pools, no more than 30% of the total portfolio, and less where stated, will be invested in a single security type with no more than 5% invested with a single issuer.	<i>Complies</i>
Maximum Maturity	5 years	<i>Complies</i>

Portfolio Characteristics

As of March 31, 2022

City of Pittsburgh

	03/31/22		12/31/21
	Benchmark*	Portfolio	Portfolio
Average Maturity (yrs)	1.84	1.90	1.96
Average Modified Duration	1.79	1.76	1.83
Average Purchase Yield	n/a	0.89%	0.93%
Average Market Yield	2.18%	2.15%	0.70%
Average Quality**	AAA	AA/Aa1	AA/Aa1
Market Value***		55,409,648	56,655,531

*ICE BofA 1-3 Yr US Treasury & Agency Index

**Benchmark is a blended rating of S&P, Moody's, and Fitch. Portfolio is S&P and Moody's respectively.

***Excludes accrued interest

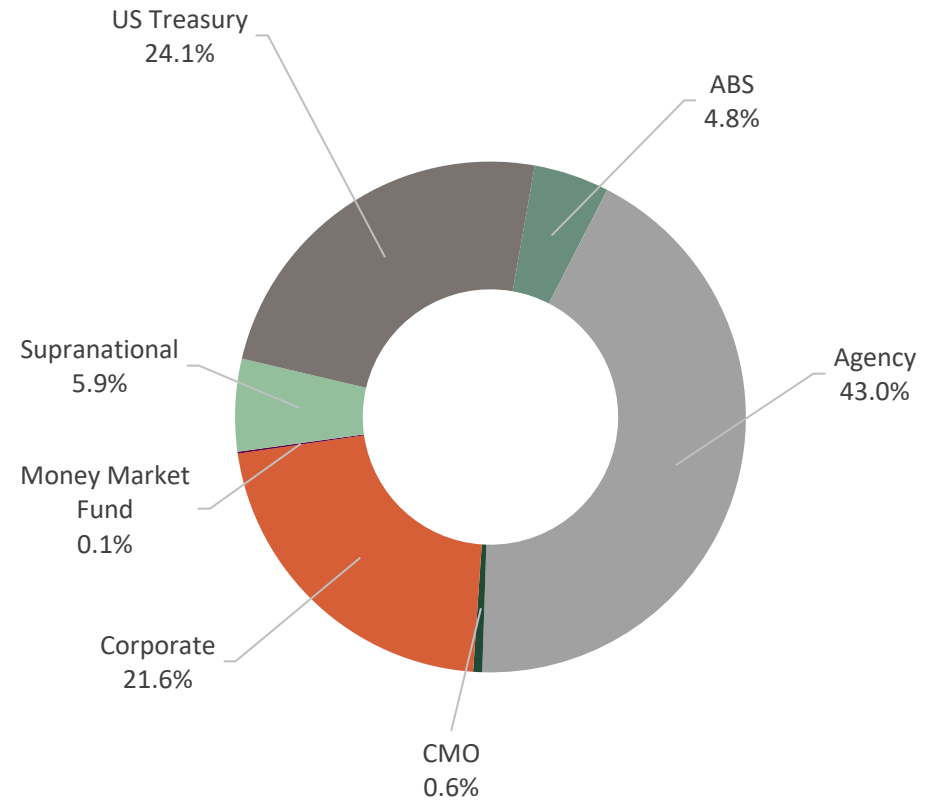
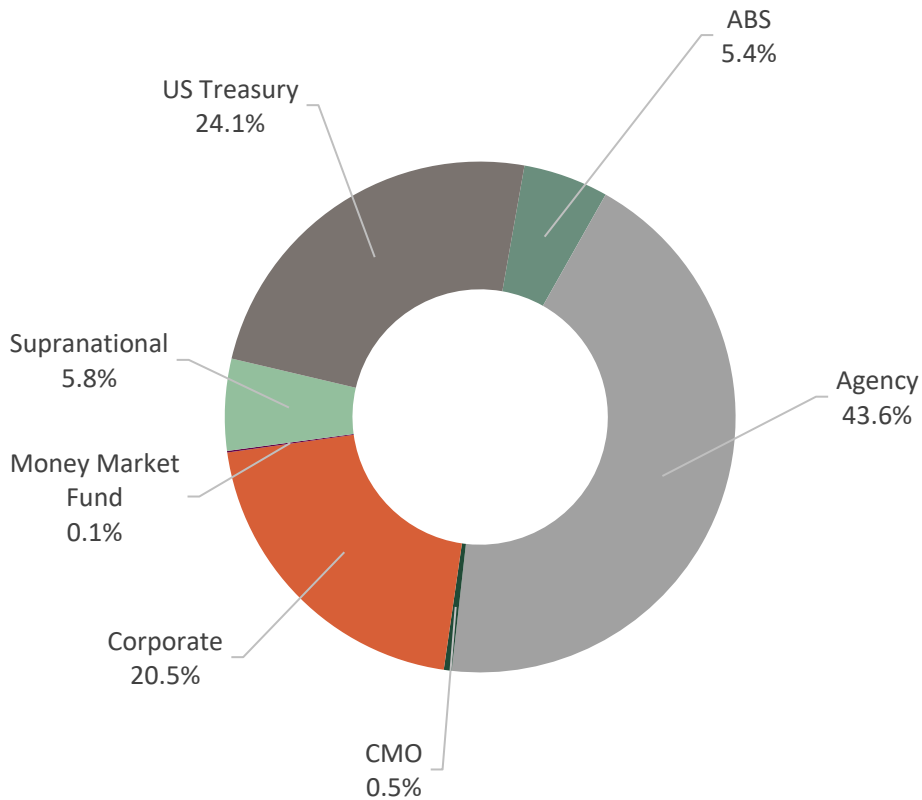
Sector Distribution

As of March 31, 2022

City of Pittsburgh

March 31, 2022

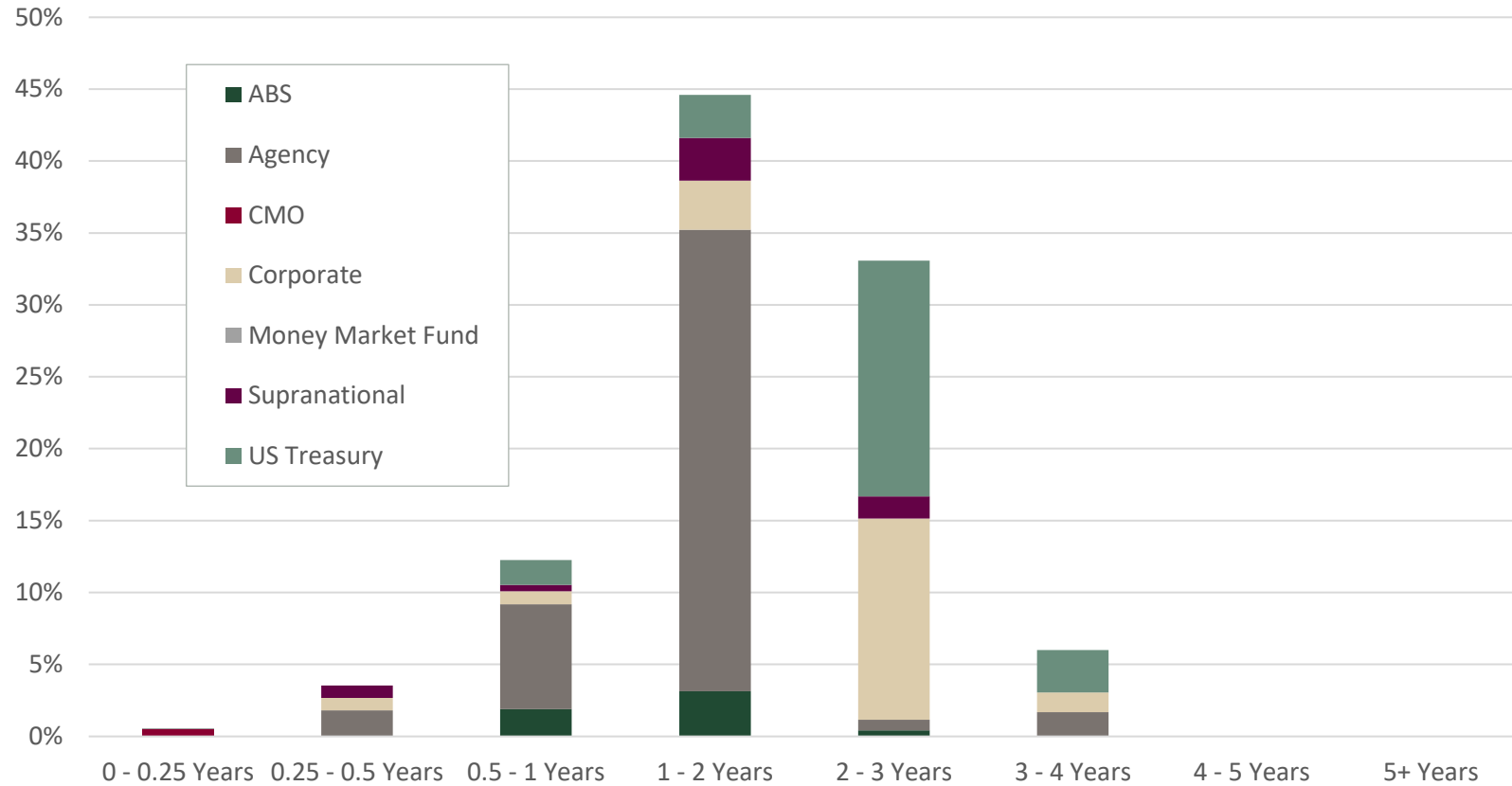
December 31, 2021



Duration Allocation

As of March 31, 2022

City of Pittsburgh



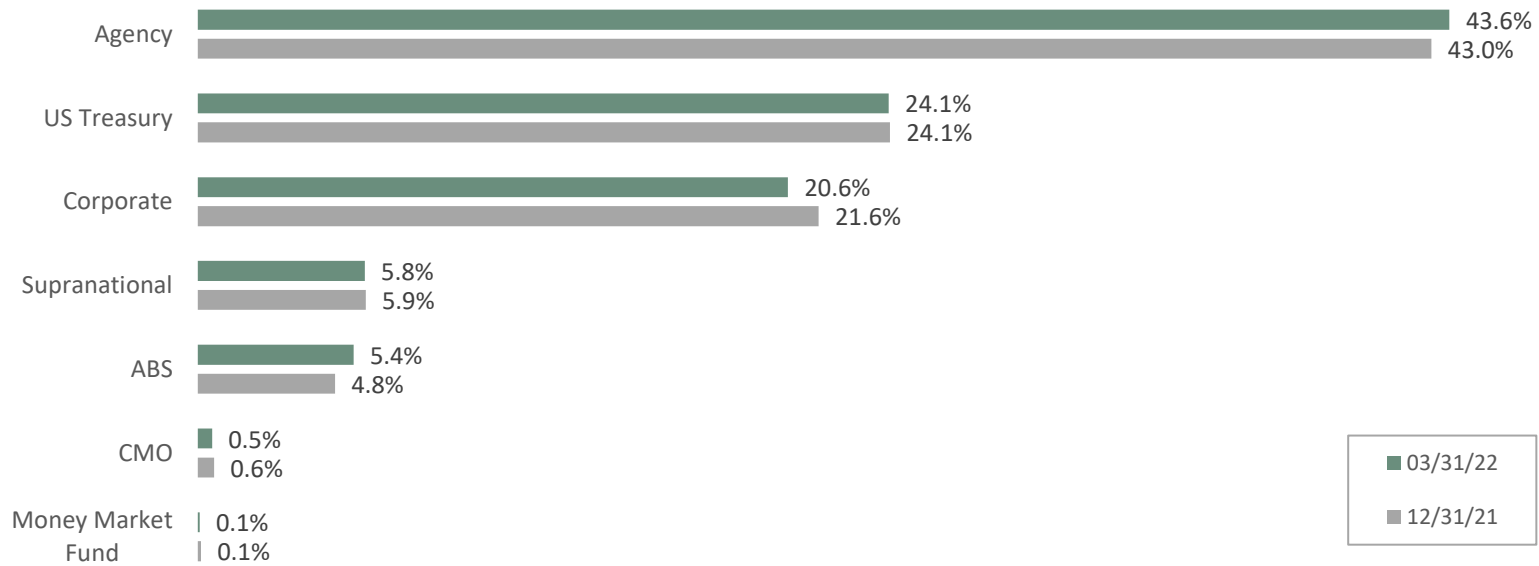
	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
03/31/22	0.6%	3.5%	12.3%	44.6%	33.1%	6.0%	0.0%	0.0%

Portfolio Allocation & Duration Changes

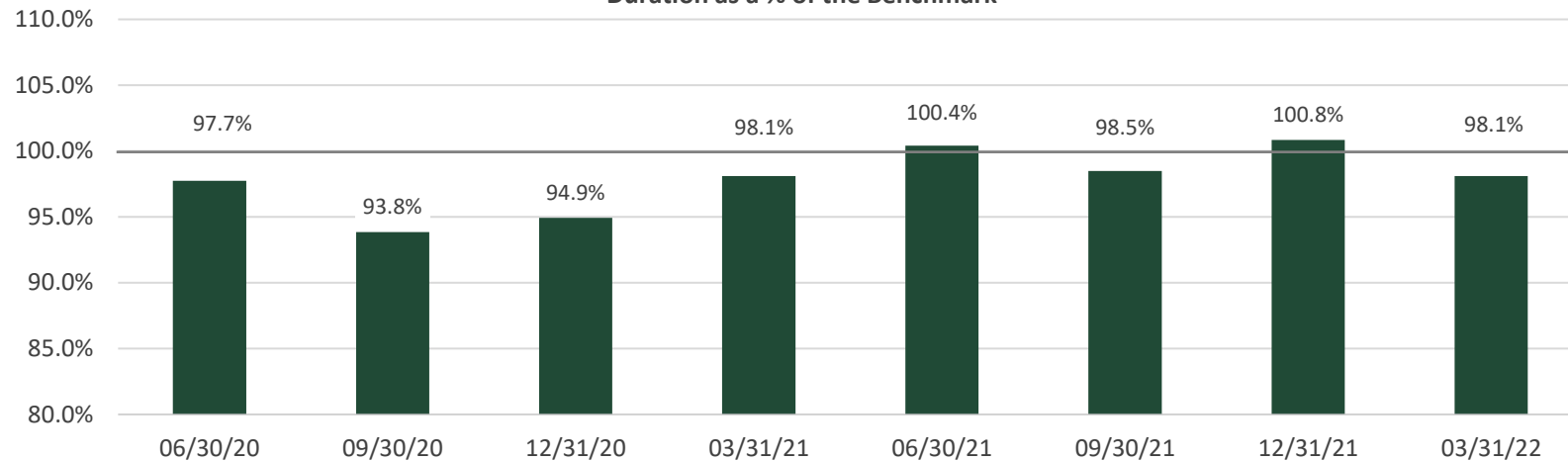
As of March 31, 2022

City of Pittsburgh

Portfolio Allocation



Duration as a % of the Benchmark



Benchmark: ICE BofA 1-3 Yr US Treasury & Agency Index

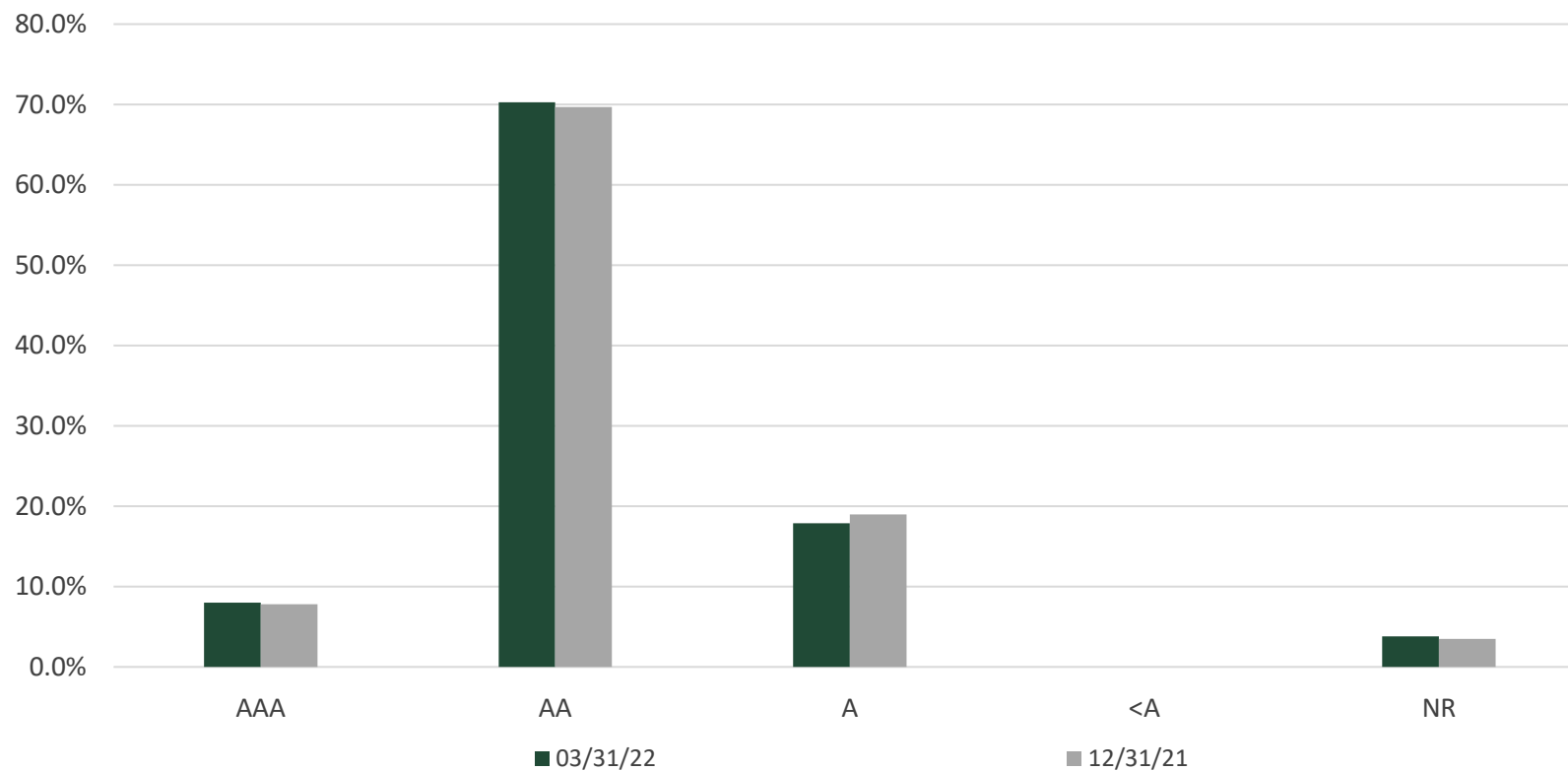
City of Pittsburgh – Account #10607

Issue Name	Investment Type	S&P Rating	Moody Rating	% Portfolio
Government of United States	US Treasury	AA+	Aaa	24.06%
Federal Home Loan Mortgage Corp	Agency	AA+	Aaa	14.26%
Federal Farm Credit Bank	Agency	AA+	Aaa	10.94%
Federal Home Loan Bank	Agency	AA+	Aaa	9.62%
Federal National Mortgage Association	Agency	AA+	Aaa	8.76%
Intl Bank Recon and Development	Supranational	AAA	Aaa	2.97%
Inter-American Dev Bank	Supranational	AAA	Aaa	2.85%
JP Morgan Chase & Co	Corporate	A-	A2	1.71%
Toyota Motor Corp	Corporate	A+	A1	1.59%
Deere & Company	Corporate	A	A2	1.58%
John Deere ABS	ABS	NR	Aaa	1.49%
Toronto Dominion Holdings	Corporate	A	A1	1.36%
Apple Inc	Corporate	AA+	Aaa	1.33%
Amazon.com Inc	Corporate	AA	A1	1.30%
Paccar Financial	Corporate	A+	A1	1.29%
Bank of Montreal Chicago	Corporate	A-	A2	1.29%
Charles Schwab Corp/The	Corporate	A	A2	1.26%
Caterpillar Inc	Corporate	A	A2	1.23%
MasterCard Inc	Corporate	A+	A1	1.07%
Bank of America Corp	Corporate	A-	A2	0.95%
US Bancorp	Corporate	A+	A2	0.93%
Toyota ABS	ABS	NR	Aaa	0.90%
Home Depot	Corporate	A	A2	0.90%
Target Corp	Corporate	A	A2	0.90%
Royal Bank of Canada	Corporate	A	A1	0.90%
Toyota ABS	ABS	AAA	NR	0.72%
Honda ABS	ABS	AAA	NR	0.63%
Honda ABS	ABS	NR	Aaa	0.57%
Federal Home Loan Mortgage Corp	CMO	NR	Aaa	0.50%
Mercedes-Benz Auto Lease Trust	ABS	AAA	NR	0.48%
United Health Group Inc	Corporate	A+	A3	0.43%
State Street Bank	Corporate	A	A1	0.33%
BMW Vehicle Lease Trust	ABS	AAA	NR	0.32%
BMW Vehicle Lease Trust	ABS	NR	Aaa	0.31%
Salesforce.com Inc	Corporate	A+	A2	0.20%
Wells Fargo Advantage Govt Money Market Fund	Money Market Fund	AAA	Aaa	0.07%
TOTAL				100%

Quality Distribution

As of March 31, 2022

City of Pittsburgh
March 31, 2022 vs. December 31, 2021



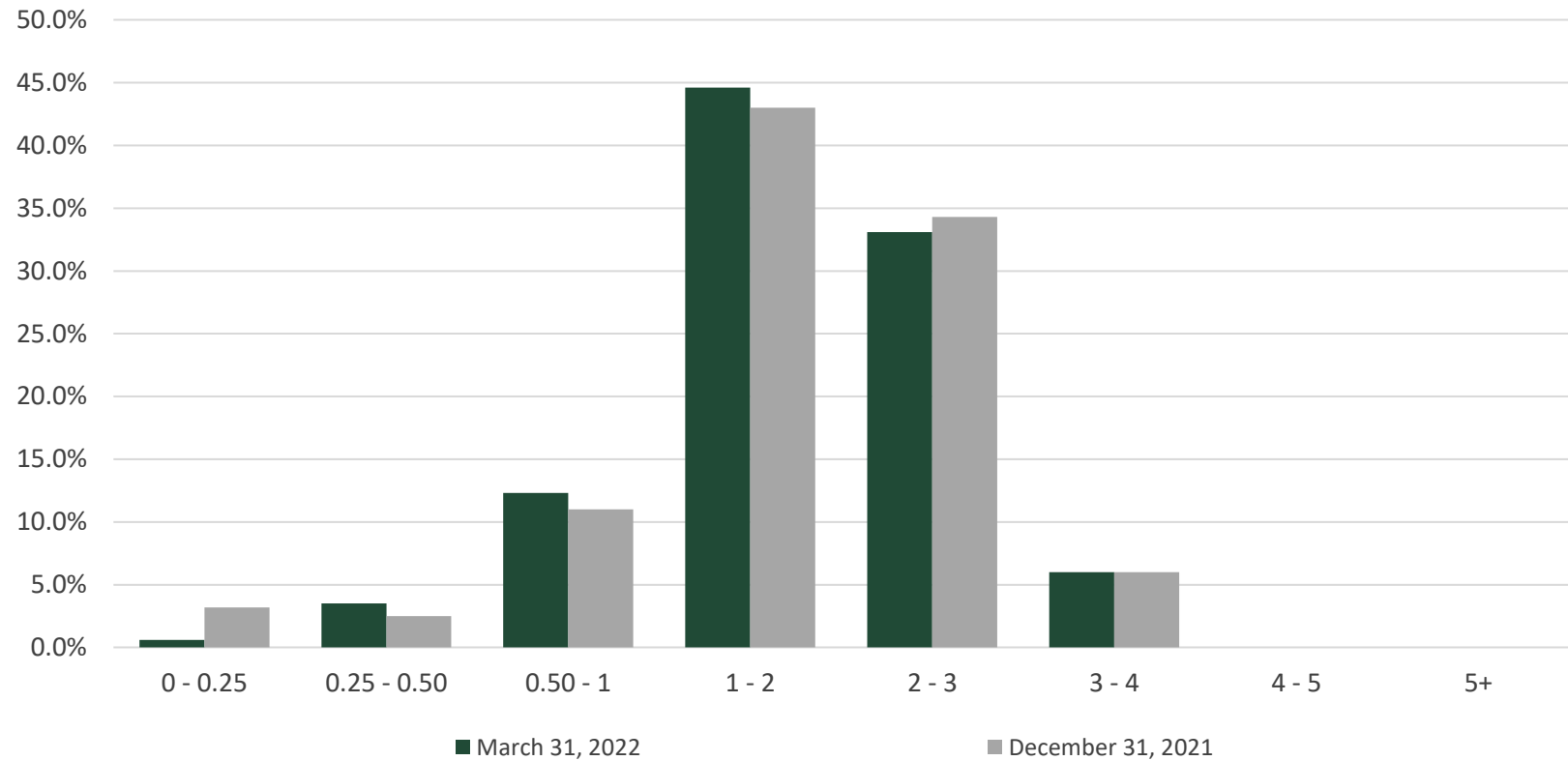
	AAA	AA	A	<A	NR
03/31/22	8.0%	70.3%	17.9%	0.0%	3.8%
12/31/21	7.8%	69.7%	19.0%	0.0%	3.5%

Source: S&P Ratings

Duration Distribution

As of March 31, 2022

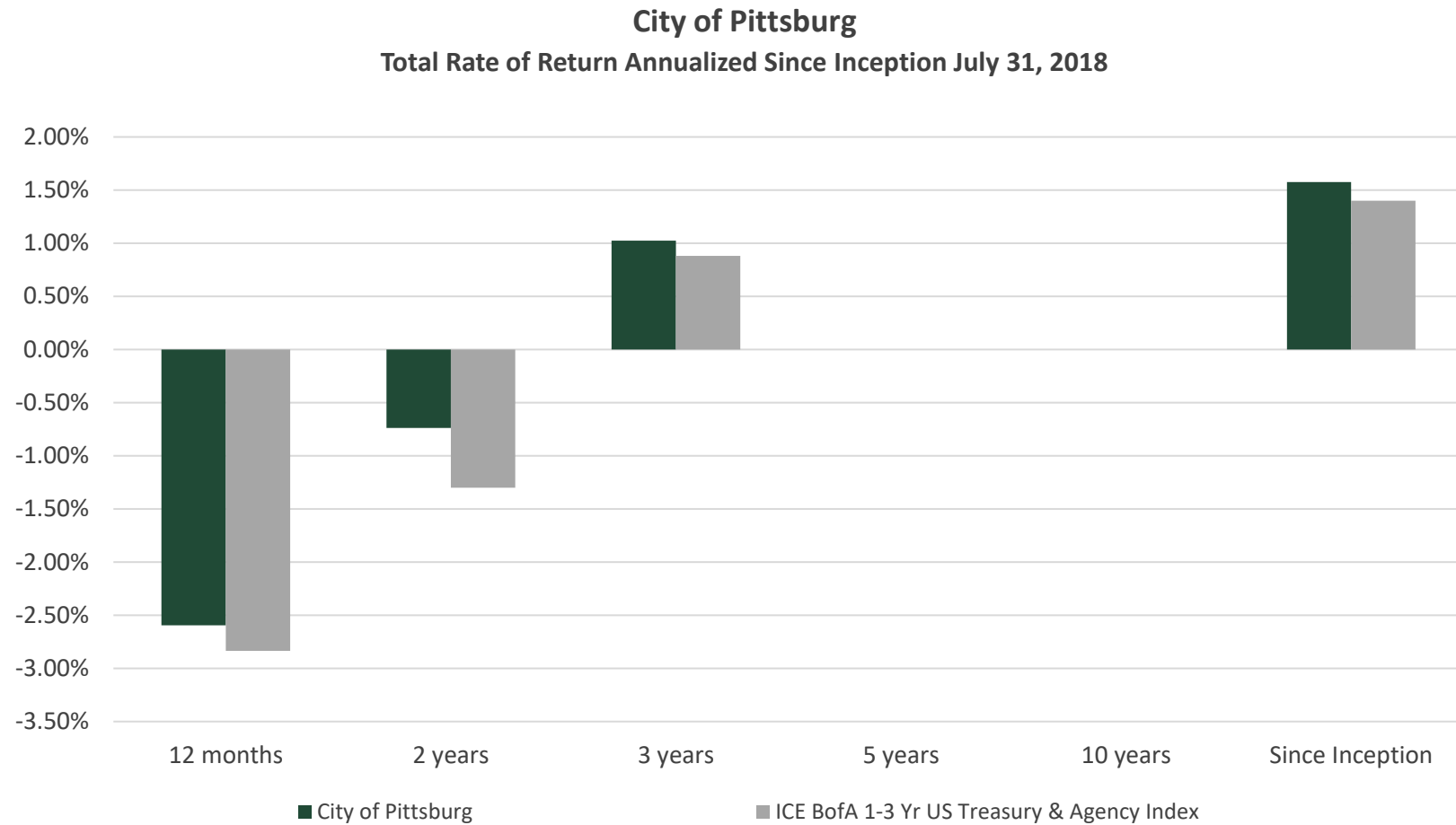
City of Pittsburgh
March 31, 2022 vs. December 31, 2021



	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
03/31/22	0.6%	3.5%	12.3%	44.6%	33.1%	6.0%	0.0%	0.0%
12/31/21	3.2%	2.5%	11.0%	43.0%	34.3%	6.0%	0.0%	0.0%

Investment Performance

As of March 31, 2022

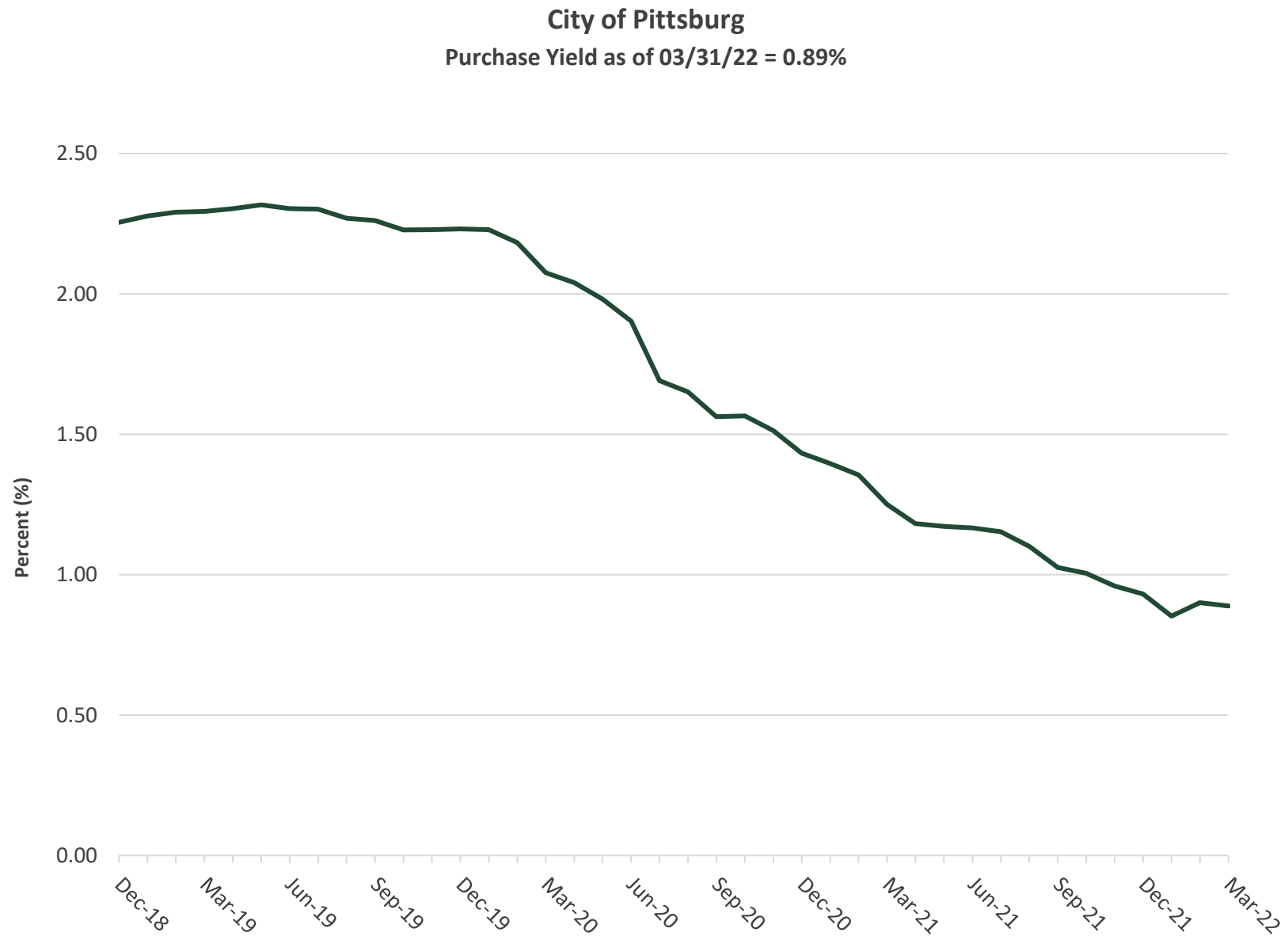


TOTAL RATE OF RETURN	Annualized						Since Inception
	3 months	12 months	2 years	3 years	5 years	10 years	
City of Pittsburgh	-2.21%	-2.60%	-0.74%	1.02%	N/A	N/A	1.58%
ICE BofA 1-3 Yr US Treasury & Agency Index	-2.34%	-2.84%	-1.30%	0.88%	N/A	N/A	1.40%

Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Historical Average Purchase Yield

As of March 31, 2022



City of Pittsburgh Liquidity

	03/31/22 Portfolio	12/31/21 Portfolio
Average Maturity (yrs)	0.63	0.00
Modified Duration	0.63	0.00
Average Purchase Yield	0.85%	0.01%
Average Market Yield	1.32%	0.01%
Average Quality*	AA+/Aa1	AAA/Aaa
Market Value**	9,952,062	1

*Portfolio is S&P and Moody's, respectively.

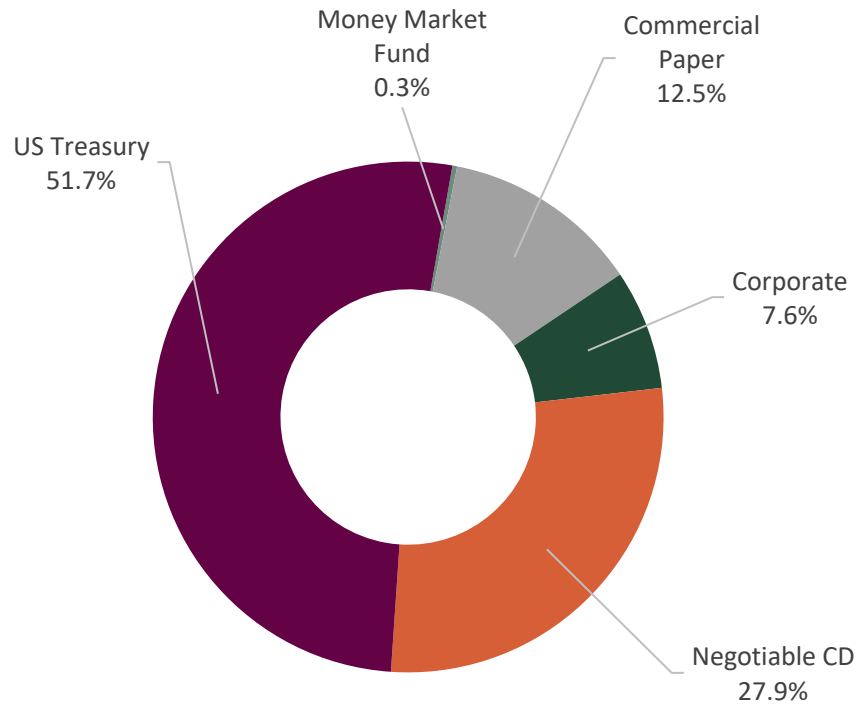
**Excludes accrued interest

Sector Distribution

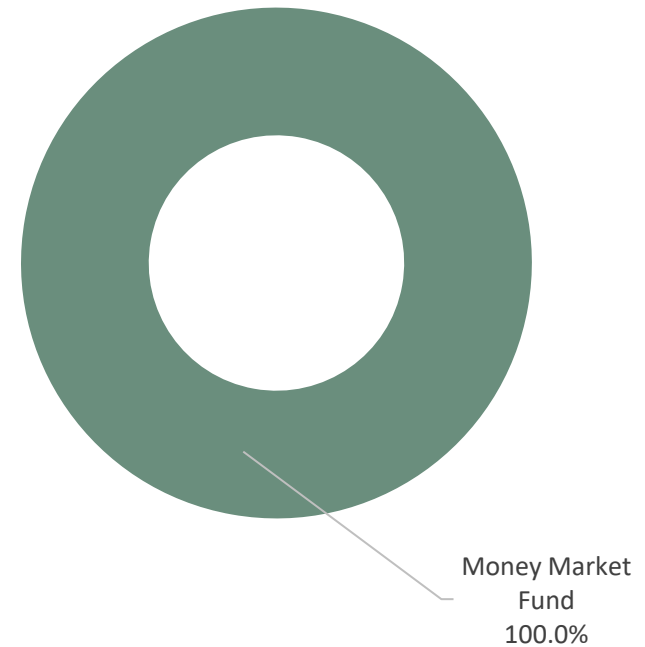
As of March 31, 2022

City of Pittsburgh Liquidity

March 31, 2022



December 31, 2021



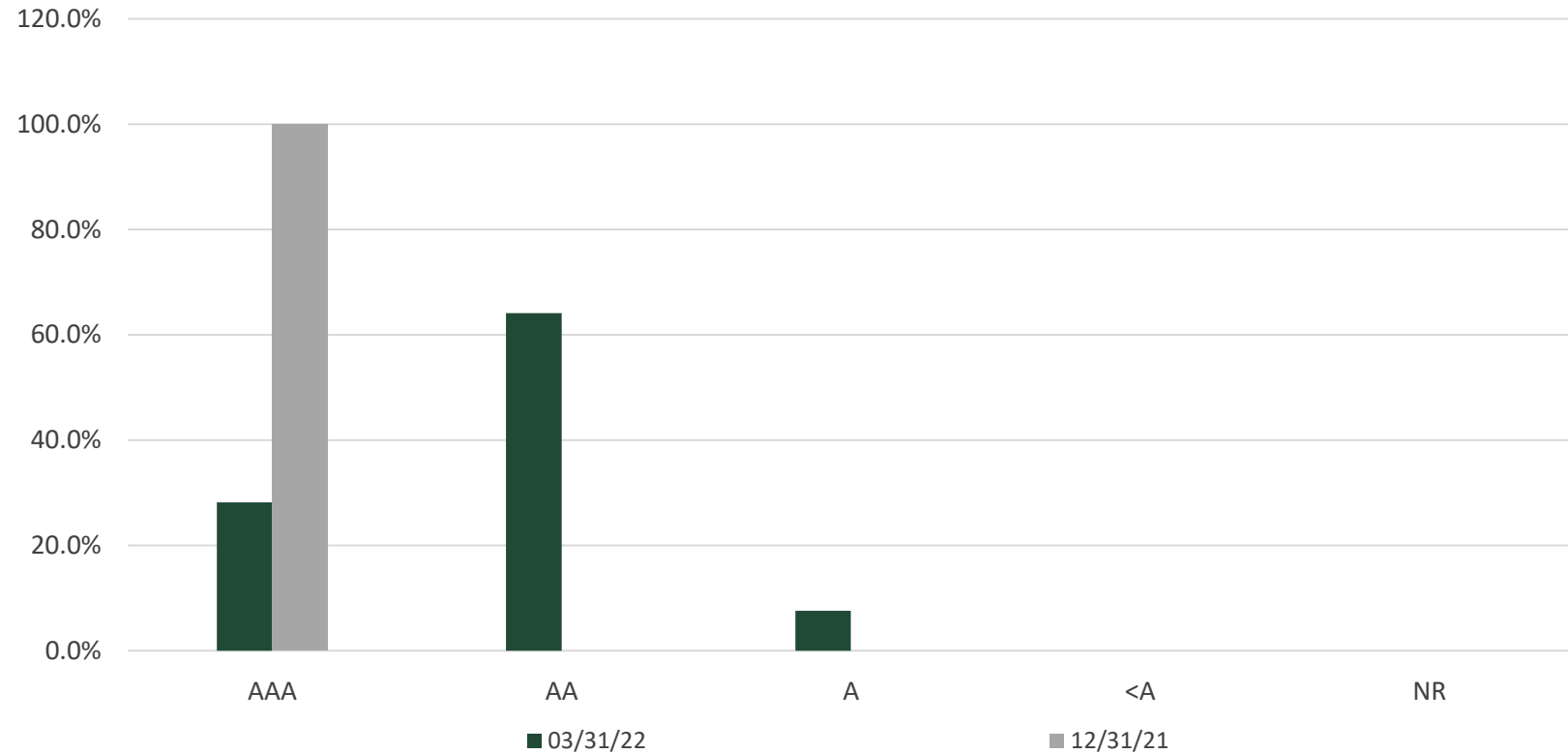
City of Pittsburgh Liquidity – Account #10617

Issue Name	Investment Type	S&P Rating	Moody Rating	% Portfolio
Government of United States	US Treasury	AA+	Aaa	51.67%
MUFG Bank Ltd/NY	Commercial Paper	A-1	P-1	12.48%
Westpac Banking Corp NY	Negotiable CD	A-1+	P-1	12.45%
Nordea Bank AB	Negotiable CD	A-1+	P-1	7.98%
United Health Group Inc	Corporate	A+	A3	7.63%
Royal Bank of Canada	Negotiable CD	A-1+	P-1	7.49%
Wells Fargo Advantage Govt Money Market Fund	Money Market Fund	AAA	Aaa	0.30%
TOTAL				100%

Quality Distribution

As of March 31, 2022

City of Pittsburgh Liquidity March 31, 2022 vs. December 31, 2021



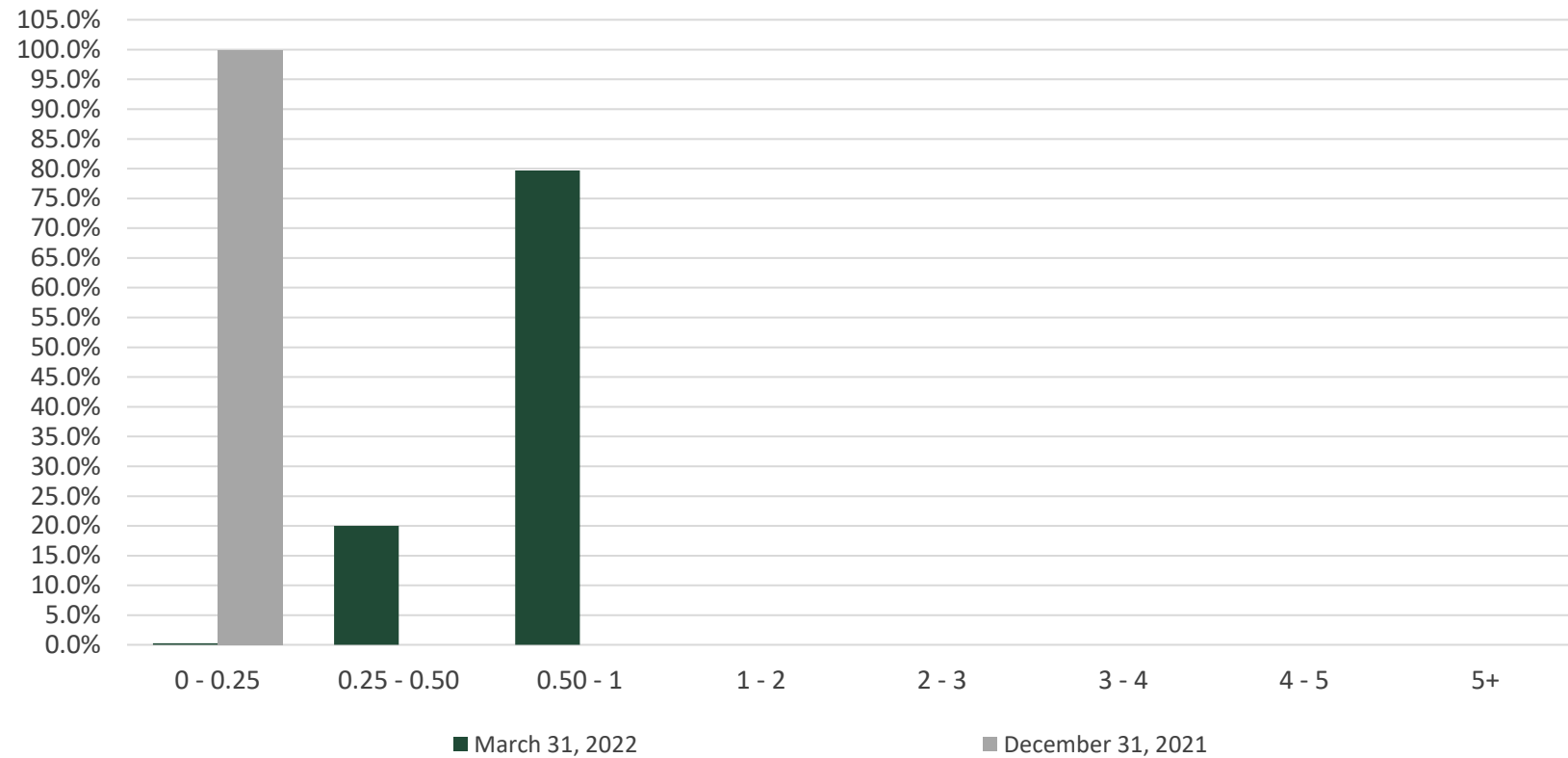
	AAA	AA	A	<A	NR
03/31/22	28.2%	64.1%	7.6%	0.0%	0.0%
12/31/21	100.0%	0.0%	0.0%	0.0%	0.0%

Source: S&P Ratings

Duration Distribution

As of March 31, 2022

City of Pittsburgh Liquidity March 31, 2022 vs. December 31, 2021

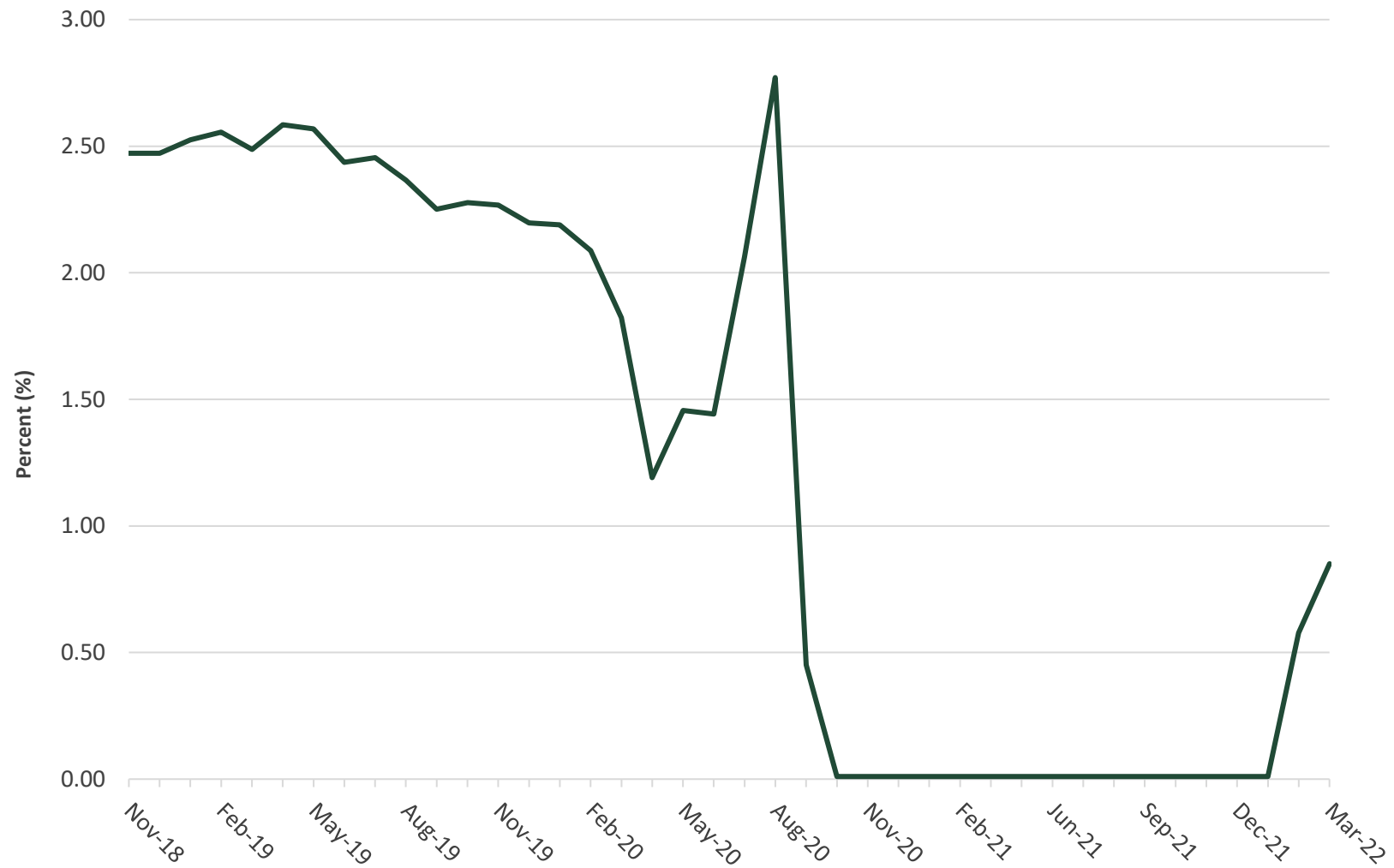


	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
03/31/22	0.3%	20.0%	79.7%	0.0%	0.0%	0.0%	0.0%	0.0%
12/31/21	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Historical Average Purchase Yield

As of March 31, 2022

City of Pittsburgh Liquidity
Purchase Yield as of 03/31/22 = 0.85%





Section 3 | Consolidated Information

Account Structure

As of March 31, 2022

	Original Cost	Market Value	% of Portfolio
Funds Managed Internally			
Cash Equivalents	8,162,528.69	8,162,528.69	4.42%
Investment Pools	74,948,850.87	74,105,941.47	40.12%
Additional Bonded Debt Funds	28,845,964.02	28,866,158.10	15.63%
Total	111,957,343.58	111,134,628.26	60.17%
Funds Managed by City's Investment Advisor			
Operating Funds	66,951,203.48	65,361,710.10	35.39%
Bond Managed Reserve	6,121,120.43	6,123,194.36	3.32%
Total	73,072,323.91	71,484,904.46	38.71%
City's Section 115 Trust			
Section 115 Trust	2,179,198.36	2,071,700.39	1.12%
Total	2,179,198.36	2,071,700.39	1.12%
Total City Funds	187,208,865.85	184,691,233.11	100.00%

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.

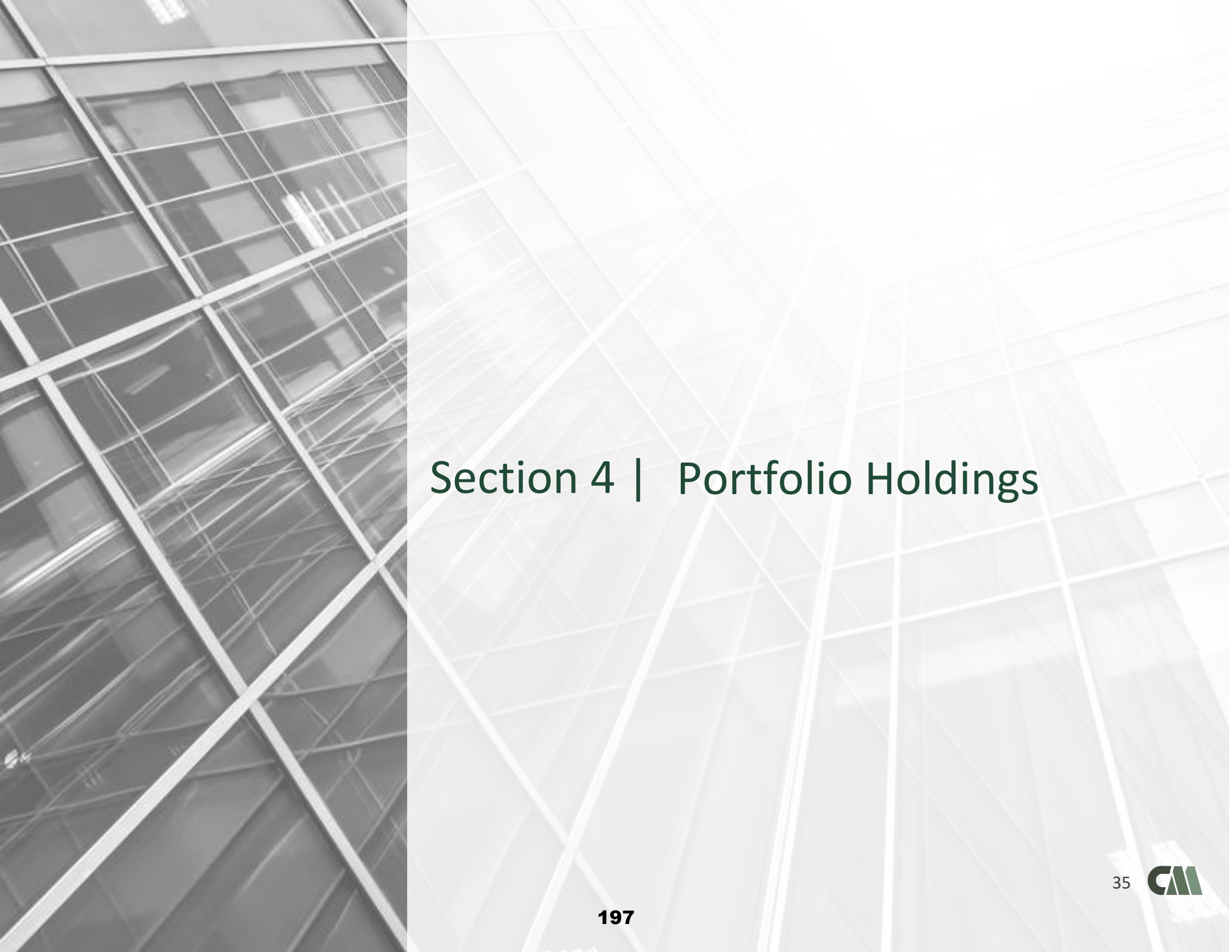
Sector Allocation

As of March 31, 2022

Security Type	Original Cost	Market Value	% of Portfolio	Average Maturity	Average Yield
Operating Funds					
Cash Equivalents ¹	8,162,528.69	8,162,528.69	5.53%	1	N/A
Money Market Funds	66,411.86	66,411.86	0.04%	1	0.01%
Investment Pools ²	74,948,850.87	74,105,941.47	50.20%	1	N/A
Total Liquidity	83,177,791.42	82,334,882.02	55.77%	1	0.01%
U.S. Treasury Notes	18,996,238.30	18,474,505.20	12.51%	675	0.80%
Federal Agency Securities	24,595,377.85	24,144,622.11	16.35%	500	0.90%
Negotiable Certificates of Deposit	2,797,676.47	2,782,007.95	1.88%	274	1.03%
Medium-Term Corporate Notes	12,562,550.50	12,130,779.03	8.22%	785	0.97%
Asset-Backed Securities	3,092,248.71	3,016,020.22	2.04%	1212	0.65%
Commercial Paper	1,243,461.81	1,244,895.84	0.84%	212	0.71%
Supranationals	3,320,797.60	3,227,808.26	2.19%	621	0.89%
Collateralized Mortgage Obligations	276,440.38	274,659.63	0.19%	146	2.84%
Total Securities	66,884,791.62	65,295,298.24	44.23%	625	0.88%
Total Operating Funds	150,062,583.04	147,630,180.26	100.00%	277	0.39%
Bonded Debt Funds					
Pittsburg Pension Bond	3,243,494.81	3,244,376.48	9.27%	84	0.44%
Pittsburg AD Auto Mall	328,829.52	328,965.00	0.94%	146	0.66%
Pittsburg AD Vista DM	758,064.93	758,379.67	2.17%	146	0.66%
Pittsburg 2011A PIFA AD Ser	1,556,322.51	1,556,968.67	4.45%	146	0.66%
Pittsburg 2011B PIFA AD Ser	234,408.66	234,504.54	0.67%	142	0.65%
Additional Bonded Debt Funds ³	28,845,964.02	28,866,158.10	82.50%	N/A	N/A
Total Bonded Debt Funds	34,967,084.45	34,989,352.46	100.00%	113	0.54%
Section 115 Trust					
Equity Mutual Fund ²	2,179,198.36	2,071,700.39	100.00%	N/A	N/A
Total Section 115 Trust Funds	2,179,198.36	2,071,700.39	100.00%	N/A	N/A
Total City Funds	187,208,865.85	184,691,233.11			

^{1,2}Funds not managed by City's investment adviser; ³Bonded Debt Funds not managed, nor tracked by City's investment adviser

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.



Section 4 | Portfolio Holdings

Holdings Report

As of March 31, 2022

City of Pittsburgh - Account #10607

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
47789KAC7	John Deere Owner Trust 2020-A A3 1.100% Due 08/15/2024	182,625.69	03/04/2020 1.11%	182,614.53 182,619.71	99.68 1.69%	182,046.95 89.28	0.33% (572.76)	Aaa / NR AAA	2.38 0.53
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.400% Due 11/15/2024	275,000.00	06/22/2021 0.40%	274,979.24 274,985.40	97.45 2.42%	267,998.22 48.89	0.48% (6,987.18)	NR / AAA AAA	2.63 1.27
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.330% Due 12/26/2024	175,000.00	09/08/2021 0.34%	174,981.94 174,986.24	97.49 2.43%	170,602.95 9.63	0.31% (4,383.29)	Aaa / NR AAA	2.74 1.20
89236XAC0	Toyota Auto Receivables 2020-D A3 0.350% Due 01/15/2025	235,000.00	10/06/2020 0.36%	234,956.22 234,971.28	98.85 2.14%	232,294.68 36.56	0.42% (2,676.60)	NR / AAA AAA	2.80 0.64
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.100% Due 03/25/2025	185,000.00	01/11/2022 1.11%	184,972.34 184,974.84	97.51 2.72%	180,398.87 33.92	0.32% (4,575.97)	NR / AAA AAA	2.99 1.55
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.270% Due 04/21/2025	140,000.00	02/17/2021 0.27%	139,997.44 139,998.36	97.92 2.54%	137,083.10 10.50	0.25% (2,915.26)	Aaa / NR AAA	3.06 0.92
89240BAC2	Toyota Auto Receivables Owners 2021-A A3 0.260% Due 05/15/2025	510,000.00	02/02/2021 0.27%	509,905.34 509,940.24	98.10 2.26%	500,324.79 58.93	0.90% (9,615.45)	Aaa / NR AAA	3.13 0.95
47788UAC6	John Deere Owner Trust 2021-A A3 0.360% Due 09/15/2025	200,000.00	03/02/2021 0.37%	199,961.56 199,972.87	96.85 2.79%	193,698.20 32.00	0.35% (6,274.67)	Aaa / NR AAA	3.46 1.30
43815EAC8	Honda Auto Receivables 2021-3 A3 0.410% Due 11/18/2025	365,000.00	08/17/2021 0.41%	364,994.67 364,995.66	96.40 2.69%	351,864.02 54.04	0.63% (13,131.64)	NR / AAA AAA	3.64 1.60
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.880% Due 01/21/2026	185,000.00	11/16/2021 0.89%	184,961.00 184,965.21	96.82 2.58%	179,122.55 45.22	0.32% (5,842.66)	Aaa / NR AAA	3.81 1.89
47789QAC4	John Deere Owner Trust 2021-B A3 0.520% Due 03/16/2026	235,000.00	07/13/2021 0.52%	234,979.04 234,983.03	95.82 2.82%	225,176.53 54.31	0.41% (9,806.50)	Aaa / NR AAA	3.96 1.85
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.710% Due 04/15/2026	175,000.00	11/09/2021 0.71%	174,996.27 174,996.70	96.22 2.82%	168,392.00 55.22	0.30% (6,604.70)	NR / AAA AAA	4.04 1.81
47787JAC2	John Deere Owner Trust 2022-A A3 2.320% Due 09/16/2026	230,000.00	03/10/2022 2.34%	229,949.12 229,949.76	98.70 2.91%	227,017.36 222.33	0.41% (2,932.40)	Aaa / NR AAA	4.47 2.22
TOTAL ABS		3,092,625.69	0.65%	3,092,248.71 3,092,339.30	2.50%	3,016,020.22 750.83	5.43% (76,319.08)	Aaa / AAA Aaa	3.32 1.34
Agency									
3137EAE2	FHLMC Note 0.125% Due 07/25/2022	1,000,000.00	07/27/2020 0.23%	997,910.00 999,669.39	99.79 0.77%	997,949.00 229.17	1.80% (1,720.39)	Aaa / AA+ AAA	0.32 0.32
3133EKY91	FFCB Note 1.375% Due 10/11/2022	1,000,000.00	10/08/2019 1.46%	997,430.00 999,547.44	100.10 1.19%	1,000,959.00 6,493.06	1.81% 1,411.56	Aaa / AA+ AAA	0.53 0.52

Holdings Report

As of March 31, 2022

City of Pittsburgh - Account #10607

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3130AFE78	FHLB Note 3.000% Due 12/09/2022	1,300,000.00	01/18/2019 2.74%	1,312,207.00 1,302,170.90	101.12 1.36%	1,314,563.90 12,133.33	2.39% 12,393.00	Aaa / AA+ AAA	0.69 0.68
3133EKUA2	FFCB Note 1.850% Due 02/01/2023	700,000.00	07/23/2019 1.86%	699,825.00 699,958.42	100.44 1.31%	703,096.10 2,158.33	1.27% 3,137.68	Aaa / AA+ AAA	0.84 0.82
3133ELNW0	FFCB Note 1.450% Due 02/21/2023	1,000,000.00	02/19/2020 1.45%	999,970.00 999,991.08	100.04 1.40%	1,000,441.00 1,611.11	1.80% 449.92	Aaa / AA+ AAA	0.90 0.88
3137EAEQ8	FHLMC Note 0.375% Due 04/20/2023	1,000,000.00	06/03/2020 0.32%	1,001,440.00 1,000,526.63	98.55 1.77%	985,487.00 1,677.08	1.78% (15,039.63)	Aaa / AA+ AAA	1.05 1.04
3137EAER6	FHLMC Note 0.375% Due 05/05/2023	975,000.00	05/05/2020 0.39%	974,590.50 974,850.51	98.41 1.85%	959,502.38 1,482.81	1.73% (15,348.13)	Aaa / AA+ AAA	1.10 1.08
3135G04Q3	FNMA Note 0.250% Due 05/22/2023	1,470,000.00	Various 0.29%	1,468,435.30 1,469,400.94	98.15 1.89%	1,442,847.63 1,316.87	2.60% (26,553.31)	Aaa / AA+ AAA	1.14 1.13
3133834G3	FHLB Note 2.125% Due 06/09/2023	1,000,000.00	06/14/2019 1.93%	1,007,470.00 1,002,231.23	100.23 1.93%	1,002,319.00 6,611.11	1.82% 87.77	Aaa / AA+ NR	1.19 1.16
3135G05G4	FNMA Note 0.250% Due 07/10/2023	910,000.00	07/08/2020 0.32%	908,043.50 909,169.16	97.85 1.97%	890,402.24 511.88	1.60% (18,766.92)	Aaa / AA+ AAA	1.28 1.26
3133EKZK5	FFCB Note 1.600% Due 08/14/2023	1,000,000.00	08/09/2019 1.63%	998,710.00 999,558.52	99.52 1.96%	995,189.00 2,088.89	1.80% (4,369.52)	Aaa / AA+ AAA	1.37 1.34
3133EL3V4	FFCB Note 0.200% Due 08/14/2023	1,000,000.00	08/12/2020 0.27%	997,910.00 999,045.66	97.63 1.96%	976,280.00 261.11	1.76% (22,765.66)	Aaa / AA+ AAA	1.37 1.35
3137EAEV7	FHLMC Note 0.250% Due 08/24/2023	1,040,000.00	08/19/2020 0.28%	1,038,939.20 1,039,507.28	97.49 2.08%	1,013,903.28 267.22	1.83% (25,604.00)	Aaa / AA+ AAA	1.40 1.38
3130A3DL5	FHLB Note 2.375% Due 09/08/2023	1,000,000.00	08/29/2019 1.50%	1,033,950.00 1,012,125.00	100.41 2.08%	1,004,095.00 1,517.36	1.81% (8,030.00)	Aaa / AA+ NR	1.44 1.40
3137EAEW5	FHLMC Note 0.250% Due 09/08/2023	1,210,000.00	Various 0.26%	1,209,535.70 1,209,777.59	97.48 2.04%	1,179,566.08 193.26	2.12% (30,211.51)	Aaa / AA+ AAA	1.44 1.42
3133EMBS0	FFCB Note 0.200% Due 10/02/2023	1,000,000.00	09/28/2020 0.24%	998,810.00 999,403.37	97.35 2.00%	973,507.00 994.44	1.75% (25,896.37)	Aaa / AA+ AAA	1.51 1.48
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	885,000.00	10/14/2020 0.25%	881,698.95 883,302.75	96.99 2.12%	858,366.81 507.03	1.55% (24,935.94)	Aaa / AA+ AAA	1.55 1.52
3137EAEZ8	FHLMC Note 0.250% Due 11/06/2023	1,155,000.00	11/03/2020 0.28%	1,153,960.50 1,154,446.11	97.04 2.14%	1,120,822.39 1,163.02	2.02% (33,623.72)	Aaa / AA+ AAA	1.60 1.58
3135G06H1	FNMA Note 0.250% Due 11/27/2023	1,020,000.00	11/23/2020 0.29%	1,018,837.20 1,019,358.71	96.93 2.15%	988,702.32 878.33	1.78% (30,656.39)	Aaa / AA+ AAA	1.66 1.63
3137EAF2	FHLMC Note 0.250% Due 12/04/2023	825,000.00	12/02/2020 0.28%	824,183.25 824,543.52	96.85 2.17%	799,025.70 670.31	1.44% (25,517.82)	Aaa / AA+ AAA	1.68 1.65

Holdings Report

As of March 31, 2022

City of Pittsburgh - Account #10607

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3130A3VC5	FHLB Note 2.250% Due 12/08/2023	1,000,000.00	02/13/2020 1.46%	1,029,240.00 1,012,930.25	100.04 2.22%	1,000,413.00 7,062.50	1.81% (12,517.25)	Aaa / AA+ NR	1.69 1.63
3135G0V34	FNMA Note 2.500% Due 02/05/2024	600,000.00	01/30/2020 1.44%	624,768.00 611,404.09	100.50 2.22%	603,013.20 2,333.33	1.09% (8,390.89)	Aaa / AA+ AAA	1.85 1.79
3130A7PH2	FHLB Note 1.875% Due 03/08/2024	1,000,000.00	03/03/2020 0.85%	1,040,350.00 1,019,472.66	99.22 2.29%	992,228.00 1,197.92	1.79% (27,244.66)	Aaa / AA+ NR	1.94 1.89
3133ENKS8	FFCB Note 1.125% Due 01/06/2025	425,000.00	01/06/2022 1.20%	424,043.75 424,113.87	96.49 2.44%	410,099.08 1,062.50	0.74% (14,014.79)	Aaa / AA+ AAA	2.77 2.69
3135G05X7	FNMA Note 0.375% Due 08/25/2025	1,000,000.00	03/07/2022 1.78%	953,120.00 954,008.72	93.18 2.48%	931,844.00 375.00	1.68% (22,164.72)	Aaa / AA+ AAA	3.41 3.34
TOTAL Agency		24,515,000.00	0.90%	24,595,377.85 24,520,513.80	1.89%	24,144,622.11 54,796.97	43.58% (375,891.69)	Aaa / AA+ Aaa	1.37 1.35
CMO									
3137BM6P6	FHLMC K721 A2 3.090% Due 08/25/2022	274,106.20	04/04/2018 2.84%	276,440.38 274,319.33	100.20 1.35%	274,659.63 705.82	0.50% 340.30	Aaa / NR NR	0.40 0.24
TOTAL CMO		274,106.20	2.84%	276,440.38 274,319.33	1.35%	274,659.63 705.82	0.50% 340.30	Aaa / NR NR	0.40 0.24
Corporate									
89236TEC5	Toyota Motor Credit Corp Note 2.150% Due 09/08/2022	475,000.00	09/08/2017 2.18%	474,439.50 474,950.78	100.25 1.58%	476,175.15 652.47	0.86% 1,224.37	A1 / A+ A+	0.44 0.43
69371RQ41	Paccar Financial Corp Note 1.900% Due 02/07/2023	500,000.00	10/31/2019 1.90%	499,975.00 499,993.43	99.87 2.06%	499,327.50 1,425.00	0.90% (665.93)	A1 / A+ NR	0.86 0.84
24422EVN6	John Deere Capital Corp Note 0.450% Due 01/17/2024	485,000.00	03/01/2021 0.47%	484,655.65 484,784.66	96.74 2.32%	469,182.70 448.63	0.85% (15,601.96)	A2 / A A	1.80 1.77
91159HHG8	US Bancorp Callable Note Cont 12/29/2023 3.700% Due 01/30/2024	500,000.00	11/27/2019 2.03%	532,435.00 513,885.14	102.24 2.38%	511,211.50 3,134.72	0.93% (2,673.64)	A2 / A+ A+	1.84 1.68
69371RR24	Paccar Financial Corp Note 0.350% Due 02/02/2024	225,000.00	01/28/2021 0.39%	224,739.00 224,839.82	96.38 2.38%	216,855.23 129.06	0.39% (7,984.59)	A1 / A+ NR	1.84 1.81
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.750% Due 03/18/2024	725,000.00	Various 0.69%	726,181.50 725,764.38	96.75 2.46%	701,406.33 196.35	1.26% (24,358.05)	A2 / A A	1.97 1.93
023135BW5	Amazon.com Inc Note 0.450% Due 05/12/2024	750,000.00	Various 0.67%	745,836.00 746,488.34	96.43 2.19%	723,210.75 1,303.13	1.30% (23,277.59)	A1 / AA AA-	2.12 2.08

Holdings Report

As of March 31, 2022

City of Pittsburgh - Account #10607

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91324PEB4	United Health Group Inc Callable Note Cont 5/15/2022 0.550% Due 05/15/2024	250,000.00	11/08/2021 0.78%	248,565.00 248,787.21	95.87 2.56%	239,677.00 519.44	0.43% (9,110.21)	A3 / A+ A	2.13 2.08
14913R2L0	Caterpillar Financial Service Note 0.450% Due 05/17/2024	715,000.00	05/10/2021 0.50%	714,041.90 714,320.76	95.73 2.52%	684,463.78 1,197.63	1.23% (29,856.98)	A2 / A A	2.13 2.09
24422EVQ9	John Deere Capital Corp Note 0.450% Due 06/07/2024	425,000.00	06/07/2021 0.49%	424,468.75 424,612.13	95.37 2.65%	405,310.60 605.63	0.73% (19,301.53)	A2 / A A	2.19 2.14
89114QCA4	Toronto Dominion Bank Note 2.650% Due 06/12/2024	750,000.00	04/23/2021 0.65%	796,327.50 782,575.29	99.95 2.67%	749,624.25 6,017.71	1.36% (32,951.04)	A1 / A AA-	2.20 2.10
06051GJY6	Bank of America Corp Callable Note Cont 6/14/2023 0.523% Due 06/14/2024	540,000.00	06/07/2021 0.52%	540,036.00 540,021.65	97.24 1.88%	525,103.03 839.42	0.95% (14,918.62)	A2 / A- AA-	2.21 2.17
89236TJH9	Toyota Motor Credit Corp Note 0.500% Due 06/18/2024	425,000.00	06/15/2021 0.54%	424,494.25 424,626.69	95.54 2.59%	406,026.30 607.99	0.73% (18,600.39)	A1 / A+ A+	2.22 2.17
06367TQW3	Bank of Montreal Note 0.625% Due 07/09/2024	750,000.00	09/10/2021 0.65%	749,392.50 749,509.99	95.11 2.86%	713,304.75 1,067.71	1.29% (36,205.24)	A2 / A- AA-	2.28 2.22
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	115,000.00	06/29/2021 0.64%	114,941.35 114,955.39	95.83 2.51%	110,200.36 151.74	0.20% (4,755.03)	A2 / A+ NR	2.29 2.24
037833DM9	Apple Inc Callable Note Cont 8/11/2024 1.800% Due 09/11/2024	750,000.00	08/18/2021 0.58%	776,857.50 771,322.93	98.69 2.35%	740,187.75 750.00	1.33% (31,135.18)	Aaa / AA+ NR	2.45 2.37
78015K7C2	Royal Bank of Canada Note 2.250% Due 11/01/2024	500,000.00	05/19/2021 0.73%	525,750.00 519,312.50	98.67 2.78%	493,374.50 4,687.50	0.90% (25,938.00)	A1 / A AA-	2.59 2.47
46647PBY1	JP Morgan Chase & Co Callable Note Cont 2/16/2024 0.563% Due 02/16/2025	390,000.00	02/09/2021 0.56%	390,000.00 390,000.00	95.63 2.18%	372,975.33 274.46	0.67% (17,024.67)	A2 / A- AA-	2.88 2.82
57636QAN4	MasterCard Inc Callable Note 1x 02/03/2025 2.000% Due 03/03/2025	600,000.00	10/28/2021 1.04%	618,294.00 615,972.66	98.53 2.53%	591,169.80 933.33	1.07% (24,802.86)	A1 / A+ NR	2.93 2.81
87612EBL9	Target Corp Callable Note Cont 4/15/25 2.250% Due 04/15/2025	500,000.00	02/17/2022 2.08%	502,465.00 502,381.14	98.61 2.73%	493,039.00 5,187.50	0.90% (9,342.14)	A2 / A A	3.04 2.88
437076CM2	Home Depot Callable Note Cont 3/15/2025 2.700% Due 04/15/2025	500,000.00	03/24/2022 2.76%	499,125.00 499,128.14	99.92 2.73%	499,604.50 112.50	0.90% 476.36	A2 / A A	3.04 2.82
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 06/01/2025	600,000.00	05/24/2021 0.78%	600,777.60 600,561.91	95.43 2.33%	572,603.40 1,648.00	1.03% (27,958.51)	A2 / A- AA-	3.17 3.09

Holdings Report

As of March 31, 2022

City of Pittsburgh - Account #10607

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
857477BR3	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 02/06/2026	190,000.00	02/02/2022 1.75%	190,000.00 190,000.00	96.44 2.80%	183,228.02 497.61	0.33% (6,771.98)	A1 / A AA-	3.86 3.67
TOTAL Corporate		11,660,000.00	0.99%	11,803,798.00 11,758,794.94	2.43%	11,377,261.53 32,387.53	20.55% (381,533.41)	A1 / A+ A+	2.25 2.18
Money Market Fund									
94975H254	Wells Fargo Money Market Fund #743	36,758.74	Various 0.01%	36,758.74 36,758.74	1.00 0.01%	36,758.74 0.00	0.07% 0.00	Aaa / AAA NR	0.00 0.00
TOTAL Money Market Fund		36,758.74	0.01%	36,758.74	0.01%	36,758.74 0.00	0.07% 0.00	Aaa / AAA NR	0.00 0.00
Supranational									
4581X0CZ9	Inter-American Dev Bank Note 1.750% Due 09/14/2022	480,000.00	02/21/2018 2.78%	459,004.80 477,905.53	100.02 1.70%	480,096.48 396.67	0.87% 2,190.95	Aaa / AAA AAA	0.46 0.45
4581X0DA3	Inter-American Dev Bank Note 2.500% Due 01/18/2023	245,000.00	06/04/2018 2.90%	240,768.85 244,267.64	100.63 1.69%	246,553.30 1,242.01	0.45% 2,285.66	Aaa / AAA NR	0.80 0.78
459058JM6	Intl. Bank Recon & Development Note 0.250% Due 11/24/2023	925,000.00	Various 0.28%	924,231.25 924,580.78	96.82 2.22%	895,630.33 815.80	1.61% (28,950.45)	Aaa / AAA AAA	1.65 1.63
459058GQ0	Intl. Bank Recon & Development Note 2.500% Due 03/19/2024	750,000.00	01/26/2021 0.26%	802,455.00 782,864.48	100.34 2.32%	752,530.50 625.00	1.36% (30,333.98)	Aaa / AAA AAA	1.97 1.91
4581X0DZ8	Inter-American Dev Bank Note 0.500% Due 09/23/2024	895,000.00	09/15/2021 0.52%	894,337.70 894,452.51	95.31 2.46%	852,997.65 99.44	1.54% (41,454.86)	Aaa / AAA NR	2.48 2.43
TOTAL Supranational		3,295,000.00	0.89%	3,320,797.60 3,324,070.94	2.19%	3,227,808.26 3,178.92	5.82% (96,262.68)	Aaa / AAA Aaa	1.70 1.67
US Treasury									
912828M80	US Treasury Note 2.000% Due 11/30/2022	950,000.00	04/08/2019 2.30%	940,091.80 948,191.06	100.45 1.31%	954,304.45 6,368.13	1.73% 6,113.39	Aaa / AA+ AAA	0.67 0.66
912828T91	US Treasury Note 1.625% Due 10/31/2023	700,000.00	09/25/2019 1.60%	700,628.91 700,242.99	99.21 2.13%	694,476.30 4,776.24	1.26% (5,766.69)	Aaa / AA+ AAA	1.59 1.54
91282CBA8	US Treasury Note 0.125% Due 12/15/2023	1,000,000.00	01/08/2021 0.22%	997,148.44 998,336.59	96.53 2.21%	965,273.00 367.45	1.74% (33,063.59)	Aaa / AA+ AAA	1.71 1.69
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	1,000,000.00	04/14/2021 0.36%	1,000,351.56 1,000,238.97	96.12 2.33%	961,211.00 1,730.77	1.73% (39,027.97)	Aaa / AA+ AAA	2.04 2.01
91282CCC3	US Treasury Note 0.250% Due 05/15/2024	650,000.00	05/12/2021 0.36%	647,968.75 648,561.04	95.65 2.36%	621,739.95 614.99	1.12% (26,821.09)	Aaa / AA+ AAA	2.13 2.09

Holdings Report

As of March 31, 2022

City of Pittsburgh - Account #10607

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91282CCG4	US Treasury Note 0.250% Due 06/15/2024	1,000,000.00	06/28/2021 0.46%	993,750.00 995,344.27	95.44 2.38%	954,414.00 734.89	1.72% (40,930.27)	Aaa / AA+ AAA	2.21 2.18
91282CCL3	US Treasury Note 0.375% Due 07/15/2024	1,000,000.00	08/05/2021 0.37%	1,000,273.44 1,000,212.85	95.52 2.39%	955,195.00 787.29	1.72% (45,017.85)	Aaa / AA+ AAA	2.29 2.26
91282CCT6	US Treasury Note 0.375% Due 08/15/2024	1,000,000.00	09/10/2021 0.42%	998,632.81 998,889.08	95.30 2.42%	953,047.00 466.16	1.72% (45,842.08)	Aaa / AA+ AAA	2.38 2.34
91282CDB4	US Treasury Note 0.625% Due 10/15/2024	1,000,000.00	12/02/2021 0.86%	993,281.25 994,044.89	95.54 2.45%	955,391.00 2,884.62	1.73% (38,653.89)	Aaa / AA+ AAA	2.55 2.49
91282CDH1	US Treasury Note 0.750% Due 11/15/2024	1,000,000.00	11/10/2021 0.80%	998,554.69 998,735.35	95.66 2.47%	956,641.00 2,838.40	1.73% (42,094.35)	Aaa / AA+ AAA	2.63 2.56
91282CDN8	US Treasury Note 1.000% Due 12/15/2024	1,100,000.00	12/29/2021 0.99%	1,100,472.66 1,100,432.43	96.20 2.46%	1,058,148.30 3,233.52	1.91% (42,284.13)	Aaa / AA+ AAA	2.71 2.64
912828ZC7	US Treasury Note 1.125% Due 02/28/2025	1,000,000.00	02/03/2022 1.42%	991,054.69 991,501.96	96.22 2.48%	962,188.00 978.26	1.73% (29,313.96)	Aaa / AA+ AAA	2.92 2.84
912828ZF0	US Treasury Note 0.500% Due 03/31/2025	750,000.00	03/03/2021 0.54%	748,886.72 749,180.75	94.30 2.48%	707,285.25 10.25	1.27% (41,895.50)	Aaa / AA+ AAA	3.00 2.94
912828ZL7	US Treasury Note 0.375% Due 04/30/2025	500,000.00	01/13/2021 0.39%	499,609.38 499,719.56	93.73 2.50%	468,652.50 787.29	0.85% (31,067.06)	Aaa / AA+ AAA	3.08 3.02
912828ZT0	US Treasury Note 0.250% Due 05/31/2025	1,250,000.00	10/06/2021 0.72%	1,228,759.77 1,231,566.29	93.16 2.51%	1,164,551.25 1,047.39	2.10% (67,015.04)	Aaa / AA+ AAA	3.17 3.11
TOTAL US Treasury		13,900,000.00	0.79%	13,839,464.87 13,855,198.08	2.32%	13,332,518.00 27,625.65	24.06% (522,680.08)	Aaa / AA+ Aaa	2.33 2.29
TOTAL PORTFOLIO		56,773,490.63	0.89%	56,964,886.15 56,861,995.13	2.15%	55,409,648.49 119,445.72	100.00% (1,452,346.64)	Aa1 / AA Aaa	1.90 1.76
TOTAL MARKET VALUE PLUS ACCRUALS						55,529,094.21			

Holdings Report

As of March 31, 2022

City of Pittsburgh Liquidity - Account #10617

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
Commercial Paper									
62479MKU6	MUFG Bank Ltd/NY Discount CP 0.700% Due 10/28/2022	1,250,000.00	02/01/2022 0.71%	1,243,461.81 1,244,895.84	99.59 0.71%	1,244,895.84 0.00	12.48% 0.00	P-1 / A-1 NR	0.58 0.58
TOTAL Commercial Paper		1,250,000.00	0.71%	1,243,461.81 1,244,895.84	0.71%	1,244,895.84 0.00	12.48% 0.00	P-1 / A-1 NR	0.58 0.58
Corporate									
91324PDD1	United Health Group Inc Note 2.375% Due 10/15/2022	750,000.00	02/01/2022 0.70%	758,752.50 756,788.36	100.47 1.50%	753,517.50 8,213.54	7.63% (3,270.86)	A3 / A+ A	0.54 0.53
TOTAL Corporate		750,000.00	0.70%	758,752.50 756,788.36	1.50%	753,517.50 8,213.54	7.63% (3,270.86)	A3 / A+ A	0.54 0.53
Money Market Fund									
94975H254	Wells Fargo Money Market Fund #743	29,653.12	Various 0.01%	29,653.12 29,653.12	1.00 0.01%	29,653.12 0.00	0.30% 0.00	Aaa / AAA NR	0.00 0.00
TOTAL Money Market Fund		29,653.12	0.01%	29,653.12 29,653.12	0.01%	29,653.12 0.00	0.30% 0.00	Aaa / AAA NR	0.00 0.00
Negotiable CD									
65558UGJ5	Nordea Bank APB New York Yankee CD 0.190% Due 09/19/2022	800,000.00	02/02/2022 0.65%	797,676.47 798,257.35	99.47 1.31%	795,751.20 831.78	7.98% (2,506.15)	P-1 / A-1+ F-1+	0.47 0.47
96130ALV8	Westpac Banking Corp NY Yankee CD 1.080% Due 02/07/2023	1,250,000.00	02/07/2022 1.08%	1,250,000.00 1,250,000.00	99.22 2.00%	1,240,191.25 1,987.50	12.45% (9,808.75)	P-1 / A-1+ F-1	0.86 0.85
78012U3M5	Royal Bank of Canada Yankee CD 1.350% Due 02/14/2023	750,000.00	02/11/2022 1.35%	750,000.00 750,000.00	99.48 1.95%	746,065.50 1,293.75	7.49% (3,934.50)	P-1 / A-1+ F-1+	0.88 0.87
TOTAL Negotiable CD		2,800,000.00	1.03%	2,797,676.47 2,798,257.35	1.79%	2,782,007.95 4,113.03	27.92% (16,249.40)	Aaa / AAA Aaa	0.75 0.75
US Treasury									
91282CAN1	US Treasury Note 0.125% Due 09/30/2022	1,200,000.00	03/08/2022 0.76%	1,195,734.37 1,196,212.95	99.55 1.02%	1,194,656.40 4.10	11.97% (1,556.55)	Aaa / AA+ AAA	0.50 0.50
91282CAR2	US Treasury Note 0.125% Due 10/31/2022	1,950,000.00	03/14/2022 0.95%	1,939,945.31 1,940,688.48	99.40 1.16%	1,938,268.80 1,023.48	19.43% (2,419.68)	Aaa / AA+ AAA	0.59 0.58

Holdings Report

As of March 31, 2022

City of Pittsburgh Liquidity - Account #10617

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
912828M80	US Treasury Note 2.000% Due 11/30/2022	2,000,000.00	02/01/2022 0.71%	2,021,093.75 2,017,029.17	100.45 1.31%	2,009,062.00 13,406.59	20.27% (7,967.17)	Aaa / AA+ AAA	0.67 0.66
TOTAL US Treasury		5,150,000.00	0.81%	5,156,773.43 5,153,930.60	1.19%	5,141,987.20 14,434.17	51.67% (11,943.40)	Aaa / AA+ Aaa	0.60 0.59
TOTAL PORTFOLIO		9,979,653.12	0.85%	9,986,317.33 9,983,525.27	1.32%	9,952,061.61 26,760.74	100.00% (31,463.66)	Aa1 / AA+ Aaa	0.63 0.63
TOTAL MARKET VALUE PLUS ACCRUALS						9,978,822.35			

Holdings Report

As of March 31, 2022

City of Pittsburgh Managed/Reporting Consolidated - Account #10639

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
47789KAC7	John Deere Owner Trust 2020-A A3 1.100% Due 08/15/2024	182,625.69	03/04/2020 1.11%	182,614.53 182,619.71	99.68 1.69%	182,046.95 89.28	0.10% (572.76)	Aaa / NR AAA	2.38 0.53
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.400% Due 11/15/2024	275,000.00	06/22/2021 0.40%	274,979.24 274,985.40	97.45 2.42%	267,998.22 48.89	0.15% (6,987.18)	NR / AAA AAA	2.63 1.27
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.330% Due 12/26/2024	175,000.00	09/08/2021 0.34%	174,981.94 174,986.24	97.49 2.43%	170,602.95 9.63	0.10% (4,383.29)	Aaa / NR AAA	2.74 1.20
89236XAC0	Toyota Auto Receivables 2020-D A3 0.350% Due 01/15/2025	235,000.00	10/06/2020 0.36%	234,956.22 234,971.28	98.85 2.14%	232,294.68 36.56	0.13% (2,676.60)	NR / AAA AAA	2.80 0.64
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.100% Due 03/25/2025	185,000.00	01/11/2022 1.11%	184,972.34 184,974.84	97.51 2.72%	180,398.87 33.92	0.10% (4,575.97)	NR / AAA AAA	2.99 1.55
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.270% Due 04/21/2025	140,000.00	02/17/2021 0.27%	139,997.44 139,998.36	97.92 2.54%	137,083.10 10.50	0.08% (2,915.26)	Aaa / NR AAA	3.06 0.92
89240BAC2	Toyota Auto Receivables Owners 2021-A A3 0.260% Due 05/15/2025	510,000.00	02/02/2021 0.27%	509,905.34 509,940.24	98.10 2.26%	500,324.79 58.93	0.28% (9,615.45)	Aaa / NR AAA	3.13 0.95
47788UAC6	John Deere Owner Trust 2021-A A3 0.360% Due 09/15/2025	200,000.00	03/02/2021 0.37%	199,961.56 199,972.87	96.85 2.79%	193,698.20 32.00	0.11% (6,274.67)	Aaa / NR AAA	3.46 1.30
43815EAC8	Honda Auto Receivables 2021-3 A3 0.410% Due 11/18/2025	365,000.00	08/17/2021 0.41%	364,994.67 364,995.66	96.40 2.69%	351,864.02 54.04	0.20% (13,131.64)	NR / AAA AAA	3.64 1.60
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.880% Due 01/21/2026	185,000.00	11/16/2021 0.89%	184,961.00 184,965.21	96.82 2.58%	179,122.55 45.22	0.10% (5,842.66)	Aaa / NR AAA	3.81 1.89
47789QAC4	John Deere Owner Trust 2021-B A3 0.520% Due 03/16/2026	235,000.00	07/13/2021 0.52%	234,979.04 234,983.03	95.82 2.82%	225,176.53 54.31	0.13% (9,806.50)	Aaa / NR AAA	3.96 1.85
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.710% Due 04/15/2026	175,000.00	11/09/2021 0.71%	174,996.27 174,996.70	96.22 2.82%	168,392.00 55.22	0.09% (6,604.70)	NR / AAA AAA	4.04 1.81
47787JAC2	John Deere Owner Trust 2022-A A3 2.320% Due 09/16/2026	230,000.00	03/10/2022 2.34%	229,949.12 229,949.76	98.70 2.91%	227,017.36 222.33	0.13% (2,932.40)	Aaa / NR AAA	4.47 2.22
TOTAL ABS		3,092,625.69	0.65%	3,092,248.71 3,092,339.30	2.50%	3,016,020.22 750.83	1.69% (76,319.08)	Aaa / AAA Aaa	3.32 1.34
Agency									
3137EAE2	FHLMC Note 0.125% Due 07/25/2022	1,000,000.00	07/27/2020 0.23%	997,910.00 999,669.39	99.79 0.77%	997,949.00 229.17	0.56% (1,720.39)	Aaa / AA+ AAA	0.32 0.32
3133EKY91	FFCB Note 1.375% Due 10/11/2022	1,000,000.00	10/08/2019 1.46%	997,430.00 999,547.44	100.10 1.19%	1,000,959.00 6,493.06	0.56% 1,411.56	Aaa / AA+ AAA	0.53 0.52

Holdings Report

As of March 31, 2022

City of Pittsburgh Managed/Reporting Consolidated - Account #10639

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3130AFE78	FHLB Note 3.000% Due 12/09/2022	1,300,000.00	01/18/2019 2.74%	1,312,207.00 1,302,170.90	101.12 1.36%	1,314,563.90 12,133.33	0.74% 12,393.00	Aaa / AA+ AAA	0.69 0.68
3133EKUA2	FFCB Note 1.850% Due 02/01/2023	700,000.00	07/23/2019 1.86%	699,825.00 699,958.42	100.44 1.31%	703,096.10 2,158.33	0.39% 3,137.68	Aaa / AA+ AAA	0.84 0.82
3133ELNW0	FFCB Note 1.450% Due 02/21/2023	1,000,000.00	02/19/2020 1.45%	999,970.00 999,991.08	100.04 1.40%	1,000,441.00 1,611.11	0.56% 449.92	Aaa / AA+ AAA	0.90 0.88
3137EAEQ8	FHLMC Note 0.375% Due 04/20/2023	1,000,000.00	06/03/2020 0.32%	1,001,440.00 1,000,526.63	98.55 1.77%	985,487.00 1,677.08	0.55% (15,039.63)	Aaa / AA+ AAA	1.05 1.04
3137EAER6	FHLMC Note 0.375% Due 05/05/2023	975,000.00	05/05/2020 0.39%	974,590.50 974,850.51	98.41 1.85%	959,502.38 1,482.81	0.54% (15,348.13)	Aaa / AA+ AAA	1.10 1.08
3135G04Q3	FNMA Note 0.250% Due 05/22/2023	1,470,000.00	Various 0.29%	1,468,435.30 1,469,400.94	98.15 1.89%	1,442,847.63 1,316.87	0.81% (26,553.31)	Aaa / AA+ AAA	1.14 1.13
3133834G3	FHLB Note 2.125% Due 06/09/2023	1,000,000.00	06/14/2019 1.93%	1,007,470.00 1,002,231.23	100.23 1.93%	1,002,319.00 6,611.11	0.56% 87.77	Aaa / AA+ NR	1.19 1.16
3135G05G4	FNMA Note 0.250% Due 07/10/2023	910,000.00	07/08/2020 0.32%	908,043.50 909,169.16	97.85 1.97%	890,402.24 511.88	0.50% (18,766.92)	Aaa / AA+ AAA	1.28 1.26
3133EKZK5	FFCB Note 1.600% Due 08/14/2023	1,000,000.00	08/09/2019 1.63%	998,710.00 999,558.52	99.52 1.96%	995,189.00 2,088.89	0.56% (4,369.52)	Aaa / AA+ AAA	1.37 1.34
3133EL3V4	FFCB Note 0.200% Due 08/14/2023	1,000,000.00	08/12/2020 0.27%	997,910.00 999,045.66	97.63 1.96%	976,280.00 261.11	0.55% (22,765.66)	Aaa / AA+ AAA	1.37 1.35
3137EAEV7	FHLMC Note 0.250% Due 08/24/2023	1,040,000.00	08/19/2020 0.28%	1,038,939.20 1,039,507.28	97.49 2.08%	1,013,903.28 267.22	0.57% (25,604.00)	Aaa / AA+ AAA	1.40 1.38
3130A3DL5	FHLB Note 2.375% Due 09/08/2023	1,000,000.00	08/29/2019 1.50%	1,033,950.00 1,012,125.00	100.41 2.08%	1,004,095.00 1,517.36	0.56% (8,030.00)	Aaa / AA+ NR	1.44 1.40
3137EAEW5	FHLMC Note 0.250% Due 09/08/2023	1,210,000.00	Various 0.26%	1,209,535.70 1,209,777.59	97.48 2.04%	1,179,566.08 193.26	0.66% (30,211.51)	Aaa / AA+ AAA	1.44 1.42
3133EMBS0	FFCB Note 0.200% Due 10/02/2023	1,000,000.00	09/28/2020 0.24%	998,810.00 999,403.37	97.35 2.00%	973,507.00 994.44	0.55% (25,896.37)	Aaa / AA+ AAA	1.51 1.48
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	885,000.00	10/14/2020 0.25%	881,698.95 883,302.75	96.99 2.12%	858,366.81 507.03	0.48% (24,935.94)	Aaa / AA+ AAA	1.55 1.52
3137EAEZ8	FHLMC Note 0.250% Due 11/06/2023	1,155,000.00	11/03/2020 0.28%	1,153,960.50 1,154,446.11	97.04 2.14%	1,120,822.39 1,163.02	0.63% (33,623.72)	Aaa / AA+ AAA	1.60 1.58
3135G06H1	FNMA Note 0.250% Due 11/27/2023	1,020,000.00	11/23/2020 0.29%	1,018,837.20 1,019,358.71	96.93 2.15%	988,702.32 878.33	0.55% (30,656.39)	Aaa / AA+ AAA	1.66 1.63
3137EAF2	FHLMC Note 0.250% Due 12/04/2023	825,000.00	12/02/2020 0.28%	824,183.25 824,543.52	96.85 2.17%	799,025.70 670.31	0.45% (25,517.82)	Aaa / AA+ AAA	1.68 1.65

Holdings Report

As of March 31, 2022

City of Pittsburgh Managed/Reporting Consolidated - Account #10639

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3130A3VC5	FHLB Note 2.250% Due 12/08/2023	1,000,000.00	02/13/2020 1.46%	1,029,240.00 1,012,930.25	100.04 2.22%	1,000,413.00 7,062.50	0.56% (12,517.25)	Aaa / AA+ NR	1.69 1.63
3135G0V34	FNMA Note 2.500% Due 02/05/2024	600,000.00	01/30/2020 1.44%	624,768.00 611,404.09	100.50 2.22%	603,013.20 2,333.33	0.34% (8,390.89)	Aaa / AA+ AAA	1.85 1.79
3130A7PH2	FHLB Note 1.875% Due 03/08/2024	1,000,000.00	03/03/2020 0.85%	1,040,350.00 1,019,472.66	99.22 2.29%	992,228.00 1,197.92	0.56% (27,244.66)	Aaa / AA+ NR	1.94 1.89
3133ENKS8	FFCB Note 1.125% Due 01/06/2025	425,000.00	01/06/2022 1.20%	424,043.75 424,113.87	96.49 2.44%	410,099.08 1,062.50	0.23% (14,014.79)	Aaa / AA+ AAA	2.77 2.69
3135G05X7	FNMA Note 0.375% Due 08/25/2025	1,000,000.00	03/07/2022 1.78%	953,120.00 954,008.72	93.18 2.48%	931,844.00 375.00	0.52% (22,164.72)	Aaa / AA+ AAA	3.41 3.34
TOTAL Agency		24,515,000.00	0.90%	24,595,377.85 24,520,513.80	1.89%	24,144,622.11 54,796.97	13.54% (375,891.69)	Aaa / AA+ Aaa	1.37 1.35
Cash									
90PITT\$00	City of Pittsburgh Cash Equivalents	8,162,528.69	Various 0.00%	8,162,528.69 8,162,528.69	1.00 0.00%	8,162,528.69 0.00	4.57% 0.00	NR / NR NR	0.00 0.00
90PITT\$02	City of Pittsburgh Additional Bonded Debt Funds	28,845,964.02	Various 0.00%	28,845,964.02 28,845,964.02	1.00 0.00%	28,866,158.10 0.00	16.15% 20,194.08	NR / NR NR	0.00 0.00
TOTAL Cash		37,008,492.71	0.00%	37,008,492.71	0.00%	37,028,686.79 0.00	20.72% 20,194.08	NR / NR NR	0.00 0.00
CMO									
3137BM6P6	FHLMC K721 A2 3.090% Due 08/25/2022	274,106.20	04/04/2018 2.84%	276,440.38 274,319.33	100.20 1.35%	274,659.63 705.82	0.15% 340.30	Aaa / NR NR	0.40 0.24
TOTAL CMO		274,106.20	2.84%	276,440.38 274,319.33	1.35%	274,659.63 705.82	0.15% 340.30	Aaa / NR NR	0.40 0.24
Commercial Paper									
62479MKU6	MUFG Bank Ltd/NY Discount CP 0.700% Due 10/28/2022	1,250,000.00	02/01/2022 0.71%	1,243,461.81 1,244,895.84	99.59 0.71%	1,244,895.84 0.00	0.70% 0.00	P-1 / A-1 NR	0.58 0.58
TOTAL Commercial Paper		1,250,000.00	0.71%	1,243,461.81 1,244,895.84	0.71%	1,244,895.84 0.00	0.70% 0.00	P-1 / A-1 NR	0.58 0.58
Corporate									
89236TEC5	Toyota Motor Credit Corp Note 2.150% Due 09/08/2022	475,000.00	09/08/2017 2.18%	474,439.50 474,950.78	100.25 1.58%	476,175.15 652.47	0.27% 1,224.37	A1 / A+ A+	0.44 0.43

Holdings Report

As of March 31, 2022

City of Pittsburgh Managed/Reporting Consolidated - Account #10639

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91324PDD1	United Health Group Inc Note 2.375% Due 10/15/2022	750,000.00	02/01/2022 0.70%	758,752.50 756,788.36	100.47 1.50%	753,517.50 8,213.54	0.43% (3,270.86)	A3 / A+ A	0.54 0.53
69371RQ41	Paccar Financial Corp Note 1.900% Due 02/07/2023	500,000.00	10/31/2019 1.90%	499,975.00 499,993.43	99.87 2.06%	499,327.50 1,425.00	0.28% (665.93)	A1 / A+ NR	0.86 0.84
24422EVN6	John Deere Capital Corp Note 0.450% Due 01/17/2024	485,000.00	03/01/2021 0.47%	484,655.65 484,784.66	96.74 2.32%	469,182.70 448.63	0.26% (15,601.96)	A2 / A A	1.80 1.77
91159HHG8	US Bancorp Callable Note Cont 12/29/2023 3.700% Due 01/30/2024	500,000.00	11/27/2019 2.03%	532,435.00 513,885.14	102.24 2.38%	511,211.50 3,134.72	0.29% (2,673.64)	A2 / A+ A+	1.84 1.68
69371RR24	Paccar Financial Corp Note 0.350% Due 02/02/2024	225,000.00	01/28/2021 0.39%	224,739.00 224,839.82	96.38 2.38%	216,855.23 129.06	0.12% (7,984.59)	A1 / A+ NR	1.84 1.81
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.750% Due 03/18/2024	725,000.00	Various 0.69%	726,181.50 725,764.38	96.75 2.46%	701,406.33 196.35	0.39% (24,358.05)	A2 / A A	1.97 1.93
023135BW5	Amazon.com Inc Note 0.450% Due 05/12/2024	750,000.00	Various 0.67%	745,836.00 746,488.34	96.43 2.19%	723,210.75 1,303.13	0.41% (23,277.59)	A1 / AA AA-	2.12 2.08
91324PEB4	United Health Group Inc Callable Note Cont 5/15/2022 0.550% Due 05/15/2024	250,000.00	11/08/2021 0.78%	248,565.00 248,787.21	95.87 2.56%	239,677.00 519.44	0.13% (9,110.21)	A3 / A+ A	2.13 2.08
14913R2L0	Caterpillar Financial Service Note 0.450% Due 05/17/2024	715,000.00	05/10/2021 0.50%	714,041.90 714,320.76	95.73 2.52%	684,463.78 1,197.63	0.38% (29,856.98)	A2 / A A	2.13 2.09
24422EVQ9	John Deere Capital Corp Note 0.450% Due 06/07/2024	425,000.00	06/07/2021 0.49%	424,468.75 424,612.13	95.37 2.65%	405,310.60 605.63	0.23% (19,301.53)	A2 / A A	2.19 2.14
89114QCA4	Toronto Dominion Bank Note 2.650% Due 06/12/2024	750,000.00	04/23/2021 0.65%	796,327.50 782,575.29	99.95 2.67%	749,624.25 6,017.71	0.42% (32,951.04)	A1 / A AA-	2.20 2.10
06051GJY6	Bank of America Corp Callable Note Cont 6/14/2023 0.523% Due 06/14/2024	540,000.00	06/07/2021 0.52%	540,036.00 540,021.65	97.24 1.88%	525,103.03 839.42	0.29% (14,918.62)	A2 / A- AA-	2.21 2.17
89236TJH9	Toyota Motor Credit Corp Note 0.500% Due 06/18/2024	425,000.00	06/15/2021 0.54%	424,494.25 424,626.69	95.54 2.59%	406,026.30 607.99	0.23% (18,600.39)	A1 / A+ A+	2.22 2.17
06367TQW3	Bank of Montreal Note 0.625% Due 07/09/2024	750,000.00	09/10/2021 0.65%	749,392.50 749,509.99	95.11 2.86%	713,304.75 1,067.71	0.40% (36,205.24)	A2 / A- AA-	2.28 2.22
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	115,000.00	06/29/2021 0.64%	114,941.35 114,955.39	95.83 2.51%	110,200.36 151.74	0.06% (4,755.03)	A2 / A+ NR	2.29 2.24
037833DM9	Apple Inc Callable Note Cont 8/11/2024 1.800% Due 09/11/2024	750,000.00	08/18/2021 0.58%	776,857.50 771,322.93	98.69 2.35%	740,187.75 750.00	0.41% (31,135.18)	Aaa / AA+ NR	2.45 2.37

Holdings Report

As of March 31, 2022

City of Pittsburgh Managed/Reporting Consolidated - Account #10639

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
78015K7C2	Royal Bank of Canada Note 2.250% Due 11/01/2024	500,000.00	05/19/2021 0.73%	525,750.00 519,312.50	98.67 2.78%	493,374.50 4,687.50	0.28% (25,938.00)	A1 / A AA-	2.59 2.47
46647PBY1	JP Morgan Chase & Co Callable Note Cont 2/16/2024 0.563% Due 02/16/2025	390,000.00	02/09/2021 0.56%	390,000.00 390,000.00	95.63 2.18%	372,975.33 274.46	0.21% (17,024.67)	A2 / A- AA-	2.88 2.82
57636QAN4	MasterCard Inc Callable Note 1x 02/03/2025 2.000% Due 03/03/2025	600,000.00	10/28/2021 1.04%	618,294.00 615,972.66	98.53 2.53%	591,169.80 933.33	0.33% (24,802.86)	A1 / A+ NR	2.93 2.81
87612EBL9	Target Corp Callable Note Cont 4/15/25 2.250% Due 04/15/2025	500,000.00	02/17/2022 2.08%	502,465.00 502,381.14	98.61 2.73%	493,039.00 5,187.50	0.28% (9,342.14)	A2 / A A	3.04 2.88
437076CM2	Home Depot Callable Note Cont 3/15/2025 2.700% Due 04/15/2025	500,000.00	03/24/2022 2.76%	499,125.00 499,128.14	99.92 2.73%	499,604.50 112.50	0.28% 476.36	A2 / A A	3.04 2.82
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 06/01/2025	600,000.00	05/24/2021 0.78%	600,777.60 600,561.91	95.43 2.33%	572,603.40 1,648.00	0.32% (27,958.51)	A2 / A- AA-	3.17 3.09
857477BR3	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 02/06/2026	190,000.00	02/02/2022 1.75%	190,000.00 190,000.00	96.44 2.80%	183,228.02 497.61	0.10% (6,771.98)	A1 / A AA-	3.86 3.67
TOTAL Corporate		12,410,000.00	0.97%	12,562,550.50 12,515,583.30	2.37%	12,130,779.03 40,601.07	6.81% (384,804.27)	A1 / A+ A+	2.15 2.07
Equity Mutual Fund									
90PARS\$00	City of Pittsburgh PARS 115 Trust	2,179,198.36	Various 0.00%	2,179,198.36 2,179,198.36	0.95 0.00%	2,071,700.39 0.00	1.16% (107,497.97)	NR / NR NR	0.00 0.00
TOTAL Equity Mutual Fund		2,179,198.36	0.00%	2,179,198.36 2,179,198.36	0.00%	2,071,700.39 0.00	1.16% (107,497.97)	NR / NR NR	0.00 0.00
Investment Pool									
90PITT\$01	City of Pittsburgh Investment Pools	74,948,850.87	Various 0.00%	74,948,850.87 74,948,850.87	0.99 0.00%	74,105,941.47 0.00	41.47% (842,909.40)	NR / NR NR	0.00 0.00
TOTAL Investment Pool		74,948,850.87	0.00%	74,948,850.87 74,948,850.87	0.00%	74,105,941.47 0.00	41.47% (842,909.40)	NR / NR NR	0.00 0.00
Money Market Fund									
94975H254	Wells Fargo Money Market Fund #743	36,758.74	Various 0.01%	36,758.74 36,758.74	1.00 0.01%	36,758.74 0.00	0.02% 0.00	Aaa / AAA NR	0.00 0.00

Holdings Report

As of March 31, 2022

City of Pittsburgh Managed/Reporting Consolidated - Account #10639

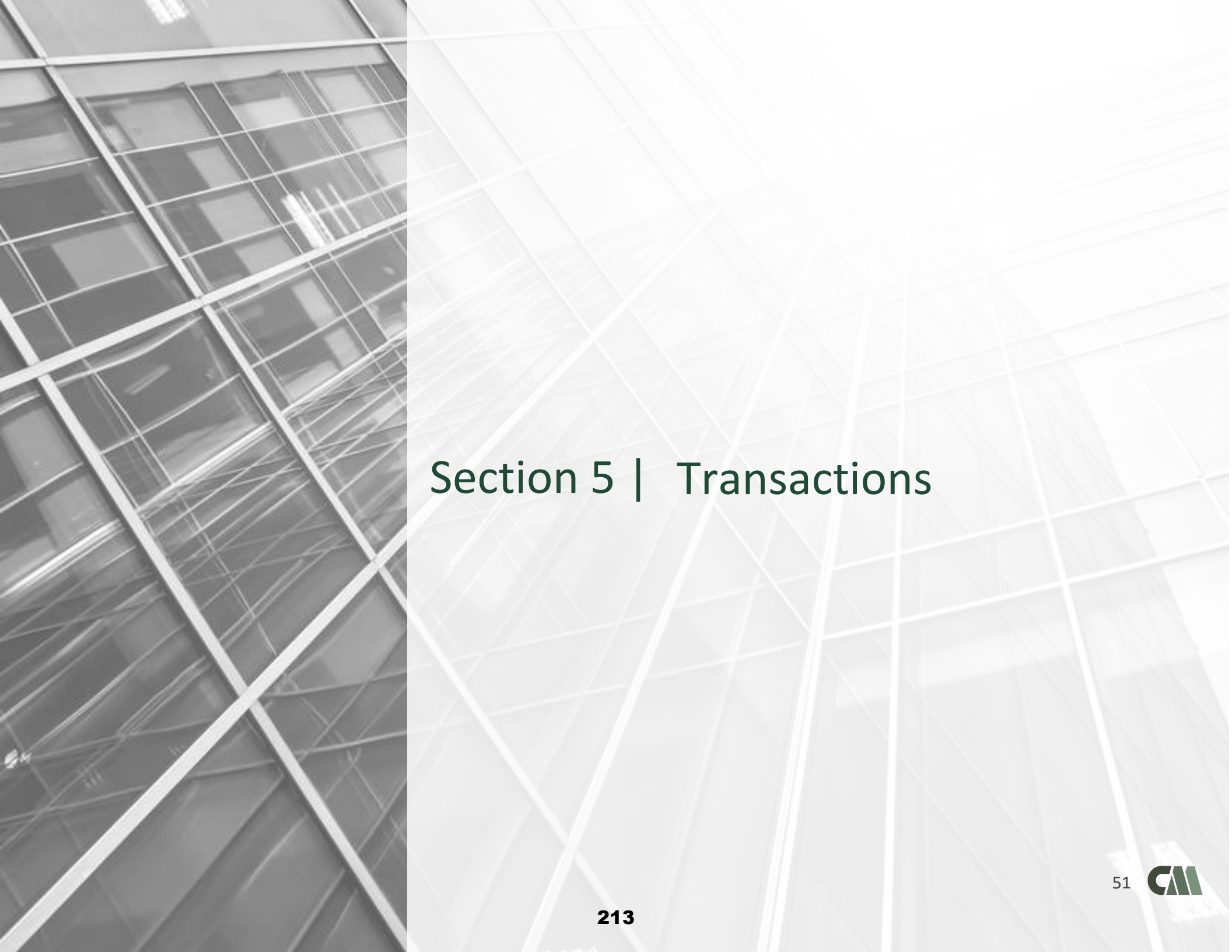
CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
94975H254	Wells Fargo Money Market Fund #743	29,653.12	Various 0.01%	29,653.12 29,653.12	1.00 0.01%	29,653.12 0.00	0.02% 0.00	Aaa / AAA NR	0.00 0.00
TOTAL Money Market Fund		66,411.86	0.01%	66,411.86	0.01%	66,411.86 0.00	0.04% 0.00	Aaa / AAA NR	0.00 0.00
Negotiable CD									
65558UGJ5	Nordea Bank APB New York Yankee CD 0.190% Due 09/19/2022	800,000.00	02/02/2022 0.65%	797,676.47 798,257.35	99.47 1.31%	795,751.20 831.78	0.45% (2,506.15)	P-1 / A-1+ F-1+	0.47 0.47
96130ALV8	Westpac Banking Corp NY Yankee CD 1.080% Due 02/07/2023	1,250,000.00	02/07/2022 1.08%	1,250,000.00 1,250,000.00	99.22 2.00%	1,240,191.25 1,987.50	0.70% (9,808.75)	P-1 / A-1+ F-1	0.86 0.85
78012U3M5	Royal Bank of Canada Yankee CD 1.350% Due 02/14/2023	750,000.00	02/11/2022 1.35%	750,000.00 750,000.00	99.48 1.95%	746,065.50 1,293.75	0.42% (3,934.50)	P-1 / A-1+ F-1+	0.88 0.87
TOTAL Negotiable CD		2,800,000.00	1.03%	2,797,676.47 2,798,257.35	1.79%	2,782,007.95 4,113.03	1.56% (16,249.40)	Aaa / AAA Aaa	0.75 0.75
Supranational									
4581X0CZ9	Inter-American Dev Bank Note 1.750% Due 09/14/2022	480,000.00	02/21/2018 2.78%	459,004.80 477,905.53	100.02 1.70%	480,096.48 396.67	0.27% 2,190.95	Aaa / AAA AAA	0.46 0.45
4581X0DA3	Inter-American Dev Bank Note 2.500% Due 01/18/2023	245,000.00	06/04/2018 2.90%	240,768.85 244,267.64	100.63 1.69%	246,553.30 1,242.01	0.14% 2,285.66	Aaa / AAA NR	0.80 0.78
459058JM6	Intl. Bank Recon & Development Note 0.250% Due 11/24/2023	925,000.00	Various 0.28%	924,231.25 924,580.78	96.82 2.22%	895,630.33 815.80	0.50% (28,950.45)	Aaa / AAA AAA	1.65 1.63
459058GQ0	Intl. Bank Recon & Development Note 2.500% Due 03/19/2024	750,000.00	01/26/2021 0.26%	802,455.00 782,864.48	100.34 2.32%	752,530.50 625.00	0.42% (30,333.98)	Aaa / AAA AAA	1.97 1.91
4581X0DZ8	Inter-American Dev Bank Note 0.500% Due 09/23/2024	895,000.00	09/15/2021 0.52%	894,337.70 894,452.51	95.31 2.46%	852,997.65 99.44	0.48% (41,454.86)	Aaa / AAA NR	2.48 2.43
TOTAL Supranational		3,295,000.00	0.89%	3,320,797.60 3,324,070.94	2.19%	3,227,808.26 3,178.92	1.81% (96,262.68)	Aaa / AAA Aaa	1.70 1.67
US Treasury									
91282CAN1	US Treasury Note 0.125% Due 09/30/2022	1,200,000.00	03/08/2022 0.76%	1,195,734.37 1,196,212.95	99.55 1.02%	1,194,656.40 4.10	0.67% (1,556.55)	Aaa / AA+ AAA	0.50 0.50
91282CAR2	US Treasury Note 0.125% Due 10/31/2022	1,950,000.00	03/14/2022 0.95%	1,939,945.31 1,940,688.48	99.40 1.16%	1,938,268.80 1,023.48	1.09% (2,419.68)	Aaa / AA+ AAA	0.59 0.58
912828M80	US Treasury Note 2.000% Due 11/30/2022	950,000.00	04/08/2019 2.30%	940,091.80 948,191.06	100.45 1.31%	954,304.45 6,368.13	0.54% 6,113.39	Aaa / AA+ AAA	0.67 0.66

Holdings Report

As of March 31, 2022

City of Pittsburgh Managed/Reporting Consolidated - Account #10639

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
912828M80	US Treasury Note 2.000% Due 11/30/2022	2,000,000.00	02/01/2022 0.71%	2,021,093.75 2,017,029.17	100.45 1.31%	2,009,062.00 13,406.59	1.13% (7,967.17)	Aaa / AA+ AAA	0.67 0.66
912828T91	US Treasury Note 1.625% Due 10/31/2023	700,000.00	09/25/2019 1.60%	700,628.91 700,242.99	99.21 2.13%	694,476.30 4,776.24	0.39% (5,766.69)	Aaa / AA+ AAA	1.59 1.54
91282CBA8	US Treasury Note 0.125% Due 12/15/2023	1,000,000.00	01/08/2021 0.22%	997,148.44 998,336.59	96.53 2.21%	965,273.00 367.45	0.54% (33,063.59)	Aaa / AA+ AAA	1.71 1.69
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	1,000,000.00	04/14/2021 0.36%	1,000,351.56 1,000,238.97	96.12 2.33%	961,211.00 1,730.77	0.54% (39,027.97)	Aaa / AA+ AAA	2.04 2.01
91282CCC3	US Treasury Note 0.250% Due 05/15/2024	650,000.00	05/12/2021 0.36%	647,968.75 648,561.04	95.65 2.36%	621,739.95 614.99	0.35% (26,821.09)	Aaa / AA+ AAA	2.13 2.09
91282CCG4	US Treasury Note 0.250% Due 06/15/2024	1,000,000.00	06/28/2021 0.46%	993,750.00 995,344.27	95.44 2.38%	954,414.00 734.89	0.53% (40,930.27)	Aaa / AA+ AAA	2.21 2.18
91282CCL3	US Treasury Note 0.375% Due 07/15/2024	1,000,000.00	08/05/2021 0.37%	1,000,273.44 1,000,212.85	95.52 2.39%	955,195.00 787.29	0.53% (45,017.85)	Aaa / AA+ AAA	2.29 2.26
91282CCT6	US Treasury Note 0.375% Due 08/15/2024	1,000,000.00	09/10/2021 0.42%	998,632.81 998,889.08	95.30 2.42%	953,047.00 466.16	0.53% (45,842.08)	Aaa / AA+ AAA	2.38 2.34
91282CDB4	US Treasury Note 0.625% Due 10/15/2024	1,000,000.00	12/02/2021 0.86%	993,281.25 994,044.89	95.54 2.45%	955,391.00 2,884.62	0.54% (38,653.89)	Aaa / AA+ AAA	2.55 2.49
91282CDH1	US Treasury Note 0.750% Due 11/15/2024	1,000,000.00	11/10/2021 0.80%	998,554.69 998,735.35	95.66 2.47%	956,641.00 2,838.40	0.54% (42,094.35)	Aaa / AA+ AAA	2.63 2.56
91282CDN8	US Treasury Note 1.000% Due 12/15/2024	1,100,000.00	12/29/2021 0.99%	1,100,472.66 1,100,432.43	96.20 2.46%	1,058,148.30 3,233.52	0.59% (42,284.13)	Aaa / AA+ AAA	2.71 2.64
912828ZC7	US Treasury Note 1.125% Due 02/28/2025	1,000,000.00	02/03/2022 1.42%	991,054.69 991,501.96	96.22 2.48%	962,188.00 978.26	0.54% (29,313.96)	Aaa / AA+ AAA	2.92 2.84
912828ZF0	US Treasury Note 0.500% Due 03/31/2025	750,000.00	03/03/2021 0.54%	748,886.72 749,180.75	94.30 2.48%	707,285.25 10.25	0.40% (41,895.50)	Aaa / AA+ AAA	3.00 2.94
912828ZL7	US Treasury Note 0.375% Due 04/30/2025	500,000.00	01/13/2021 0.39%	499,609.38 499,719.56	93.73 2.50%	468,652.50 787.29	0.26% (31,067.06)	Aaa / AA+ AAA	3.08 3.02
912828ZT0	US Treasury Note 0.250% Due 05/31/2025	1,250,000.00	10/06/2021 0.72%	1,228,759.77 1,231,566.29	93.16 2.51%	1,164,551.25 1,047.39	0.65% (67,015.04)	Aaa / AA+ AAA	3.17 3.11
TOTAL US Treasury		19,050,000.00	0.80%	18,996,238.30 19,009,128.68	2.01%	18,474,505.20 42,059.82	10.36% (534,623.48)	Aaa / AA+ Aaa	1.85 1.81
TOTAL PORTFOLIO		180,889,685.69	0.33%	181,087,745.42 180,982,062.34	0.74%	178,568,038.75 146,206.46	100.00% (2,414,023.59)	Aa1 / AA+ Aaa	0.63 0.58
TOTAL MARKET VALUE PLUS ACCRUALS						178,714,245.21			



Section 5 | Transactions

Transaction Ledger

As of March 31, 2022

City of Pittsburgh - Account #10607

December 31, 2021 through March 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/11/2022	3133ENKS8	425,000.00	FFCB Note 1.125% Due: 01/06/2025	99.775	1.20%	424,043.75	0.00	424,043.75	0.00
Purchase	01/19/2022	05601XAC3	185,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due: 03/25/2025	99.985	1.11%	184,972.34	0.00	184,972.34	0.00
Purchase	02/04/2022	912828ZC7	1,000,000.00	US Treasury Note 1.125% Due: 02/28/2025	99.105	1.42%	991,054.69	4,879.14	995,933.83	0.00
Purchase	02/07/2022	857477BR3	190,000.00	State Street Bank Callable Note Cont 2/6/2025 1.746% Due: 02/06/2026	100.000	1.75%	190,000.00	0.00	190,000.00	0.00
Purchase	02/22/2022	87612EBL9	500,000.00	Target Corp Callable Note Cont 4/15/25 2.25% Due: 04/15/2025	100.493	2.08%	502,465.00	3,968.75	506,433.75	0.00
Purchase	03/08/2022	3135G05X7	1,000,000.00	FNMA Note 0.375% Due: 08/25/2025	95.312	1.78%	953,120.00	135.42	953,255.42	0.00
Purchase	03/16/2022	47787JAC2	230,000.00	John Deere Owner Trust 2022-A A3 2.32% Due: 09/16/2026	99.978	2.34%	229,949.12	0.00	229,949.12	0.00
Purchase	03/28/2022	437076CM2	500,000.00	Home Depot Callable Note Cont 3/15/2025 2.7% Due: 04/15/2025	99.825	2.76%	499,125.00	0.00	499,125.00	0.00
Subtotal			4,030,000.00				3,974,729.90	8,983.31	3,983,713.21	0.00
TOTAL ACQUISITIONS			4,030,000.00				3,974,729.90	8,983.31	3,983,713.21	0.00
DISPOSITIONS										
Sale	01/07/2022	313379Q69	1,100,000.00	FHLB Note 2.125% Due: 06/10/2022	100.804	2.24%	1,108,844.00	1,753.13	1,110,597.13	9,367.68
Sale	03/08/2022	912828Q29	570,000.00	US Treasury Note 1.5% Due: 03/31/2023	100.363	2.82%	572,070.70	3,734.75	575,805.45	9,467.36

Transaction Ledger

As of March 31, 2022

City of Pittsburgh - Account #10607

December 31, 2021 through March 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Sale	03/25/2022	912828M80	300,000.00	US Treasury Note 2% Due: 11/30/2022	100.527	2.30%	301,582.03	1,895.60	303,477.63	2,169.73
Subtotal			1,970,000.00				1,982,496.73	7,383.48	1,989,880.21	21,004.77
Call	01/13/2022	06406RAA5	1,000,000.00	Bank of NY Mellon Corp Callable Note Cont 1/7/2022 2.6% Due: 02/07/2022	100.000	2.59%	1,000,000.00	11,267.00	1,011,267.00	0.00
Call	03/01/2022	05531FAX1	710,000.00	Truist Financial Corporation Callable Note Cont 3/1/2022 2.75% Due: 04/01/2022	100.000	2.59%	710,000.00	8,135.18	718,135.18	0.00
Subtotal			1,710,000.00				1,710,000.00	19,402.18	1,729,402.18	0.00
TOTAL DISPOSITIONS			3,680,000.00				3,692,496.73	26,785.66	3,719,282.39	21,004.77

Transaction Ledger

As of March 31, 2022

City of Pittsburgh Liquidity - Account #10617

December 31, 2021 through March 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	02/01/2022	62479MKU6	1,250,000.00	MUFG Bank Ltd/NY Discount CP 0.7% Due: 10/28/2022	99.477	0.71%	1,243,461.81	0.00	1,243,461.81	0.00
Purchase	02/02/2022	912828M80	2,000,000.00	US Treasury Note 2% Due: 11/30/2022	101.055	0.71%	2,021,093.75	7,032.97	2,028,126.72	0.00
Purchase	02/03/2022	65558UGJ5	800,000.00	Nordea Bank APB New York Yankee CD 0.19% Due: 09/19/2022	99.710	0.65%	797,676.47	591.11	798,267.58	0.00
Purchase	02/03/2022	91324PDD1	750,000.00	United Health Group Inc Note 2.375% Due: 10/15/2022	101.167	0.70%	758,752.50	5,343.75	764,096.25	0.00
Purchase	02/07/2022	96130ALV8	1,250,000.00	Westpac Banking Corp NY Yankee CD 1.08% Due: 02/07/2023	100.000	1.08%	1,250,000.00	0.00	1,250,000.00	0.00
Purchase	02/14/2022	78012U3M5	750,000.00	Royal Bank of Canada Yankee CD 1.35% Due: 02/14/2023	100.000	1.35%	750,000.00	0.00	750,000.00	0.00
Purchase	03/09/2022	91282CAN1	1,200,000.00	US Treasury Note 0.125% Due: 09/30/2022	99.645	0.76%	1,195,734.37	659.34	1,196,393.71	0.00
Purchase	03/15/2022	91282CAR2	1,950,000.00	US Treasury Note 0.125% Due: 10/31/2022	99.484	0.95%	1,939,945.31	909.01	1,940,854.32	0.00
Subtotal			9,950,000.00				9,956,664.21	14,536.18	9,971,200.39	0.00
TOTAL ACQUISITIONS			9,950,000.00				9,956,664.21	14,536.18	9,971,200.39	0.00

Important Disclosures

As of March 31, 2022

2022 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Source ice Data Indices, LLC ("ICE"), used with permission. ICE permits use of the ICE indices and related data on an "as is" basis; ICE, its affiliates and their respective third party suppliers disclaim any and all warranties and representations, express and/or implied, including any warranties of merchantability or fitness for a particular purpose or use, including the indices, index data and any data included in, related to, or derived therefrom. Neither ICE data, its affiliates or their respective third party providers guarantee the quality, adequacy, accuracy, timeliness or completeness of the indices or the index data or any component thereof, and the indices and index data and all components thereof are provided on an "as is" basis and licensee's use it at licensee's own risk. ICE data, its affiliates and their respective third party do not sponsor, endorse, or recommend chandler asset management, or any of its products or services.

This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

ICE BofA 1-3 Yr US Treasury & Agency Index

The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of \$1 billion for sovereigns and \$250 million for agencies.



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Funds, and Awarding Project 3117, Patch Paving, Sealing and Striping Project

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

This project is for preventative maintenance aimed at mitigating future failures of streets and street segments. The locations and priorities are determined by Public Works and Engineering staff with guidance from the City's Pavement Management Program. If approved, this Resolution will accept the plans and specifications for the project, authorize the City Manager to award a construction contract to Pavement Coatings Co. of Sacramento, California, and allocate an additional \$350,000 from the HUTA Gas Tax Fund (Fund 203) to this project.

FISCAL IMPACT

The bid proposal from Pavement Coatings Co. is \$412,547 to construct the base bid, add alternate 1 and add alternate 2. City staff recommends adding \$350,000 of funding from the HUTA Gas Tax Fund. Funding for the proposed bid will be provided from the \$500,000 previously allocated to this project from the General Fund (Reso 19-13729) and the \$350,000 that staff is requesting in the attached resolution.

Staff requests an allocation of \$350,000 from the HUTA Gas Tax Fund (Fund 203) for the construction of the Project. A Budget Summary is attached as Exhibit "A".

RECOMMENDATION

City Council adopt the attached Resolution to accept the plans and specifications and authorize the City Manager to execute a Contract for Project 3117 with Pavement Coatings Co. for a total contract amount of \$412,547 for the construction of the Project.

Staff recommends that the City Council adopt the attached Resolution establishing a construction contingency of \$180,000 for any unanticipated costs and construction contract change orders.

City Council adopt the attached Resolution allocating \$350,000 from the HUTA Gas Tax Fund to Project 3117.

Staff further recommends that the City Engineer be authorized to approve contract change orders for this Project in a total amount not to exceed 50% of the contingency and the City Manager be authorized to approve change orders for this Project in a total amount not to exceed 100% of the contingency amount.

BACKGROUND

On December 16, 2019, the City Council adopted Resolution 19-13729 approving the five-year capital improvement program for fiscal years 2019/20 through 2023/24, allocating \$500,000 from the General Fund (Fund 110) to the Fiscal Year 2019-20 Patch Paving, Sealing, and Striping account.

On November 25, 2019, \$49,750 from Project 3117 was used to pay Graham Contractors Inc. for work done on Pittsburg—Antioch Highway for a separate crack sealing project.

On March 4, 2020, \$49,749 from Project 3117 was used to pay Pacific Coast General Engineering Inc. for work done on Ventura Dr. and Suzanne Dr. for a separate crack sealing project.

With previous charged invoices and staff time to this project account there is a remaining balance of \$394,620 to be used for Project 3117, Patch Paving, Sealing, and Striping Project.

On March 1, 2022, staff advertised the Project for bids. Bids for construction of the Project were opened on Wednesday, April 6, 2022, and Pavement Coatings Co. was the lowest, most qualified bidder with a base bid in the amount of \$202,770, add alternate 1 bid in the amount of \$104,540, and add alternate 2 bid in the amount of \$105,237 for a total bid amount of \$412,547.

SUBCOMMITTEE FINDINGS

This project was discussed at the City Infrastructure and Transportation Subcommittee on March 18, 2022.

STAFF ANALYSIS

Staff received five bid proposals for the construction of the Project. The low bid has been checked for arithmetical errors, completeness, conformance with the bid requirements. The bid proposal submitted by Pavement Coatings Co. was the lowest, most qualified bid and is below the Engineer's estimate.

The requested budget for this project is necessary because it will extend the life of Pittsburg—Antioch Highway and Loveridge Road for a minimum of 7 years as well as install nearly 5 miles of buffered bike lanes. Loveridge Road and Pittsburg—Antioch Highway are both high-volume roads that are traveled by many residents, commuters, and heavy trucks, so it is critical that we maintain these roads and provide a higher level of safety for cyclists.

The recommended construction contingency of \$180,000 will provide funding for unanticipated work and contract change orders.

ATTACHMENTS: Resolution
 Exhibit "A" – Budget Summary

Report Prepared By: Gabriel Piña, Associate Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution Accepting the Plans and)
Specifications, Allocating Funds, and)
Awarding Project 3117 Patch Paving,)
Sealing, and Striping Project)

RESOLUTION NO. 22-

WHEREAS, Project 3117, Patch Paving, Sealing, and Striping Project (the "Project") will perform base repairs, slurry seal, stripe, and add buffered bike lanes on the Pittsburgh—Antioch Highway and Loveridge Road; and

WHEREAS, on December 16, 2019, the City Council adopted Resolution 19-13729, approving the five-year capital improvement program for fiscal years 2019/20 through 2023/24, allocating \$500,000 from the General Fund (Fund 110) to the Fiscal Year 2019-20 Patch Paving, Sealing, and Striping account; and

WHEREAS, on November 25, 2019, \$49,750 from Project 3117 was used to pay Graham Contractors Inc. for work done on Pittsburgh—Antioch Highway for a separate crack sealing project; and

WHEREAS, on March 4, 2020, \$49,749 from Project 3117 was used to pay Pacific Coast General Engineering Inc. for work done on Ventura Dr. and Suzanne Dr. for a separate crack sealing project; and

WHEREAS, with previous charged invoices and staff time to this project account, there is a remaining balance of \$394,620 to be used for Project 3117, Patch Paving, Sealing, and Striping Project; and

WHEREAS, on March 1, 2022, staff advertised the Project for bids. Bids for construction of the Project were opened on Wednesday, April 6, 2022, and Pavement Coatings Co. was the lowest, most qualified bidder with a base bid in the amount of \$202,770, add alternate 1 bid in the amount of \$104,540, and add alternate 2 bid in the amount of \$105,237 for a total bid amount of \$412,547; and

WHEREAS, staff recommends that the City Council allocate \$350,000 from the HUTA Gas Tax Fund (Fund 203) to Project 3117; and

WHEREAS, staff recommends that the City Council accept the plans and specifications; and

WHEREAS, staff recommends that the City Manager be authorized to execute a contract for Project 3117 with Pavement Coatings Co. in the amount of \$412,547 for the construction of the Project; and

WHEREAS, staff recommends establishing a contingency in an amount of \$180,000 for unanticipated costs and construction contract change orders; and

WHEREAS, staff recommends that the City Engineer or his designee be authorized to approve contract change orders for this Project for a total amount not to exceed 50% of the contingency and the City Manager be authorized to approve change orders for this Project for a total amount not to exceed 100% of the contingency amount.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Pittsburg hereby approves the allocation of \$350,000 from the HUTA Gas Tax Fund, accepts the plans and specifications for the Project, authorizes the City Manager to execute a contract for Project 3117 with Pavement Coatings Co. in the amount of \$412,547 for the construction of the project, authorizes a construction contingency in the amount of \$180,000 for unanticipated costs and construction contract change orders, and authorizes the City Engineer or his designee to approve contract change orders for this Project for a total amount not to exceed 50% of the contingency, and the City Manager shall be authorized to approve change orders for this Project for a total amount not to exceed 100% of the contingency amount.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 16th day of May 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Project 3117, Patch Paving, Sealing and Striping Project

Project Funding

General Fund (FY 2020 Allocation)	\$500,000
Preparation Work Completed	-\$105,380
HUTA Gas Tax Fund	\$350,000
Funding Total	\$744,620

Project Expenditures:

Design: (Code 2122)	Design Consultant	\$50,000
	Subtotal	\$50,000

Miscellaneous: (Code 1399)	Advertising	\$2,000
	Subtotal	\$2,000

Construction: (Code 2281)	Construction	\$412,547
	Material Testing	\$50,073
	Construction Contingency	\$180,000
	Subtotal	\$642,620

Staff Time: (Code 1101)	Staff Costs During Design Management	\$10,000
	Staff Costs During Construction Management	\$15,000
	Subtotal	\$25,000

Admin: (Code 2372)	Overhead Costs During Design Management	\$10,000
	Overhead Costs During Construction Management	\$15,000
	Subtotal	\$25,000

Estimated Total Expenditures	\$744,620
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**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Accept Project 5204, 2013 Citywide Water and Sewer Rehabilitation Project, as Complete and Authorize the City Engineer to File a Notice of Completion

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

Project 5204, 2013 Citywide Water and Sewer Rehabilitation Project (the “Project”), is for the rehabilitation of sanitary sewer and water facilities at various locations throughout the City. This Resolution will accept the construction contract as complete and authorize the City Engineer to file a notice of completion.

FISCAL IMPACT

The Project is funded with \$1,406,000 from Water Operation Funds (WOF) (Fund 501), \$750,000 from Water Facility Reserve (WFR) (Fund 503), \$9,043,999 from Sewer Operation Funds (SOF) (Fund 521), and \$65,795 from developer reimbursement. The total budget to complete the Project is \$10,065,794. To complete the Project, \$1,200,000 was re-allocated from funds in Project 5205, 2017 Sewer and Waterline Rehabilitation Project, \$456,000 from (WOF) (Fund 501), and \$744,000 from SOF (Fund 521) for a new Project budget of \$11,265,794. After payment of all expenditures for design, construction, release of retention and project closeout, staff estimates a remaining balance of \$283,273 to be returned to funding sources. A project budget summary is attached to this staff report.

RECOMMENDATION

City Council adopt the attached resolution accepting the Contract for Project 5204, 2013 Citywide Water and Sewer Rehabilitation Project, as complete and authorizing the City Engineer to execute a Notice of Completion for the Project. Staff recommends all unspent money be returned to funding sources.

BACKGROUND

The Project includes rehabilitation of water and sanitary sewer facilities, spot repairs, and manhole installation/rehabilitation in several areas throughout the City. This work alleviates chronic problem areas that require a significant amount of maintenance and repairs by the Public Works Department.

On December 21, 2009, the City Council adopted Resolution 09-11360, adopting the City's Five-Year Capital Improvement Program for 2009/10 through 2013/14 and allocating \$500,000 of Sewer Operations Funds (SOF) (Fund 521) to the 2010/11 Sewer Replacement Program (Project 5204).

On May 20, 2013, the City Council adopted Resolution 13-11968, approving the City's Five-Year Capital Improvement Program for Fiscal Years 2013/14 through 2017/18 and allocating \$2,000,000 from Sewer Operations Funds (Fund 521) and \$500,000 from Sewer Facility Reserves (SFR) (Fund 522) to the Project.

On July 15, 2013, the City Council adopted Resolution 13-11999, authorizing Consultant Agreement Amendment Number 1 for design of the Project in the amount of \$388,073.

On March 17, 2014, the City Council adopted Resolution 14-12106, authorizing Consultant Agreement Amendment Number 2 for design of the Project in the amount of \$123,900 for a total agreement amount of \$511,973.

On August 3, 2015, the City Council adopted Resolution 15-13086, approving the City's Five-Year Capital Improvement Program for Fiscal Years 2015/16 through 2019/20 and re-allocating \$3,000,000 from Sewer Operations Funds (SOF) (Fund 521) and \$700,000 from Water Operations Funds (WOF) (Fund 501) to the Project.

On June 19, 2017, the City Council adopted Resolution 17-13337, approving the City's Operating Budget for Fiscal Year 2017-18. This Resolution also allocated \$250,000 of WOF (Fund 501), \$2,300,000 of SOF (Fund 521), and \$750,000 from Water Facility Reserves (Fund 503) to the Project, for a total Project budget of \$10,000,000.

Bids for the Project were opened on August 2, 2017, and A-S Pipelines, Inc. of Pittsburg, California submitted the lowest most qualified bid of \$6,490,610. The Notice to Proceed was issued to the A-S Pipelines on August 29, 2017.

On November 6, 2018, the City of Pittsburg issued A-S Pipeline a letter to remove Sunset Park neighborhood from the Contract due to Burlington Northern Santa Fe ("BNSF") revoking the City's license agreement to bore under their right-of-way. This required the City to delay a portion of the Project while it was redesigned. The City also obtained a new easement from an adjacent property owner and a new license agreement from BNSF before proceeding.

On December 20, 2019, the City received a proposal in the amount of \$4,746,406 from A-S Pipelines, now Gold Coast Pipelines, to complete the remaining work in the Sunset Park neighborhood. This price is within five percent of the Engineer's estimate.

On February 3, 2020, the City Council adopted Resolution 20-13747, approving the re-allocation of \$1,200,000 to the Project from funds in Project 5205, 2017 Sewer and Waterline Rehabilitation Project, \$456,000 from (WOF) (Fund 501), and \$744,000 from SOF (Fund 521) for a new total Project budget of \$11,265,794. This allowed the redesigned and construction of Sunset Park neighborhood by A-S Pipelines, now Gold Coast Pipelines, under a contract change order.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a Subcommittee.

STAFF ANALYSIS

The Project rehabilitated sanitary sewer and water facilities at various locations throughout the City. The Project included 15 contract change orders in the amount of \$2,763,318 for the redesign and construction within the Sunset Park neighborhood.

The Contractor reached substantial completion on June 30, 2021. The one-year warranty period began on July 1, 2021.

The total anticipated expenditures for the Project are \$10,982,522. After all Project expenditures are paid, unexpended funds totaling \$283,273 will be returned to the funding sources.

ATTACHMENTS: Resolution
 Budget Summary
 Notice of Completion

Report Prepared By: Andrew Peters, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting Project 5204, Citywide)
Water and Sewer Rehabilitation)
Project, as Complete and Authorizing)
the City Engineer to File a Notice of)
Completion)

RESOLUTION NO. 22-

WHEREAS, the Project includes rehabilitation of water and sanitary sewer facilities, spot repairs, and manhole installation/rehabilitation in several areas throughout the City where chronic problem areas require a significant amount of maintenance and repairs; and

WHEREAS, on December 21, 2009, the City Council adopted Resolution 09-11360 adopting the City's Five-Year Capital Improvement Program for 2009/10 through 2013/14 and allocating \$500,000 of Sewer Operations Funds (SOF) (Fund 521) to CIP Project SS-30, 2010/11 Sewer Replacement Program (Project 5204); and

WHEREAS, on May 20, 2013, the City Council adopted Resolution 13-11968, approving the City's Five-Year Capital Improvement Program for Fiscal Years 2013/14 through 2017/18 and allocating \$2,000,000 from Sewer Operations Funds (SOF) (Fund 521) and \$500,000 from Sewer Facility Reserves (SFR) (Fund 522) to the Project; and

WHEREAS, on August 3, 2015, the City Council adopted Resolution 15-13086, approving the City's Five-Year Capital Improvement Program for Fiscal Years 2015/16 through 2019/20 and re-allocating \$3,000,000 from Sewer Operations Funds (SOF) (Fund 521) and \$700,000 from Water Operations Fund (WOF) (Fund 501) to the Project; and

WHEREAS, on June 19, 2017, the City Council adopted Resolution 17-13337, approving the operating budget for fiscal year 2017-18 and allocating \$250,000 of WOF (Fund 501), \$2,300,000 of SOF (Fund 521), and \$750,000 from Water Facility Reserves (Fund 503) to the Project, for a total Project budget of \$10,000,000; and

WHEREAS, bids for the Project were opened on August 2, 2017, and A-S Pipelines, Inc. of Pittsburg, California submitted the lowest most qualified bid of \$6,490,610; and

WHEREAS, a Notice to Proceed was issued to A-S Pipelines on August 29, 2017; and

WHEREAS, on November 6, 2018, the City issued a letter to A-S Pipeline to remove Sunset Park neighborhood from the Contract due to Burlington Northern Santa Fe ("BNSF") revoking the City's license agreement to bore under the railroad right-of-way, and

WHEREAS, on December 20, 2019, the City received a cost proposal in the amount of \$4,746,406 from A-S Pipelines to complete the remaining work in the Sunset Park neighborhood; and

WHEREAS, on February 3, 2020, the City Council adopted Resolution 20-13747, approving the re-allocation of \$1,200,000 to the Project from unexpended funds remaining in Project 5205, 2017 Sewer and Waterline Rehabilitation Project (WOF) (Fund 501)

(\$456,000) and SOF (Fund 521) (\$744,000)) for a new total Project budget of \$11,265,794. This allowed the redesigned and construction of Sunset Park neighborhood by A-S Pipelines (now Gold Coast Pipelines) under a contract change order; and

WHEREAS, the Project rehabilitated sanitary sewer and water facilities at various locations throughout the City. The Project included 15 contract change orders in the amount of \$2,763,318 for the redesign and construction within the Sunset Park neighborhood; and

WHEREAS, the Contractor reached substantial completion on June 30, 2021. The one-year warranty period began on July 1, 2021; and

WHEREAS, the total anticipated expenditures for the Project including design, construction and staff costs are \$10,982,522, and the remaining balance of \$283,273 will return to the funding sources; and

WHEREAS, staff requests that the City Council accept the Contract as complete and authorize the City Engineer to file a Notice of Completion for the Project.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby accepts the above recitals to be true and correct and incorporated herein and accepts the Project as complete, authorizes and directs the City Engineer to execute a Notice of Completion and file said document with the Office of the Recorder of the County of Contra Costa, State of California, within 10 days from the date hereof.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 16th day of May 2022 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST BY:

Alice E. Evenson, City Clerk

Revised Project Budget Summary
Project 5204 Citywide Water and Sewer Rehabilitation Project

Project Funding

Water Operation Funds (Fund 501)	\$1,406,000
Water Facility Reserves (Fund 503)	\$750,000
Sewer Operation Funds (Fund 521)	\$9,043,999
Reimbursement For Development Project	\$65,795
Funding Total	\$11,265,794

Project Expenditures:

Design:

(Code 2122)	Consultant Design	\$619,057
	Subtotal	\$619,057

Contac & Profession

(Code 2199)	Notarization Fee	\$60
	Subtotal	\$60

Advertising:

(Code 2122)	News Paper	\$729
	Subtotal	\$729

Miscellaneous:

(Code 1399)	Advertising	\$2,833
	Reproduction	\$2,321
	BNSF Permitting	\$6,450
	Subtotal	\$11,604

CCTV:

(Code 2225)	CCTV	\$26,440
	Subtotal	\$26,440

Construction:

(Code 2281)	Construction Contract	\$6,490,610
	Construction Contingency Used	\$2,763,318
	Misc. Construction Costs	\$99,436
	Material Testing	\$205,615
	Subtotal	\$9,558,979

Staff Time:

(Code 1101)	Staff Costs During Design	\$117,454
	Staff Costs During Construction	\$215,634
	Subtotal	\$333,088

Administrative

Overhead:	Staff Costs During Design	\$116,284
(Code 2372)	Staff Costs During Construction	\$246,996
	Subtotal	\$363,280

Capital Outlay-Equip

(Code 3005)	Capital Outlay-Equip	\$69,285
	Subtotal	\$69,285

Expenditures Total \$10,982,522

Surplus/Carryover Funds \$283,273

Total \$11,265,794

NOTICE OF COMPLETION
Recording Requested By: City of Pittsburg

Upon Recording Return To:
City of Pittsburg
Engineering Records
65 Civic Avenue
Pittsburg, CA 94565-3814

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 3093 OF THE CALIFORNIA CIVIL CODE:

1. That on the 21st day of August, 2017 the City of Pittsburg, State of California, did enter into a contract with:

Gold Coast Pipelines, Inc.
2025 E. Leland Road
Pittsburg, CA 94565

as Contractor for certain improvement work: To wit, Project 5204, 2013 Citywide Water and Sewer Rehabilitation Project in Pittsburg, California of which the City of Pittsburg is the Owner in fee.

2. That the surety upon the bond of the Contractor for said improvement work is:

Lexon Insurance Company
12890 Lebanon Road
Mt. Juliet, TN 37122

3. That the real property herein referred to is situated in the City of Pittsburg, County of Contra Costa, State of California.

4. That said improvement work was accepted by the City Council of the City of Pittsburg as complete on the 16th day of May 2022.

Richard Abono
Director of Public Works/City Engineer, City of Pittsburg

State of California)
County of Contra Costa)

5. I, Richard Abono, being first duly sworn, depose and say that: I am the Director of Public Works and City Engineer of the City of Pittsburg, a municipal corporation of the State of California, and I am authorized to make this verification for, and on behalf of, said City, that I have read the foregoing Notice of Completion and know the contents thereof; and the same is true to the best of my knowledge and belief.

Richard Abono
Director of Public Works/City Engineer, City of Pittsburg

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 Contra Costa)

Subscribed and sworn to (or affirmed) before me on this day of , 2022 by
Richard Abono proved to me on the basis of satisfactory evidence to be the person who appeared
before me. I certify under PENALTY OF PURJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Amanda McVey, Notary Public



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adopt a Resolution Accepting Project 5208, the Montezuma Slough Pump Station Reconstruction as Complete and Directing the City Engineer to File a Notice of Completion

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

Project 5208, Montezuma Slough Pump Station Reconstruction (“Project”), demolished and reconstructed a new storm drain pump station adjacent to the Montezuma Slough to reduce the possibility of future flooding in the West 8th Street corridor during large storm events. This Resolution accepts the project as complete and directs the City Engineer to file the requisite notice of completion.

FISCAL IMPACT

The Project has a total budget of \$710,000 made up of \$125,000 from Fund 521, the Sewer Operations Fund, and \$585,000 from Fund 522, the Sewer Facilities Reserve Fund. After payment of all expenditures for design, construction, release of retention and project closeout, staff estimates a remaining balance of \$26,432 to be returned to funding sources. A project budget summary is attached to this staff report.

RECOMMENDATION

Staff recommends that City Council adopt the attached resolution accepting Project 5208, Montezuma Slough Pump Station Reconstruction, as complete and direct the City Engineer to record the requisite notice of completion for the Project. Staff also recommends all unspent funds be returned to their funding sources.

BACKGROUND

Montezuma Slough Pump Station is a critical flood control facility protecting the homes and public infrastructure in the West 8th Street area. On February 13, 2019, a severe storm with high winds caused significant damage to the fifty-year-old pump station. The pump station floor and support system completely collapsed, causing significant damage to the pump and pump house, taking the pump station out of operation, and putting the homes and public

infrastructure at severe risk from flooding. One of the public facilities that was put at risk is the city sanitary sewer collection system. If the sewer collection system is flooded by stormwater, the resultant effluent can then become a public safety issue. During this storm event, public works staff used an emergency pump to alleviate flooding in the West 8th Street area. The immediate replacement was necessary to ensure that the system was returned to full operation in time for the 2020/21 rainy season.

On May 6, 2019, City Council approved Resolution 19-13625 allocating \$125,000 from Fund 521, Sewer Operations Fund, to design and bid the Montezuma Slough Pump Station Reconstruction Project.

On September 16, 2019, the City Council approved Resolution 19-13689 allocating \$350,000 from Fund 522, Sewer Facilities Reserve Fund, to construct the Project.

On August 3, 2020, the City Council approved Resolution 20-13816 awarding reconstruction of the pump station to Valentine Corporation in the amount of \$437,369 and allocating an additional \$200,000 from Fund 522, Sewer Facility Reserve Fund, for a total Project budget of \$675,000.

On December 21, 2020, the City Council approved Resolution 20-13863 authorizing an additional \$35,000 from Fund 522, Sewer Facility Reserve Fund, for an updated total Project budget of \$710,000. This allowed the redesign and construction requested by Pacific Gas and Electric (PG&E) to provide adequate personnel access and the addition of a new power pole to re-establish power to the facility. The contractor also encountered several unforeseen conditions that required modification to the construction contract.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a Subcommittee.

STAFF ANALYSIS

The removal and replacement of the Montezuma Slough pump station was critical to alleviating flooding in the upstream neighborhoods adjacent to the drainage channel near Beacon Street and West 8th Street. The Project included two contract change orders in the amount of \$81,090.06 for several unforeseen conditions encountered by the contractor and changes Pacific Gas and Electric (PG&E) requested.

The Contractor reached substantial completion on March 31, 2022. The one-year warranty period began on March 31, 2022.

The total anticipated expenditures for the Project are \$683,648. After all Project expenditures are paid, unexpended funds totaling \$26,352 will be returned to the appropriate funding sources.

ATTACHMENTS: Resolution
 Budget Summary
 Notice of Completion

Report Prepared By: Andrew Peters, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting Project 5208, Montezuma)
Slough Pump Station Reconstruction,)
as Complete and Directing)
the City Engineer to File the)
Notice of Completion)

RESOLUTION NO. 22-

WHEREAS, Project 5208, Montezuma Slough Pump Station Reconstruction ("Project"), removed and replaced the pump station adjacent to Montezuma Slough to alleviate flooding in the West 8th Street corridor during storms; and

WHEREAS, on February 13, 2019, a severe storm and high winds caused significant damage to the fifty-year-old Montezuma Pump Station. The floor and support system collapsed, causing substantial damage to the pump and pump house; and

WHEREAS, on May 6, 2019, the City Council approved Resolution 19-13625 allocating \$125,000 from Fund 521, Sewer Operations Fund, to design and bid the Montezuma Slough Pump Station Reconstruction Project; and

WHEREAS, on September 16, 2019, the City Council approved Resolution 19-13689 allocating \$350,000 from Fund 522, Sewer Facilities Reserve Fund, to the project; and

WHEREAS, advertising for the project began on June 17, 2020. Bids for the project's construction were opened on July 13, 2020. Valentine Corporation was the most qualified lowest bidder with a Base Bid of \$437,369; and

WHEREAS, on August 3, 2020, the City Council approved Resolution 20-13816, awarding the Project to Valentine Corporation for \$437,369 and allocating an additional \$200,000 from Fund 522, Sewer Facility Reserve Fund, for a total project budget of \$675,000; and

WHEREAS, during construction, the Contractor encountered several unforeseen conditions that required contract modification. Pacific Gas and Electric (PG&E) also requested design changes to provide adequate access for their personnel and the addition of a new power pole to re-establish power to the facility.; and

WHEREAS, on December 21, 2020, the City Council approved Resolution 20-13863 authorizing an additional \$35,000 from Fund 522, Sewer Facility Reserve Fund, for a new total Project budget of \$710,000; and

WHEREAS, the project included two contract change orders in the total amount of \$81,090.06; and

WHEREAS, the Contractor substantially completed the Project on March 31, 2022. The one-year warranty period began on March 31, 2022; and

WHEREAS, the total anticipated expenditures for the project, including design, construction, and staff costs, are \$683,648, and the remaining balance of \$26,352 will be returned to the appropriate funding sources; and

WHEREAS, staff requests City Council to accept the project as complete and direct the City Engineer to file the Notice of Completion.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby accepts the above recitals to be true, correct, and incorporated herein, accepts the project as complete, and directs the City Engineer to record the Notice of Completion with the Office of the Recorder of the County of Contra Costa, State of California, within 10 days from the date hereof.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on May 16th, 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST BY:

Alice E. Evenson, City Clerk

Exhibit A - Project Budget Summary
Project 5208, Montezuma Pump Station Replacement Project

Project Funding

Fund 521 Sewer Operation Fund	\$125,000
Fund 522 Sewer Facilities Reserve Fund	\$585,000
Funding Total	\$710,000

Project Expenditures:

Design:	Design Engineering	\$83,095
(Code 2122)	Design Engineering Survey	\$5,069
	Design Engineering Geotechnical	\$14,600
	Subtotal	\$102,764

Miscellaneous:	Advertising (all projects)	\$839
(Code 1399)	Reproduction (all projects)	\$314
	Postage (all projects)	\$832
	Environmental Permitting	\$7,312
	Pump Rental and Repair	\$1,335
	Subtotal	\$10,631

Construction	Construction	\$437,369
(Code 2281)	Demo/Remove Existing Building	\$12,840
	Contract Change Orders	\$81,090
	Biologist During Construction	\$9,020
	Subtotal	\$540,319

Staff Time:	Staff Design	\$12,500
(Code 1101)	Staff Construction Management	\$2,954
	Subtotal	\$15,454

Admin Overhead	Staff Design	\$8,700
(Code 2372)	Staff Construction Management	\$5,780
	Subtotal	\$14,480

Estimated Total Expenditures \$683,648

Return to Fund Source \$26,352

Total \$710,000

NOTICE OF COMPLETION
Recording Requested By: City of Pittsburg

Upon Recording Return To:
City of Pittsburg
Engineering Records
65 Civic Avenue
Pittsburg, CA 94565-3814

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 3093 OF THE CALIFORNIA CIVIL CODE:

1. That on the 3rd day of August, 2020 the City of Pittsburg, State of California, did enter into a contract with:

Valentine Corporation
111 Pelican Way
San Rafael, CA. 94901

as Contractor for certain improvement work: To wit, Project 5208, Montezuma Slough Pump Station Reconstruction Project in Pittsburg, California of which the City of Pittsburg is the Owner in fee.

2. That the surety upon the bond of the Contractor for said improvement work is:

Fidelity and Deposit Company of Maryland
525 Market Street, Suite 2900
San Francisco, CA 94105

3. That the real property herein referred to is situated in the City of Pittsburg, County of Contra Costa, State of California, and is described as follows:

Latitude 38.03209, Longitude -121.90093, Pittsburg, CA 94565 (APN 096-100-034)

4. That said improvement work was accepted by the City Council of the City of Pittsburg as complete on the 16th day of May 2022.

Richard Abono
Director of Public Works/City Engineer, City of Pittsburg

State of California)
County of Contra Costa)

5. I, Richard Abono, being first duly sworn, depose and say that: I am the Director of Public Works and City Engineer of the City of Pittsburg, a municipal corporation of the State of California, and I am authorized to make this verification for, and on behalf of, said City, that I have read the foregoing Notice of Completion and know the contents thereof; and the same is true to the best of my knowledge and belief.

Richard Abono
Director of Public Works/City Engineer, City of Pittsburg

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 Contra Costa)

Subscribed and sworn to (or affirmed) before me on this day of , 2022 by
Richard Abono proved to me on the basis of satisfactory evidence to be the person who appeared
before me. I certify under PENALTY OF PURJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Amanda McVey, Notary Public



OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Pittsburg Power Company Resolution Authorizing the Executive Director to Execute a Consulting Services Agreement for “On-Call” Utility Electrical Engineering Services

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

Pittsburg Power Company (PPC), a joint powers agency, provides utility retail electric and natural gas services on Mare Island, Vallejo in the name of Island Energy (IE). In its normal course of business, PPC utilizes professional electric consulting and design services to support customer service and utility reliability projects. PPC is proposing to enter into a professional service agreement (Agreement) for “On Call” Utility Electrical Engineering Services with Phase X Engineering, Inc.

FISCAL IMPACT

As services are needed, IE will issue task orders to perform the services. The anticipated amount for each task order is generally in a range of \$2,000 up to \$25,000 on average. The total budget for the agreement is up to \$250,000.

Agency approval of the Agreement has no direct fiscal impact to the City and the General Fund. Funds for such professional services will be from IE’s capital project and operating budget previously approved by the Governing Board of the PPC.

RECOMMENDATION

The Governing Board of the PPC authorize the Executive Director to execute the Agreements for “On Call” Utility Electrical Engineering Services.

BACKGROUND

From time to time, PPC, performing as IE on Mare Island Vallejo, requires professional engineering services from companies qualified and experienced in providing electric utility high-voltage, medium voltage and secondary voltage customer support projects.

Such activities and services can include utility reliability projects and design, outage forensics, system expansion or redundancy design and equipment specification. Customer projects can include new commercial services and expansion of existing services including requiring utility circuit enhancements and equipment specification.

In 2021, PPC identified 10 companies providing such utility services, of which five provided qualifications. All five were deemed qualified to provide professional utility services to PPC, with three accepting PPC's contractual terms and conditions and entering into a professional services agreement with Power Engineers, Inc., Versa Engineering, Inc. and EETS, Inc., thereby, creating an "On Call List".

SUBCOMMITTEE FINDINGS

These proposed Agreement has not been presented to the PPC Subcommittee.

STAFF ANALYSIS

In order to provide the most reliable service and highest efficacy of project design and customer support, PPC necessarily seeks the support of qualified utility professional services companies.

PPC has identified a need to expand this pool of engineering resources and maintain both delivery and cost competitiveness within the "On Call" list. Given the above, PPC wishes to enter into a professional services agreement with a utility engineering services company- Phase X Engineering, Inc.

In utilizing the new engineering services firm, PPC would enter into an on-call agreement and issue a task order for each specific engineering service. The task order will set forth estimated cost, anticipated resources and materials, schedule, deliverables, and any other pertinent information.

The engineering company would subsequently be requested to provide a quote to perform the work. Competitive solicitation for a particular task will be undertaken consistent with the dollar thresholds set forth in the Purchasing Policy. Given historical examples, tasks are generally in a range of \$2,000 up to \$25,000 on average.

Staff is further proposing that the Agreement be limited to an amount not to exceed \$250,000 per agreement, and an expiration date of June 30, 2024.

ATTACHMENTS: Resolution

Phase X Engineering, Inc Professional Services Agreement

Report Prepared By: Douglas Buchanan, Power Company Manager

BEFORE THE GOVERNING BOARD OF THE PITTSBURG POWER COMPANY

In the Matter of:

Authorizing the Executive Director to)
Execute a Consulting Service Agreement)
For "On-Call" Utility Electrical Engineering)
Professional Services)

RESOLUTION NO. 22-

WHEREAS, Pittsburg Power Company (PPC), performing as Island Energy on Mare Island, Vallejo, has an ongoing need for professional utility electrical engineering services from companies qualified and experienced in providing electric utility high-voltage, medium voltage and secondary voltage customer support projects; and

WHEREAS, on January 19, 2021, the PPC Governing Board approved an On-Call Utility Electrical Engineering Professional Services List (List) with Resolution 21-405; and

WHEREAS, PPC has identified a need to expand the pool of engineering resources and maintain both delivery and cost competitiveness with the List by entering into a professional services agreement (Agreement) with Phase X Engineering, Inc. to provide utility electrical engineering services; and

WHEREAS, all professional services work shall be performed under a detailed task order, to include a specific scope of work, product deliverables and a cost quote for performing such services, and where quotes may be received from multiple firms; and

WHEREAS, a competitive solicitation will be undertaken for any task estimated to exceed the dollar threshold set forth in the Purchasing Policy; competitively bid; and

WHEREAS, staff recommends the maximum, aggregate, task orders amount of \$250,000 for the Agreement; and

WHEREAS, task orders will be paid from project capital or operating budgets as previously approved and adopted by the Governing Board.

NOW, THEREFORE BE IT RESOLVED, the Governing Board of the Pittsburg Power Company hereby authorizes the Executive Director to execute the Agreement with Phase X Engineering, Inc., and to execute any other documents and take such further actions as may be necessary or appropriate to carry out the Governing Board's direction pursuant to this Resolution.

PASSED AND ADOPTED by Governing Board of the Pittsburg Power Company at a regular meeting on the 16th day of May 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland White, Chair

ATTEST:

Garrett Evans, Secretary

PROFESSIONAL SERVICES AGREEMENT

Between

PITTSBURG POWER COMPANY

And

Phase X Engineering, Inc.

THIS Agreement ("Agreement") for consulting services is made by and between the Pittsburg Power Company, a joint powers authority ("PPC") and Phase X Engineering, Inc a California corporation together referred to as the "Parties", as of April 7th, 2022 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Engineer shall provide to PPC the services described in a work order in the form attached as Exhibit A, at the time and place and in the manner specified therein.

- 1.1 Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2024 unless the term of the Agreement is otherwise terminated or extended, as referenced herein.
- 1.2 Standard of Performance.** Engineer shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Engineer is engaged.
- 1.3 Assignment of Personnel.** Engineer shall assign only competent personnel to perform services pursuant to this Agreement. In the event that PPC, in its sole discretion, at any time during the term of this Agreement, requests in writing the reassignment of any such persons to ensure Engineer performs services in accordance with the Standard of Performance, Engineer shall, immediately upon receiving PPC's request, reassign such persons.
- 1.4 Time.** Engineer shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided herein above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. PPC hereby agrees to pay Engineer the sum set forth in the executed Work Order and in no event shall the total compensation paid under this agreement exceed \$ 250,000.00 as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement.

Engineer and PPC acknowledge and agree that compensation paid by PPC to Engineer under this Agreement is based upon Engineer's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Engineer. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Engineer, and its employees, agents, and subcontractors may be eligible. PPC therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Engineer shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the Power Company Manager, or his or her designee:

- Serial identifications of progress bills, i.e., Progress Bill No. 1 for the first invoice, etc.
- The beginning and ending dates of the billing period.
- A Task Summary containing the original contract amount, the number of prior billings, the total due this period, the balance available under the task order, and the percentage of completion.
- At PPC's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Engineer and each employee, agent, and subcontractor of Engineer performing services hereunder.
- The Engineer's signature.

2.2 Monthly Payment. PPC shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. PPC shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

- 2.3 Final Payment.** Engineer shall submit its final invoice within 60 days of completing its services. Engineer's failure to submit its final invoice within this 60 day period shall constitute Consultant's waiver of any further billings to, or payments from, PPC.
- 2.4 Reimbursable Expenses.** Reimbursable expenses, if any, are specified in Exhibit B and included in the total compensation referenced in Section 2. Expenses not listed in Exhibit B are not chargeable to, or reimbursable by, PPC.
- 2.5 Payment of Taxes.** Engineer is solely responsible for the payment of all federal, state and local taxes, including employment taxes, incurred under this Agreement.
- 2.6 Authorization to Perform Services.** The Engineer is not authorized/task order to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written authorization from the Power Company Manager, or his or her designee.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein Engineer shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement

Section 4. INSURANCE REQUIREMENTS. Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

- 4.1 Workers' Compensation** Engineer shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Engineer in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the PPC upon written verification that Engineer is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General requirements. Engineer, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than \$1,000,000 per occurrence and \$1,000,000 aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

4.2.2 Minimum scope of coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an “occurrence” basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Engineer has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
- b. PPC, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Engineer, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Engineer. Coverage can be provided in the form of an endorsement to the Engineer’s insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.
- c. For any claims related to this Agreement or the work hereunder, the Engineer’s insurance covered shall be primary insurance as respects the PPC, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the PPC, its officers, officials, employees, agents or volunteers shall be excess of the Engineer’s insurance and non-contributing.

- d. The policy shall cover inter-insured suits and include a “separation of Insureds” or “severability” clause which treats each insured separately.
- e. Engineer agrees to give at least 30 days prior written notice to PPC before coverage is canceled or modified as to scope or amount.

4.3 Professional Liability Insurance.

4.3.1 General requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate covering the Consultant’s errors and omissions.

4.3.2 Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Engineer must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the PPC for review prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Submittal Requirements. Engineer shall submit the following to PPC prior to beginning services:

- a. Certificate of Liability Insurance in the amounts specified in this Agreement; and

- b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.

4.4.2 Acceptability of Insurers. All insurance required by this Agreement is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.3 Deductibles and Self-Insured Retentions. Insurance obtained by the Engineer shall have a self-insured retention or deductible of no more than \$100,000.

4.4.4 Wasting Policies. No policy required herein shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 Waiver of Subrogation. Engineer hereby agrees to waive subrogation which any insurer or contractor may require from Engineer by virtue of the payment of any loss. Engineer agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the PPC has received a waiver of subrogation endorsement from the insurer.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the PPC for all work performed by the Engineer, its employees, agents, and subcontractors.

4.4.6 Subcontractors. Engineer shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Engineer shall ensure that PPC, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

4.4.7 Excess Insurance. If Engineer maintains higher insurance limits than the minimums specified herein, PPC shall be entitled to coverage for the higher limits maintained by the Engineer.

4.5 Remedies. In addition to any other remedies PPC may have if Engineer fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, PPC may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Engineer to stop work under this Agreement and withhold any payment that becomes due to Engineer hereunder until Engineer

demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

- 5.1 General Requirement.** To the fullest extent permitted by law, Engineer shall indemnify and hold harmless PPC and its officers, officials, employees, and volunteers (collectively, "Indemnitees") from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, reasonable attorney's fees, costs and fees of litigation, (collectively, "Liability") to the extent caused by Engineer's negligent performance of the services under this Agreement, except such Liability caused by the negligence or willful misconduct of PPC.

Acceptance by PPC of insurance certificates and endorsements required under this Agreement does not relieve Engineer from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damage or claims for damages whether or not such insurance policies shall be determined to apply.

- 5.2 PERS Indemnification.** In the event that Engineer or any employee, agent, or subcontractor of Engineer providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of PPC, Engineer shall indemnify, defend, and hold harmless PPC for the payment of any employee and/or employer contributions for PERS benefits on behalf of Engineer or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of PPC.

Section 6. STATUS OF ENGINEER.

- 6.1 Independent Engineer.** At all times during the term of this Agreement, Engineer shall be an independent engineer and shall not be an employee of PPC.
- 6.2 Engineer Not an Agent.** Except as PPC may specify in writing, Engineer shall have no authority, express or implied, to act on behalf of PPC in any capacity whatsoever as an agent. Engineer shall have no authority, express or implied, pursuant to this Agreement to bind the City of Pittsburg to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Engineer and any subcontractors shall comply with all laws applicable to the performance of the work hereunder. Engineer shall also, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations.
- 7.3 Licenses and Permits.** Engineer represents and warrants to PPC that Engineer and its employees, agents, and any subcontractors have, and will maintain at their sole cost and expense, all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. In addition to the foregoing, Engineer and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from PPC.
- 7.4 Nondiscrimination and Equal Opportunity.** Engineer shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender or gender identity, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Engineer under this Agreement. Engineer shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of

any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** Upon ten days' prior written notice, PPC may cancel this Agreement at any time and without cause upon such written notification to Engineer. In the event of termination, Engineer shall be entitled to compensation for services performed to the effective date of termination; PPC, however, may condition payment of such compensation upon Engineer delivering to PPC, in accordance with the intellectual property provisions herein, any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Engineer or prepared by or for Engineer or the PPC in connection with this Agreement.
- 8.2 Amendments.** The parties may amend this Agreement only by a writing signed by the parties hereto.
- 8.3 Assignment and Subcontracting.** PPC and Engineer recognize and agree that this Agreement contemplates personal performance by Engineer and is based upon a determination of Engineer's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to PPC for entering into this Agreement was and is the professional reputation and competence of Engineer. Engineer may not assign this Agreement or any interest therein without the prior written approval of the Power Company Manager, or his or her designee. Engineer shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the PPC Manager, or his or her designee.
- 8.4 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between PPC and Engineer, including but not limited to the provisions of Section 5, shall survive the termination of this Agreement.

8.5 Options upon Breach by Consultant. If Engineer materially breaches any of the terms of this Agreement, PPC's remedies shall include, but not be limited to, the following:

8.5.1 Immediately terminate the Agreement.

8.5.2 In accordance with the intellectual property provisions herein, retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement.

8.5.3 Retain a different engineer to complete the work described in Exhibit A not finished by Engineer; or

8.5.4 Charge Engineer the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that PPC would have paid Consultant pursuant to Section 2 if Engineer had completed the work.

8.5.5 The remedies mentioned in this Agreement are not exclusive of any other right, power or remedy permitted by law. The PPC's failure or delay in exercising any remedy shall not constitute a waiver of such remedy or preclude the further exercise of PPC's rights.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 Ownership of Work Product. Any reports, studies, audits, materials or other work product prepared under any Work Order by Engineer or Engineer's Personnel (collectively, "Work Product") shall remain the property of Engineer. Upon receipt of payment by Engineer, PPC shall gain ownership of all tangible or electronic versions of any deliverables prepared under this Agreement and delivered to PPC. PPC shall not gain ownership of any intellectual property of Engineer that was used to create or is otherwise embodied in the Work Product. Engineer shall grant to PPC a nonexclusive, perpetual, royalty-free, world-wide, limited license under copyright to use solely for its own benefit, for internal purposes only, and only with its own personnel and without rights to sublicense, such Engineer intellectual property as is necessary for PPC to make the agreed use of the deliverables as contemplated by this Agreement. PPC acknowledges that Engineer's Work Product is comprised of instruments of service for use solely with respect to the project for which they were developed or created, and if PPC uses such Work Product other than for the purposes for which the relevant Work Order was issued, PPC shall do

so at its own risk and shall indemnify, defend and hold Engineer harmless from any claims or damages arising therefrom. PPC and Engineer agree that, until final approval by PPC, all data, plans, specifications, reports and other documents are confidential drafts and will not be released to third parties by Engineer without prior written approval of PPC.

- 9.2 Engineer's Books and Records.** Engineer shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the PPC under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Engineer to this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the PPC. Pursuant to Government Code Section 8546.7, the Agreement may be subject to the examination and audit of the State Auditor for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in Contra Costa County or in the United States District Court for the Northern District of California.
- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 Conflict of Interest. Engineer may serve other clients, but none whose activities within the corporate limits of PPC or whose business, regardless of location, would place Engineer in a “conflict of interest,” as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Engineer shall not employ any PPC official in the work performed pursuant to this Agreement. No officer or employee of PPC shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

10.7 Solicitation. Engineer agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.8 Notices. Any notice, demand, request, consent or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and may be given by either (i) personal service, or (ii) certified United States mail, postage prepaid, return receipt requested,. Notice shall be effective upon personal delivery or delivery to the addresses specified below, as reflected on the receipt of delivery or return receipt, as applicable.

Engineer: Phase X Engineering, Inc
8439 East Hidden Lakes Dr,
Granite Bay, CA 95661

ATTN: Dan Boresch

PPC: Pittsburg Power Company
65 Civic Avenue
Pittsburg, CA 94565

ATTN: Power Company Manager

10.9 Professional Seal. Where applicable in the determination of the PPC Manager, or his or her designee, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped / sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility."

10.10 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A and B represents the entire and integrated agreement between PPC and Engineer and supersedes all prior negotiations, representations, or agreements, either written or oral. To the extent there are any inconsistencies between this Agreement, the Exhibits, and Engineer's proposal, the Agreement shall control to the extent there are any inconsistencies between the Exhibits and the Consultant's Proposal, the Exhibits shall control.

Exhibit A Scope of Services

Exhibit B Compensation Schedule

10.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

10.12 Construction of Agreement. Each party hereto has had an equivalent opportunity to participate in the drafting of the agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply hereto.

10.13 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any third parties.

10.14 Dispute Resolution. The Parties shall attempt in good faith to resolve any dispute arising out of or relating to this Agreement promptly by negotiation between executives who have authority to settle the controversy. Any party may give the other party written notice of any dispute not resolved during the normal course of business. Within thirty (30) days after delivery of the initial notice, the executives of both parties shall meet at a mutually acceptable time and place and use good faith efforts to resolve the dispute. In the event that the parties are unable to settle the dispute through direct negotiations as set forth above, all remaining controversies or claims shall then be submitted to mediation within ten (10) days from written notice of concluded negotiations following

the Commercial Mediation Rules published by the American Arbitration Association. In the event that the dispute has not been resolved within thirty (30) days following mediation, or such longer period as the parties may agree, either party may initiate formal proceedings against the other party.

10.15 Limitation of Liability. Notwithstanding any other provision of this Agreement to the contrary, PPC agrees to limit Engineer's liability to PPC and to all persons having contractual relationships with PPC to the total fee or compensation received by Engineer for the services under which the liability arises.

10.16 Waiver of Consequential Damages. Notwithstanding any other provision of this Agreement to the contrary, neither Engineer nor PPC nor either party's suppliers, agents, officers, and directors shall have any liability regardless of the theory of recovery, including breach of contract or negligence, to the other party or any other person or entity for any indirect, incidental, special, or consequential damages, cost or expense whatsoever, including but not limited to loss of revenue or profit, whether actual or anticipated, loss of use, failure to realize anticipated savings, loss of or damage to data or other commercial or economic loss. This waiver of consequential damages is made regardless of whether (i) either party has been advised of the possibility of such damages or (ii) such damages may be foreseeable.

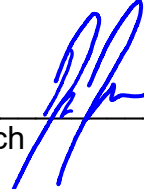
The Parties have executed this Agreement as of the Effective Date.

PITTSBURG POWER COMPANY

Engineer

Garret Evans
Executive Director

Dan Boresch



Attest:

Alice Evenson, Secretary

Approved as to Form:

Donna Mooney, Agency Counsel
PPC Attorney

EXHIBIT A
WORK ORDER EXAMPLE

(Follows Next Page)



PITTSBURG POWER COMPANY

WORK ORDER

(Example)

Work Order No._____

This Work Order, effective _____, 20____, ("Effective Date") is issued under and subject to all the terms and conditions of the Professional Services Agreement ("Agreement"), dated as of _____, 20____, by and between the Pittsburg Power Company, a public joint powers authority ("PPC") and [type in name], [type in the type of entity], ("Service Provider").

Capitalized terms used herein shall have the meanings ascribed to them in the Agreement.

SECTION 1: SCOPE OF WORK

The scope of work authorized by this Work Order is as summarized below, and further described in Attachment A.

SECTION 2: SCHEDULE

- a. The start date shall be [insert date] and the completion date shall be [insert date].
- b. Service Provider will perform the services according to the attached schedule. If the schedule calls for the services to be performed in phases or discrete increments, Service Provider shall not proceed from one phase or increment to the next without written authorization from PPC Manager or his or her designee.
- c. Service Provider will perform the services according to the schedule contained in Attachment B of this Work Order, which is attached hereto and incorporated herein. If the schedule calls for the services to be performed in phases or discrete increments, Service Provider shall not proceed from one phase or increment to the next without written authorization from the PPC Manager or his or her designee.

SECTION 3: ESTIMATED COST AND COMPENSATION

All services performed under this Work Order shall be performed on a lump-sum basis, unless as may otherwise be agreed to and documented in this Work (time and material, not to exceed)

PPC agrees to pay Service Provider for the services set forth in this Work Order in an amount not to exceed [amount in text] [amount in \$\$].

This Work Order is released as authorization for work to commence. The parties agree to perform their respective obligations under this Work Order in accordance with the terms and conditions of the Agreement.

Phase X Engineering,
a California corporation

PITTSBURG POWER COMPANY,
a public joint powers authority

By: _____
Dan Boresch, P.E.
Principal Engineer

By: _____
Douglas W. Buchanan, PE
PPC Power Company Manager

DATE: _____

DATE: _____

EXHIBIT B
COMPENSATION SCHEDULE

1. Engineer shall be compensated payable by invoice submitted for work completed and accepted by Pittsburgh Power Company.
2. Engineer may be compensated by achieving certain milestones within a Work Order, as such may be agreed to by the Parties.
3. Total compensation shall not exceed the agreed-to amount contained within the Work Order, unless as otherwise may be amended by agreement of the Parties.
4. Total Compensation for all Work Orders shall not exceed two hundred thousand dollars (\$250,000)

CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

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.

ENGINEER

By: Dan Boresch

Title: Principal Engineer

2784980.1



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of an Ordinance for Municipal Code to Prohibit Spectators at Illegal Speed Contests, Exhibitions of Speed, or Sideshows

MEETING DATE: May 16, 2022

EXECUTIVE SUMMARY

On May 2, 2022, the City Council introduced and waived further reading of an Ordinance to Prohibit Spectators at Illegal Speed Contests, Exhibitions of Speed, or Sideshows.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

Adoption of an Ordinance adding Chapter 10.61 to the Pittsburg Municipal Code Title 10.

BACKGROUND

Sideshows and street racing events have become a consistent issue for law enforcement. Larger cities in the Bay Area and the Central Valley have seen an increase in the frequency of these illegal street racing activities. Street racing threatens the health and safety of the public, interferes with the pedestrian and vehicular traffic, and creates a public nuisance. In addition, there have been numerous examples of these events being accompanied by gunfire, which can often result in death and serious injuries.

At speed contests and exhibitions of speed, street racers accelerate to high speeds without regard to oncoming traffic, pedestrians, or vehicles parked or moving nearby. In most situations, sideshows attract hundreds of spectators to gather on the streets late at night and in the early morning hours, blocking the streets and sidewalks to traffic, to form a racetrack area for stunt or reckless driving. The spectators provide protection to those drivers by blocking roadways, which prevents law enforcement from approaching or contacting the reckless drivers. The spectators provide significant motivation for the sideshows, as the crowd size and participation encourage the actual drivers to engage in the activity.

SUBCOMMITTEE FINDINGS

This item was presented to the Public Safety Subcommittee on March 1, 2022.

STAFF ANALYSIS

Vehicle Code sections 23103 through 23109 provide that motor vehicle speed contests and exhibitions of speed conducted on public streets and highways are illegal. However, state law currently does not address spectators at these events and is silent about these events, drivers, and spectators that occur on private property.

The proposed ordinance would prohibit spectators at illegal street racing events, provide notice as to what activities are lawful and unlawful, and identify penalties for violations of this ordinance. In response to illegal street racing and sideshow activities, several cities have adopted ordinances banning spectators at street racing events. These cities have reported that these ordinances are an effective tool to combat dangerous activities and to limit spectator involvement at street racing, exhibitions of speed, and sideshows.

ATTACHMENTS: Ordinance

Report Prepared By: Brian Addington, Chief of Police

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending Pittsburg Municipal Code Title 10 to Add)
Chapter 10.61 To Prohibit Spectators at Illegal)
Speed Contests, Exhibitions of Speed, or Side Shows) ORDINANCE NO. 22-

WHEREAS, pursuant to the City's police power under Article XI Section 7 of the California Constitution, the City Council of the City of Pittsburg has the authority to enact and enforce ordinances and regulations for the public peace, morals, and welfare of the City and its residents; and

WHEREAS, vehicle exhibitions and street racing have been a recurring concern for the health and safety of motorists, pedestrians, and residents in the city of Pittsburg. These activities have caused fatal collisions, property damage and traffic congestion, creating a public nuisance; and

WHEREAS, Illegal speed contests, exhibitions of speed, and sideshows pose a clear danger to the residents of the city and the motoring public traveling on the roadways within the city; and

WHEREAS, the purpose of the proposed ordinance is to prohibit spectators at these illegal racing events with the aim of significantly curbing the criminal activity.

NOW, THEREFORE, the City Council of the City of Pittsburg Does ORDAIN as follows:

Section 1. Findings. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporated by reference.

Section 2. Amendment. Chapter 10.61 is hereby added to Pittsburg Municipal Code Title 10 to read as follows:

Chapter 10.61
SPECTATORS OF ILLEGAL SPEED CONTESTS PROHIBITED

Sections:

10.61.010 Definitions.

10.61.020 Spectating of illegal speed contests, exhibitions of speed, or sideshows prohibited.

10.61.030 Relevant circumstances to prove a violation.

10.61.040 Enforcement.

10.61.010 Definitions.

For the purposes of this chapter, the following words and phrases shall have the following meanings:

A. "Illegal motor vehicle speed contest" or "illegal exhibition of speed" means any speed contest or exhibition of speed referred to in Vehicle Code Section 23109, and reckless driving as referred to in Vehicle Code Section 23103.

B. "Preparations for an illegal motor vehicle speed contest, exhibition of speed, or sideshow" include, but are not limited to, situations in which:

1. A group of motor vehicles or individuals has arrived at a location for the purpose of participating in, or being spectators at, the event; or

2. A group of individuals has lined one or both sides of a public street or highway for the purpose of participating in, or being a spectator at, the event; or

3. A group of individuals has gathered on private property without the consent of the owner, operator, or agent thereof for the purpose of participating in, or being a spectator at, the event; or

4. One (1) or more individuals has impeded the free public use of a public street or highway by actions, words, or physical barriers for the purpose of conducting the event; or

5. Two (2) or more vehicles have lined up with motors running for an illegal motor vehicle speed contest, exhibition of speed, or sideshow; or

6. One (1) or more drivers is revving his or her engine or spinning his or her tires in preparation for the event; or

7. An individual is stationed at or near one (1) or more motor vehicles serving as a race starter.

8. "Sideshow" means a gathering, procession, or assemblage of vehicles where vehicles are used to exhibit stunts and maneuvers in the presence of spectators.

9. "Spectator" means any individual who is present at an illegal motor vehicle speed contest, exhibition of speed, or sideshow, or at a location where preparations are being made for such activities, for the purpose of viewing, observing, watching, or witnessing the event as it progresses. "Spectator" includes any individual at the location of the event without regard to whether the individual arrived at the event by driving a vehicle, riding as a passenger in a vehicle, walking, or arriving by some other means.

10.61.20 Spectating of illegal speed contests, exhibitions of speed, or sideshows prohibited.

A. It is unlawful for any individual to:

1. Be knowingly present as a spectator at an illegal motor vehicle speed contest, exhibition of speed, or sideshow; or

2. Be knowingly present as a spectator where preparations are being made for an illegal motor vehicle speed contest, exhibition of speed, or sideshow.

B. An individual is present at an illegal motor vehicle speed contest, exhibition of speed, or sideshow if that individual is on a public street or highway, public property, or on private property without the consent of the owner, operator, or agent thereof, and is within two hundred (200) feet of the location of the event or within two hundred (200) feet of the location where preparations are being made for the event.

C. Exemption. Nothing in this Section prohibits law enforcement officers, medical professionals, firefighters, or their agents from being present at illegal motor vehicle speed contests, exhibitions of speed, or sideshows in the course of their official duties.

10.61.030 Relevant circumstances to prove a violation.

A. Notwithstanding any other provision of law, to prove a violation of section 10.61.020 of this chapter, admissible evidence may include, but is not limited to, any of the following:

1. The time of day;
2. The nature and description of the scene;
3. The number of people at the scene;
4. The location of the individual charged in relation to any individual or group present at the scene;
5. The number and description of motor vehicles at the scene;
6. The activities in which the motor vehicles are engaged;
7. Whether individual charged drove, walked, or was transported to the scene;
8. How long the individual charged was present at the scene of the event;
9. Whether the individual charged has previously participated in an illegal motor vehicle speed contest, exhibition of speed, or sideshow;
10. Whether the individual charged has previously aided and abetted an illegal motor vehicle speed contest, exhibition of speed, or sideshow;
11. Whether the individual charged has previously attended an illegal motor vehicle speed contest, exhibition of speed, or sideshow; or
12. Whether the individual charged previously was present at a location where preparations were being made for an illegal motor vehicle speed contest, exhibition of speed, or sideshow or where an illegal motor vehicle speed contest, exhibition of speed, or sideshow was in progress.

B. The list of circumstances set forth in subsection (a) of this section is not exclusive. Evidence of prior acts may be admissible to show the propensity of the individual charged to be present at or attend an illegal motor vehicle speed contest, exhibition of speed, or sideshow, if the prior act or acts occurred within three (3) years of the presently charged offense. These prior acts may be admissible to show knowledge on the part of the individual charged that an illegal motor vehicle speed contest, exhibition of speed, or sideshow was taking place at the time of the presently charged offense. Prior acts are not limited to those that occurred within the city.

10.61.040 Enforcement.

Any person who violates this chapter is guilty of a misdemeanor subject to a maximum of six (6) months in jail and a fine of \$1,000, unless at the discretion of the district attorney, the violation is reduced to an infraction. The city may seek compliance with this chapter by any remedy allowed under this code and any other remedy allowed by law, including but not limited to the administrative citation procedures set forth in PMC 1.20.030. The amount of the administrative fine is \$1,000 for each violation.

Section 3. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

Section 4. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 5. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on May 2, 2022, and was adopted and ordered published at a meeting of the City Council held on _____, 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk