



CITY OF PITTSBURG

MAY 18, 2026

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

**REGULAR MEETING
7:00 PM**

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

PRESIDING

Mayor/Chair	• Dionne Adams
Vice-Mayor/Chair	• Angelica Lopez
Council Member/Board Member	• Juan Antonio Banales
Council Member/Board Member	• Arlene Kobata
Council Member/Board Member	• Jelani Killings

FOR HOUSING AUTHORITY

Housing Authority Member	• S.L. Floyd
Housing Authority Member	• Annie Hill Herring

Pittsburg City Council regular 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.

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

The standing proclamation(s) were published as part of the agenda. The proclamation(s) will be posted on the City's website and social media accounts as appropriate.

1. Th!nk Pittsburg - Restaurant Week
2. National Public Works Week

PRESENTATIONS

3. My Brother's Keeper Scholarship Awards
4. Youth Advisory Commission Annual Report

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)

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)

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 HEARING

5. Adoption of a City Council Resolution Approving the Fiscal Year 2026-2027 Community Development Block Grant Annual Action Plan

The US Department of Housing and Urban Development (HUD) provides funding to jurisdictions to help meet their housing and community needs. As recipients of these Federal funds, HUD requires the City Council to review and approve the Fiscal Year (FY) 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan, which outlines the funding recommendations for each subrecipient.

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, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

6. Minutes of May 4, 2026
7. Receive and File the Treasurer's Report for the Quarter Ending March 31, 2026

An Investment Summary Report is provided to the City Council for review for each fiscal quarter. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City and Agency's Investment Policies. This Treasurer's Report is for fiscal quarter ending March 31, 2026.

8. Adoption of a City Council Resolution Accepting Project 4067 - 2025/26 CDBG ADA Curb Ramp Installation as Complete and Authorizing the City Engineer to File a Notice of Completion

Project 4067, 2025/26 CDBG ADA Curb Ramp Installation (Project) constructed 34 curb ramps in the neighborhoods located near Crestview Drive between Hillsdale Drive and West Buchanan Road. Adoption of this resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

9. Adoption of a City Council Resolution Authorizing City Manager to Execute Amended and Restated Contra Costa Clean Water Program Agreement

The City's agreement with the Contra Costa Clean Water Program (CCCWP) has expired. As co-permittee under the San Francisco Bay Regional Water Quality Control Board's Municipal Regional Stormwater NPDES Permit (MRP), authorization to execute an amended and restated agreement with the CCCWP is necessary to allow for the City's continued participation to implement joint obligations required by the MRP.

10. Adoption of a City Council Resolution Approving Participation in and Execution of Agreements with the Contra Costa County Regional Alternative Compliance Joint Powers Authority

Contra Costa County wishes to establish the Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority (JPA) as a mechanism for participating in the Contra Costa Clean Water Program permittees to achieve compliance with stormwater permit regulations relating to Low Impact Development and Green Stormwater Infrastructure (GSI) obligations. Participation in this effort requires the City to approve the JPA; appoint a board member representative and alternate; authorize the JPA to establish one or more community facilities districts; and approve a Joint Community Facilities Agreement.

11. Adoption of a Pittsburg Power Company Resolution Authorizing the Executive Director to Execute a Consulting Services Agreement with CRE8IVEPOWER GROUP INC

CRE8IVEPOWER GROUP INC. ("Consultant") has previously provided Pittsburg Power Company ("PPC") with consulting services related to solar and battery storage system development on Mare Island and grid export assessment in the California energy market. PPC seeks to execute a Consulting Services Agreement ("Agreement") with the Consultant for a term up to three (3) years with a total compensation amount not to exceed one hundred fifty thousand dollars (\$150,000).

12. Adoption of an Ordinance Amending Section 5.22.100 of the Pittsburg Municipal Code Regarding Prize Value Limit for Bingo Games for Charity

On May 4, 2026, the City Council introduced and waived further reading of an ordinance amending Section 5.22.100 of the PMC to increase the \$250 per game prize limit cap to \$500.

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)

ADJOURNMENT TO JUNE 1, 2026

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as 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). Full agenda 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 residents. 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 Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of March 26, 2026

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings (Alt.)	Standing	Annual		D.Gale/M. Aliotti
Delta Diablo*	Jelani Killings / Arlene Kobata (Alt.)	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Arlene Kobata / Juan Banales (Alt.)	Standing	4th Monday (Bi-Monthly)	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings (Alt.)	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez (Alt.)	Standing	3rd Thursday	6:30 PM	J. Davis
TRANSPAN / ECCRFFA	Juan Banales / Dionne Adams (Alt.)	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Jelani Killings (Alt.)	Standing	4th Wednesday	4:00 PM	J. Samuelson
LIASISON	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Dionne Adams / Angelica Lopez (Alt.)	Standing	3rd Thursday		D.Gale/M. Aliotti
Green Empowerment Zone	Arlene Kobata / Jelani Killings (Alt.)	Standing	3rd Friday (Bi-Monthly)	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Arlene Kobata & Dionne Adams	Ad Hoc	As needed		D.Gale/M. Aliotti
Mayor's Conference	Dionne Adams / Angelica Lopez (Alt.)	Standing	1st Thursday	6:30 PM	D.Gale/M. Aliotti
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales (Alt.)	Standing	Quarterly		D.Gale/M. Aliotti
SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez (Alt.)	Standing	2nd Thursday	5:30 PM	J. Davis
Data Center and Hydrogen	Jelani Killings & Juan Banales	Ad Hoc	As needed		J. Davis
Development Agreement	Jelani Killings & Dionne Adams	Ad Hoc	As needed		J. Davis
Finance Management	Dionne Adams, & Juan Banales / Jelani Killings (Alt.)	Standing	2nd Wednesday	5:30 PM	E. Adair
Infrastructure and Transportation	Juan Banales & Arlene Kobata / Dionne Adams (Alt.)	Standing	4th Thursday	5:30 PM	J. Samuelson
Tenant Protections	Juan Banales & Angelica Lopez	Ad Hoc	As needed		S. Bellafronte
Life Enrichment	Dionne Adams & Arlene Kobata / Jelani Killings (Alt.)	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Jelani Killings & Angelica Lopez	Standing	As needed		K. Simonton
Public Safety	Juan Banales & Angelica Lopez / Arlene Kobata Alt.)	Standing	1st Wednesday	5:30 PM	S. Albanese

*Stipend of \$170 per month

** Stipend of 100 per month



Proclamation

PITTSBURG RESTAURANT WEEK

May 18-24, 2026

WHEREAS, the City of Pittsburg is excited to celebrate its inaugural “Restaurant Week,” taking place May 18 through May 24, 2026, a celebration of the bold flavors, diverse cultures, and incredible local restaurants that make Pittsburg one of the Bay Area’s most exciting culinary gems; and

WHEREAS, Pittsburg’s diverse food scene tells the story of the city itself: a community shaped by many cultures, traditions, and backgrounds coming together to create something vibrant, authentic, welcoming, and uniquely Pittsburg; and

WHEREAS, Pittsburg’s restaurants are more than places to eat; they are gathering places where friends reconnect, families celebrate milestones, neighbors build community, and entrepreneurs pursue their dreams; and

WHEREAS, local restaurants and food businesses are a vital part of Pittsburg’s economy, supporting jobs, attracting visitors, energizing commercial districts, and helping showcase the creativity and diversity that define the Pittsburg community; and

WHEREAS, Pittsburg Restaurant Week embodies the spirit of “Th!nk Pittsburg” by showcasing a city full of energy, culture, entrepreneurship, and community pride, proving that Pittsburg has a lot going on and a lot worth tasting; and

WHEREAS, this celebration serves as an invitation to food lovers from across the region to come experience the unique tastes, welcoming atmosphere, and hometown hospitality that make Pittsburg a destination worth exploring; and

NOW, THEREFORE, BE IT RESOLVED that I, Mayor Dionne Adams, on behalf of the City Council of the City of Pittsburg, do hereby proclaim May 18 through May 24, 2026, as “PITTSBURG RESTAURANT WEEK,” and enthusiastically encourage residents, visitors, families, and food lovers everywhere to come out, explore Pittsburg’s local food scene, support small businesses, and experience all the flavors our community has to offer



Dionne Adams, Mayor

Alice E. Evenson, City Clerk



Proclamation

**NATIONAL PUBLIC WORKS WEEK
MAY 17-23, 2026**

“Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities, public health, high quality of life, and the well-being of the people of the City of Pittsburg; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and operations employees at all levels of government, who are responsible for rebuilding, improving, and protecting our city’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our community; and

WHEREAS, it is in the public interest for the residents, civic leaders, and business owners in City of Pittsburg to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in our community; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, Dionne Adams, on behalf of the City Council of the City of Pittsburg, do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all members of the community to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.



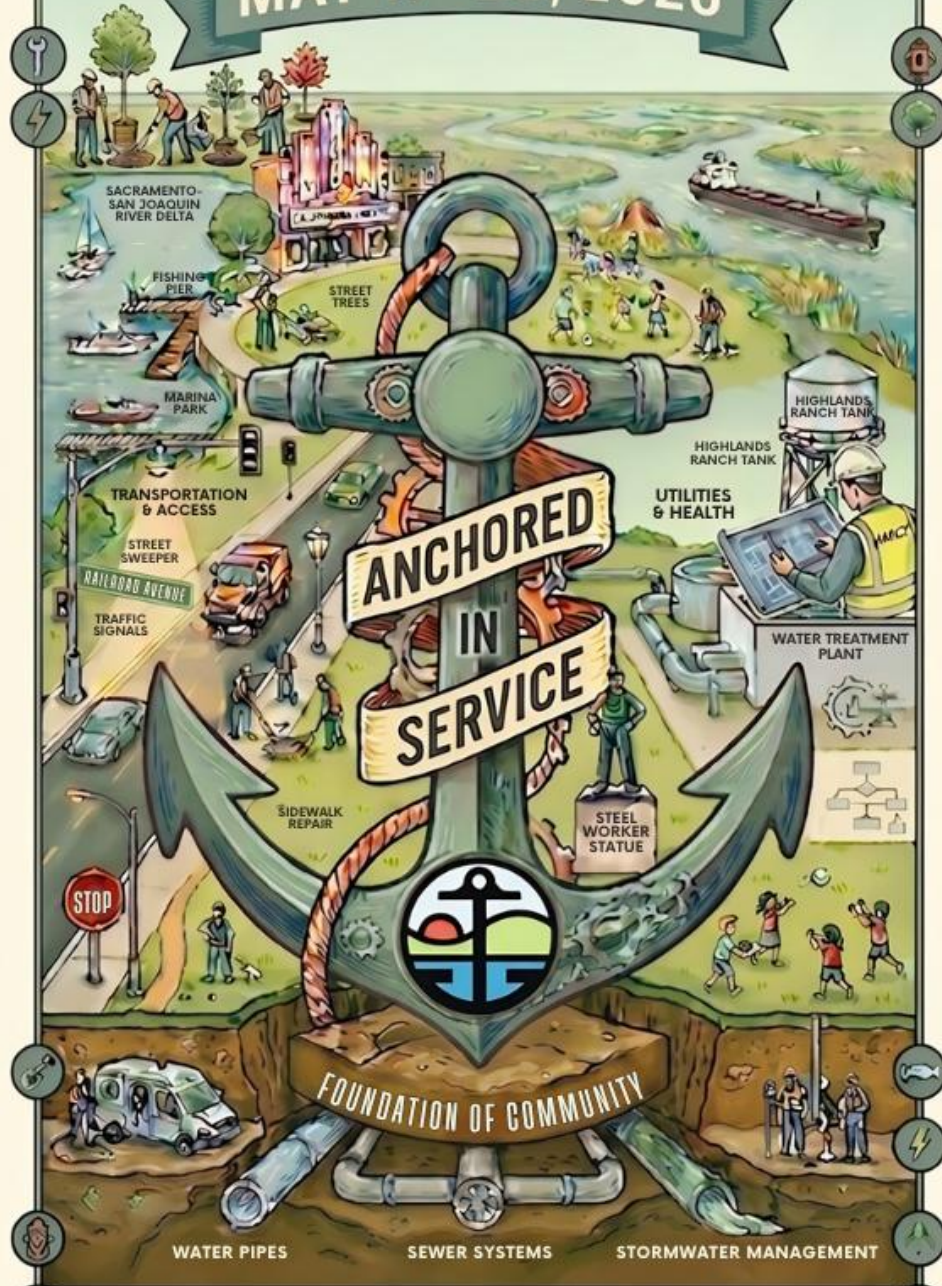
Dionne Adams, Mayor

Alice E. Evenson, City Clerk



NATIONAL PUBLIC WORKS WEEK

MAY 17-23, 2026



CELEBRATING THE PROFESSIONALS WHO PLAN, BUILD, OPERATE AND OPERATE THE HEART OF OUR LOCAL COMMUNITY

LEARN MORE AT: WWW.PITTSBURGCA.GOV/PUBLICWORKS



STAFF REPORT

MEETING DATE: May 18, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Funderburg, Assistant Director of Community
and Economic Development
Ishani Rasanayagam, Administrative Analyst II

SUBJECT: Adoption of a City Council Resolution Approving the Fiscal
Year 2026-2027 Community Development Block Grant
Annual Action Plan

EXECUTIVE SUMMARY

The US Department of Housing and Urban Development (HUD) provides funding to jurisdictions to help meet their housing and community needs. As recipients of these Federal funds, HUD requires the City Council to review and approve the Fiscal Year (FY) 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan, which outlines the funding recommendations for each subrecipient.

FISCAL IMPACT

For FY 2026-2027, the City is receiving an entitlement grant of \$625,897 from HUD, which will be used to support local non-profits, economic development agencies, and fund curb ramps and traffic-calming projects. A detailed allocation plan is provided in Exhibit A of the proposed resolution attached to this report.

This fiscal year, the City has not received any repayments from CDBG-funded housing rehabilitation loans for inclusion in the entitlement.

RECOMMENDATION

City Council open the public hearing, receive testimony, close the public hearing, consider any public comments, and adopt the Resolution approving the 2026-2027 CDBG Annual Action Plan.

BACKGROUND

The City receives CDBG funds from HUD to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities. These activities include providing improved housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income households.

To receive its annual CDBG fund allocation, the City must prepare and submit to HUD a five-year Consolidated Plan; subsidiary to the Consolidated Plan are the Annual Action Plan and Consolidated Annual Performance Evaluation Report, which detail accomplishments in relation to the Annual Action Plan, which must be submitted each year.

Pittsburg, along with the cities of Antioch, Concord, and Walnut Creek, as well as the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa CDBG Consortium (Consortium). Together, the Consortium prepared a joint 2025-2030 Five-Year Consolidated Plan ("Joint Plan"). The priority needs for the City and the strategy and objectives to address those needs are detailed in the Joint Plan approved by the City Council via Resolution 25-14640 on July 7, 2025.

The Consolidated Plan is a detailed planning document that describes the City's housing and non-housing community development needs and market conditions, sets forth a five-year strategy identifying priorities and available resources, and establishes the Annual Action Plan, which outlines intended uses of the resources. HUD must approve both the Consolidated Plan and the City's Annual Action Plan.

The Consortium divided the Consolidated Plan into two (2) funding cycles:

- 2025-2027 (2-year funding cycle)
- 2027-2030 (3-year funding cycle)

With the designated funding cycles, FY 2026-2027 is a renewal year for CDBG grants. Therefore, subrecipients that were awarded funds on July 7, 2025, with the City Council's approval of the FY 2025-2026 Annual Action Plan are eligible for funding in the 2026-2027 fiscal year, provided they meet their performance goals.

The City's CDBG funds may only be used for projects and programs that benefit residents of Pittsburg. HUD's 70% rule requires grantees to ensure that at least 70% of their expenditures over a particular time period be used for activities that benefit low- and moderate-income persons. The City has determined that 80% of the annual budget shall be used to benefit low- and moderate-income persons. The use of FY 2026-2027 CDBG funds shall commence on July 1, 2026, and expire June 30, 2027. The 2026-2027 Annual Action Plan has been prepared in compliance with the 2025-2030 Consolidated Plan.

SUBCOMMITTEE FINDINGS

On May 7, 2026, the Life Enrichment Subcommittee met to make funding recommendations for the FY 2026-2027 subrecipients for City Council consideration and approval.

STAFF ANALYSIS

The amount of CDBG funds obligated for Public Services activities must not exceed 15 percent of the sum of the entitlement grant provided for any program year, plus program income received during the prior year. The allocation for staff-time costs and overhead charges to general Program Administration must not exceed 20 percent of the sum of the entitlement grant provided for that program year, plus the estimated revenue from program income to be received by the City during that same program year. Payments received, if any, for the CDBG Housing Rehabilitation Program are defined as program income. The remaining 65 percent of the funds available for allocation may be obligated towards Economic Development and Public Infrastructure activities. Pursuant to City guidelines, the minimum amount that can be awarded to a subrecipient is \$10,000.

The 2026-2027 Annual Action Plan is attached as Exhibit “B” to the proposed resolution. The recommended activities are as follows:

- Public Services (i.e., healthcare, food assistance programs and homeless services)
- Economic Development (i.e., employment training and small business development)
- Housing Rehabilitation
- Infrastructure/Public Facilities Projects

The proposed activities are consistent with the goals of the Consortium’s 2025–2030 Consolidated Plan and HUD regulations. The 2026–2027 Annual Action Plan reflects the City Council’s focus on activities that provide measurable direct benefits to lower-income residents and address a wide range of community needs.

As required, there was a public comment period that commenced on April 3, 2026, and ended on May 4, 2026.

ATTACHMENTS: Resolution

Exhibit A – Funding Allocation Table

Exhibit B – Draft Annual Action Plan FY 2026-2027

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Community Development Block Grant 2026-2027 Annual Action Plan _____)

RESOLUTION NO. 26-

WHEREAS, the City receives Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households; and

WHEREAS, the entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa CDBG Consortium (Consortium). Together, the Consortium prepared a joint 2025-2030 Consolidated Plan (2025-2030 Consolidated Plan) which was adopted by Resolution 25-14640 on July 7, 2025, to assess the needs of each jurisdiction and to guide the use of CDBG funds within each individual member community; and

WHEREAS, the Consortium divided the 2025-2030 Consolidated Plan into two (2) funding cycles: 1) 2025-2027 (2-year funding cycle); and 2) 2027-2030 (3-year funding cycle). Fiscal Year (FY) 2026-2027 is a renewal year for CDBG subrecipients; and

WHEREAS, the City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburg. HUD's 70% rule requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons. The City has determined that 80% of the annual budget shall be used to benefit low- and moderate-income persons. The use of FY 2026-2027 CDBG funds shall commence on July 1, 2026 and expire June 30, 2027; and

WHEREAS, the City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburg. HUD's 70% rule requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons. The City has determined that 80% of the annual budget shall be used to benefit low- and moderate-income persons. The use of FY 2026-2027 CDBG funds shall commence on July 1, 2026 and expire June 30, 2027; and

WHEREAS, the City was awarded \$625,897 as its annual entitlement grant amount from HUD for FY 2026-2027; and

WHEREAS, the Life Enrichment Subcommittee made recommendations for allocations to the subrecipients for the FY 2026-2027 Annual Action Plan; and

WHEREAS, the City solicited public comments from April 3, 2026 through May 4, 2026, conducted a public hearing on May 18, 2026, to receive testimony, and closed the comment period.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the 2026-2027 Annual Action Plan, including the CDBG application form SF-424 and the required certifications, and allocates the proposed CDBG funds to the subrecipients as recommended by the Life Enrichment Subcommittee.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Exhibit A - Funding Allocation Table

Total Entitlement (TE) FY 2026-2027	\$	625,897.00
Program Income (PI) Received for FY 2025-2026	\$	-
Total available for disbursement	\$	625,897.00

Public Services = 15% of Entitlement + PI	\$	93,884.55
Administration = 20% of TE	\$	125,179.40
ED/IPF = TE - PS- Admin	\$	406,833.05
Total available for disbursement	\$	625,897.00

	PS - PUBLIC SERVICES - 15%	Funding Requests for FY 2026/27	Allocations
1	Dentists on Wheels	\$ 17,663.00	\$ 15,646.55
2	La Clinica de La Raza	\$ 17,662.00	\$ 15,646.00
3	Loaves and Fishes	\$ 17,663.00	\$ 15,648.00
4	St. Vincent DePaul - RotaCare	\$ 17,662.00	\$ 15,648.00
5	The Bay Compassion	\$ 17,663.00	\$ 15,648.00
6	Monument Crisis Center	\$ 25,000.00	\$ 15,648.00
	TOTAL	\$ 113,313.00	\$ 93,884.55
	ED - ECONOMIC DEVELOPMENT		Option 2
1	COCOKids	\$ 17,348.00	\$ 10,000.00
2	Opportunity Junction - Administrative Careers Training Program	\$ 66,900.00	\$ 10,000.00
3	Renaissance Entrepreneurship Center	\$ 28,000.00	\$ 10,000.00
	Sub Total for ED	\$ 112,248.00	\$ 30,000.00
	I/PF - INFRASTRUCTURE/ PUBLIC FACILITIES		
1	City of Pittsburg - ADA Ramps Installation/ Sidewalk Replacement	\$ 305,450.00	\$ 10,000.00
2	City of Pittsburg - Citywide Roadway Safety Improvements	\$ 496,326.00	\$ 366,833.05
	Sub Total for I/PF	\$ 801,776.00	\$ 376,833.05
	TOTAL AWARD FOR ED and I/PF - 65%		\$ 406,833.05
	PUBLIC SERVICES - 15%		\$ 93,884.55
	PROGRAM ADMINISTRATION (20%)		\$ 125,179.40
	PROGRAM BUDGET		\$ 625,897.00

CITY OF PITTSBURG



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM 2026-2027 Annual Action Plan

65 Civic Avenue
Pittsburg, CA 94565
CDBG Program Administrator
Ishani Rasanayagam
925-252-4155

Annual Action Plan
2026

1

EXECUTIVE SUMMARY

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Community Development Block Grant (CDBG) funds are distributed annually to entitlement communities by the U.S. Department of Housing and Urban Development (HUD) to support various community development activities benefiting lower-income individuals and households. To receive these annual allocations, jurisdictions must submit a five-year Consolidated Plan along with annual Action Plans outlining their investments, goals, and how these align with the objectives of the Consolidated Plan.

CDBG funding is designated for a variety of public services benefiting Pittsburg's most vulnerable populations, including the elderly, severely disabled adults, abused and neglected children, and victims of domestic violence. Additionally, CDBG funds support economic development initiatives, infrastructure improvements, and other public service needs for lower-income residents and microenterprises. It also supports infrastructure projects in lower-income neighborhoods.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

For jurisdictions to receive annual CDBG fund allocations, they must prepare and submit a five-year Consolidated Plan, an Annual Action Plan and a Consolidated Annual Performance Evaluation Report that details all the accomplishments in relation to the Annual Action Plan.

The entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint Fiscal Year (FY) 2026-2030 Contra Costa Consortium Five-Year Consolidated Plan (Consolidated Plan). The priority needs for the City, and the strategy and objectives to address those needs are detailed in the Consolidated Plan.

The Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, sets out a five-year strategy identifying priorities and available resources and establishes the Action Plan which outlines intended uses of the resources. The Consolidated Plan incorporates the requirements of HUD's CDBG Program. HUD must approve both the Consolidated Plan and the City's Action Plan. The Consortium divided the Consolidated Plan into two funding cycles:

- 2025-2026 and 2026-2027 - two-year funding cycle
- 2027-2028, 2028-2029 and 2029-2030 - three-year funding cycle

The City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburgh. To comply with HUD'S 70% rule, which requires grantees to ensure that at least 70% of its expenditures over a period must be used for activities that benefit low- and moderate-income persons, the City has determined that its use of CDBG entitlement funds shall be one Program Year (PY) beginning July 1, 2026, and ending June 30, 2027. PY 2026-2027 is concurrent with the City's FY 2026-2027. The Action Plan has been prepared in compliance with the Consolidated Plan.

The Consolidated Plan is guided by three overarching goals:

1. To provide a suitable living environment through safe, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Contra Costa County communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
2. To expand economic opportunities through more jobs paying self-sufficient wages, opportunities for homeownership, development activities that promote long-term community viability, and empowerment of low- and moderate-income persons to achieve self-sufficiency.
3. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, and reducing discriminatory barriers.

3. Evaluation of Past Performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City remains dedicated to enhancing and upholding compliance with the CDBG program's standards. Despite changes in HUD representatives over recent years, City staff persist in

collaborating with HUD counterparts to ensure effective program management and identify avenues for enhancement. All the funded programs and activities have stayed on track, with grant disbursements occurring promptly. The Pittsburg grant program continues to achieve its goals and maintain adherence to established guidelines, as detailed below:

1. **Housing** - Other funding sources have since replaced the CDBG funds previously used for the Housing Rehabilitation Loan Program, allowing the program to continue supporting the preservation and maintenance of the existing housing stock.
2. **Public Services** - The City has allocated funds to a variety of supportive services, including assistance for the homeless, medically uninsured, and programs for at risk youth
3. **Economic Development** - The City funds a job training and placement program. Additionally, assistance is also given to support micro-enterprises that result in business and job creation
4. **Infrastructure/Public Facilities** - The City is committed to enhancing its infrastructure by replacing sidewalks and installing Americans with Disabilities Act (ADA) compliant ramps in eligible census tracts, as well as advancing roadway safety improvements on Linscheid Drive. These improvements include features such as bulb-outs, flashing beacons, and other traffic-calming measures designed to improve visibility, reduce vehicle speeds, and enhance overall safety for pedestrians and motorists.

The City is dedicated to collaborating with the Consortium to achieve the objectives and policies outlined in the Consolidated Plan. It remains focused on ensuring that funded activities align with the required performance metrics.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Community Forums

Five Consolidated Plan Community Forums, five virtual Focus Groups Forums (one Housing, two Non-Housing, and three Homelessness) and a survey (361 responses received County wide) were conducted throughout Contra Costa County to introduce the Consortium's Five-Year Consolidated Plan Process and to solicit input from residents and workers throughout Contra Costa County on the level of need for various types of improvements that can potentially be addressed by the 2025-2030 Consolidated Plan.

Outreach

Over a thousand entities, organizations, and persons were directly contacted via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to respond to the Community Needs Survey. The survey was available in English, Spanish, Tagalog and Simplified Chinese.

Results from the forums and outreach efforts help direct each jurisdiction's funding recommendations to ensure that community needs are addressed each fiscal year.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Newspaper ads were published in the East Bay Times in English, Spanish and Tagalog regarding the CDBG FY 2026-2027 funds on April 03, 2026. The comment period is from April 03, 2026 through May 04, 2026 and during the public hearing to be held on May 04, 2026.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments have been received thus far.

7. Summary

No comments have been received thus far.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Ishani Rasanayagam	City of Pittsburg

Table 1 – Responsible Agencies

Narrative

The City of Pittsburg is a member of the Contra Costa HOME Consortium. The Consortium consists of the Contra Costa Urban County and four CDBG entitlement jurisdictions: Antioch, Concord, Pittsburg, and Walnut Creek.

Consolidated Plan Public Contact Information

Ishani Rasanayagam, Administrative Analyst II

Email: irasanayagam@pittsburgca.gov

Phone: 925-252-4155

1. Introduction

To achieve the objectives outlined in the Consolidated Plan, the City government engages in a collaborative process with the community and service providers at all levels. This collaborative effort is essential for ensuring that the funding activities recommended for FY 2026-27 are aligned with the needs and priorities of the community.

This process is initiated by consulting with a wide range of stakeholders, including various funded agencies and County departments that provide services to residents. These consultations help City staff gain a comprehensive understanding of the current needs and challenges facing the community. They also provide valuable insights into the most effective strategies for addressing these needs and improving the quality of life for residents.

Overall, this collaborative approach ensures that the Consolidated Plan reflects the input and priorities of the community and is tailored to address the most pressing needs of residents. By working closely with the community and service providers, the City government is able to develop funding recommendations that have a meaningful impact on the lives of residents and contribute to the overall well-being of the community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Consortium's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

The Consortium conducted a Community Needs Survey to solicit input from residents and workers in Contra Costa County during the Consolidated Plan process. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate income residents and special needs populations. The

questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds.

The City provides information to the Housing Authority of the City of Pittsburg (Housing Authority) regarding programs that can enhance the living situation of its clients by providing resources to assist with becoming a homeowner, landlord/tenant issues, as well as other programs that may be of benefit to the household. In addition, the City, through its Senior Center services, has established partnerships with agencies that provide assistance to the senior population.

Community Forums

Five Consolidated Plan Community Forums were conducted throughout Contra Costa County to introduce the Consortium's Five-Year Consolidated Plan Process and to solicit input from residents and workers throughout Contra Costa County on the level of need for various types of improvements that can potentially be addressed by the 2025-2030 Consolidated Plan.

Outreach

Over a thousand entities, organizations, and persons were directly contacted via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encouraged attendance at the forums; and responded to the Community Needs Survey. The survey was available in both English and Spanish.

Results from the forums and outreach efforts help direct each jurisdiction's funding recommendations to ensure that community needs are addressed each fiscal year. The City provides information to the Housing Authority of the City of Pittsburg (Housing Authority) regarding programs that can enhance the living situation of its clients by providing resources to assist with becoming a homeowner, landlord/tenant issues, as well as other programs that may be of benefit to the household. In addition, the City, through its senior center services, has established partnerships with agencies that provide assistance to the senior population.

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Results from the forums and outreach efforts help direct each jurisdiction's funding recommendations to ensure that community needs are addressed each fiscal year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City actively participates in the Continuum of Care (CoC) by engaging in various activities and staying informed about CoC initiatives. This includes:

- Regularly attending CoC meetings to stay updated on key issues, developments, and strategies related to homelessness
- Participating in committees within the CoC, such as those focused on funding allocation, program evaluation, and strategic planning
- Staying informed about CoC activities through newsletters and email communications from the CoC, ensuring that the City is aware of important updates and opportunities for collaboration
- Meeting regularly with staff from the Contra Costa County Health, Housing & Homeless Services, which serves as the lead agency for the CoC. These meetings help coordinate efforts among jurisdictions and ensure alignment with broader regional strategies to address homelessness.

By actively participating in the CoC, the City demonstrates its commitment to addressing homelessness and collaborates with regional partners to develop effective solutions and strategies.

Chronic homelessness - During the six years since its 2019 homeless point-in-time count, Contra Costa Health (CCH) and community partners have added hundreds of shelter beds across the county, a 30% increase. The County's 2025 point-in-time count, estimated that 2,118 people were staying in shelter beds or living outdoors on an average night in Contra Costa, compared to 2,843 in 2024. On the night of the 2025 point-in-time count, there were 1,006 unsheltered people in Contra Costa County compared to 1,633 in 2024.

The former Motel 6 was converted into a transition housing facility in 2020, after having received \$21.5 million in Homekey funding. The facility continues to be a significant transitional housing resource in the City of Pittsburg, offering essential support to individuals and families experiencing homelessness or housing insecurity. It provides temporary housing solutions for those in need, serving as a bridge between homelessness and permanent housing.

Additionally, the facility plays a crucial role in the community by reducing the number of individuals and families experiencing homelessness and providing a safe and supportive environment for those in need. By offering transitional housing and support services, it helps individuals and families rebuild their lives and regain self-sufficiency.

The City Council approved a three-year contract with Contra Costa Health Services to provide homeless outreach services through the Coordinated Outreach Referral Engagement (CORE) program, starting in the 2024–25 fiscal year. This is the second year of the contract, which will run through 2026–27. City staff participate in monthly meetings with staff from the Continuum of Care (CoC), Health, Housing and Homeless (H3) as well as Bay Area Community Services (BACS). H3 provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. CoC coordinates the community’s policies, strategies and activities toward preventing and ending homelessness in Contra Costa County. Together, all agencies are working collaboratively to ensure homeless services are available while minimizing negative impacts to the community.

The Encampment Resolution Funding (ERF) Round 5 NOFA, administered by the California Department of Housing and Community Development (HCD), provides competitive grant funding to support local jurisdictions in addressing unsheltered homelessness in encampments. The program prioritizes actionable, person-centered approaches that promote safety, health, and immediate housing solutions, including interim and permanent housing. Proposals are expected to use data-informed, low-barrier, and coordinated strategies to resolve encampment concerns, complementing ongoing local efforts to serve individuals and families experiencing homelessness. The Contra Costa Continuum of Care (CoC) is applying for ERF Round 5 funding to support these coordinated efforts.

Veterans – The Housing Authority (HA) administers nineteen (19) project-based vouchers at Veterans’ Square. In addition, the HA is authorized 185 Veterans Affairs Supportive Housing (VASH) vouchers and serves an average of 125 VASH participants per month.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Pittsburg does not receive Emergency Solutions Grant (ESG) funds but Contra Costa County is a recipient of these funds and coordinates its allocation with the CoC. The CoC completes an annual action plan each year. This annual action plan will guide the work of the CoC and inform the decisions of the Contra Costa Interagency Council for Homelessness (CCICH) Executive Committee and the CoC.

The expansive participation in Homeless Management Information Systems (HMIS) by service providers throughout the CoC has given the City more knowledge about the population being served. Changes to the policies and procedures for the operation and administration of HMIS is overseen by CCICH Executive Committee to ensure compliance with HUD requirements and best practices.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Pittsburg Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pittsburg Housing Authority has clients that are interested in becoming homeowners and this has become attainable through HUD's Homeownership Voucher Program.
2	Agency/Group/Organization	Contra Costa County Department of Conservation and Development
	Agency/Group/Organization Type	Service-Fair Housing Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Conservation and Development was the lead agency in the development of the 2025-2030 Consolidated Plan and is the lead agency in the development of the upcoming 2025-2030 Consolidated Plan.
3	Agency/Group/Organization	Contra Costa Health Services Homeless Program
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Contra Costa County's Health and Homeless Services staff participate in the community meeting/public hearing process and provide information on special needs populations, including homeless populations. This consultation results in improved coordination of services to the City's at risk and homeless populations.
4	Agency/Group/Organization	Contra Costa Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - County Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff participate in monthly meetings with staff from the Continuum of Care (CoC) as well as the Health, Housing, and Homeless Services (H3). H3 provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. The City and H3 are working collaboratively to ensure homeless services are available while minimizing negative impacts to the community.

5	Agency/Group/Organization	Opportunity Junction
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity Junction is a Contra Costa Community Based Development Organization (CBDO) that works closely with the low-income community to provide educational programs, job training and placement services, and is well-connected with economic development agencies and partners in Contra Costa County.
6	Agency/Group/Organization	SHELTER, INC
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Shelter Inc. administered the City's CDBG-CV funds to assist with keeping residents housed by providing funds towards past due rent, mortgage, and utilities. The City refers residents seeking assistance to this service

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were intentionally excluded. Organizations were consulted on an individual and group basis. An effort was made to reach as many organizations as possible.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 - Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Services Providers	Through the outreach process, homelessness and homelessness prevention services were identified as a priority for the CDBG program. These services will complement the CoC Strategy.
Housing Element 2023-2031	City of Pittsburg Planning Department	The 2023-2031 Pittsburg Housing Element (HE) was adopted on May 22, 2023, by City Council Resolution 23-14301. The housing element document identified various housing goals and objectives to ensure compliance with the City’s assigned Regional Housing Needs Allocation by the State. The Department of Housing and Community Development (HCD) found the HE to be in substantial compliance with State Housing Element Law on October 02, 2024.
Contra Costa County Consortium	Contra Costa County Department of Conservation and Development	The cities of Antioch, Concord, Pittsburg and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of Contra Costa County.

AP-12 Participation - 91.401, 91.105, 91.200(C)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The Consortium divided the Consolidated Plan into two (2) funding cycles:

- 2025-2026 and 2026-2027 - two-year funding cycle
- 2027-2028, 2028-2029 and 2029-2030 - three-year funding cycle

With the Consortium's designated funding cycles, FY 2026-2027 is the second year of the two-year funding cycle that covers 2025-2027. Renewal applications for the second year funding cycle were due on February 12, 2026.

On April 3, 2026, public notices in English, Spanish, and Tagalog were published in the East Bay Times announcing the May 4, 2026 Public Hearing at the City Council meeting. Although the Public Hearing and consideration of the FY 2026-2027 Annual Action Plan was originally scheduled and publicly noticed for the May 4, 2026 City Council meeting, it was later postponed to the May 18, 2026 City Council meeting.

Interested parties were encouraged to submit comments on the draft FY 2026-2027 Annual Action Plan, and written comments were accepted from April 3 through May 4, 2026. On May 18, 2026, through Resolution 26- XXXX City Council considered approval of the 2026-2027 Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	2 Council Members; 2 Life Enrichment Subcommittee Members; 0 Members of the Public	No public comments received	Not applicable	https://www.pittsburgca.gov/services/community-services/community-development-block-grant-cdbg
2	Public Hearing	Non-targeted/broad community	City Council Members, Staff and the members of the Public attended the in-person City Council meeting where the Public Hearing was held.	No public comments received	Not applicable	https://www.pittsburgca.gov/services/community-services/community-development-block-grant-cdbg/public-notices-and-postings/-fsiteid-1#!/
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish and Tagalog Non-targeted/broad community	City Council Members, Staff and the Public attended the in-person City Council meeting where the Public Hearing was held.	No public comments received	Not applicable.	https://www.pittsburgca.gov/services/community-services/community-development-block-grant-cdbg/public-notices-and-postings/-fsiteid-1#!/

Table 4 – Citizen Participation Outreach

EXPECTED RESOURCES

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

HUD released the FY 2026–2027 allocations on April 10, 2026. Pittsburg was awarded \$625,897. Staff presented the item to the Life Enrichment Subcommittee on May 7, which is responsible for making funding recommendations to the City Council. The Subcommittee recommended allocating funds to subrecipients as outlined in the table below. The item was subsequently brought before the City Council on May 18 for consideration and approval.

At this time, the City has not received any program income for FY 2026–2027, which typically consists of repayments from past CDBG-funded housing rehabilitation loans.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Admin and Planning, Economic Development, Infrastructure/Public facilities Public Services	\$625,897	0.00	0	\$625,897	\$625,897	CDBG allocation for the FY 2026-2027 is \$625,897

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public - Local	Other	150,000	0	0	150,000	150,000	City plans to issue 5 housing rehabilitation loans in FY 2026-2027 using CAL Home funds.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages Federal, State, and local resources to the greatest extent feasible. Moreover, the City continues to encourage non-profit organizations to seek other Federal, State, and local funding for both housing and non-housing community development activities.

The City has received grant funding from the Permanent Local Housing Allocation (PLHA) Authority, distributed over a five-year period. To date, the total amount received is \$1,835,939, representing the full five-year allocation for 2019 through 2023. These funds have been instrumental in supporting the Coordinated Outreach Referral Engagement (CORE) program, which focuses on engaging in and stabilizing homeless individuals in Pittsburg. Additionally, a portion of the PLHA grant was used to purchase a house, which was transferred to the Housing Authority to expand the Section 8 housing inventory.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City recognizes the need for affordable housing and will be issuing a Request for Proposal (RFP) to develop vacant City-owned land into mixed use development projects with 25% restricted to lower income households. This effort reflects the City’s recognition

that affordable housing is a priority for Pittsburg.

Discussion

DRAFT

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-3: Maintain and Preserve Affordable Housing	2025	2030	Affordable Housing	City of Pittsburg	Affordable Housing	Successor Agency: \$150,000	Homeowner Housing Rehabilitated: 5 Household Housing Units
2	CD-1: General Public Services	2025	2030	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: \$93,885	Public service activities for Low/Moderate Income Housing Benefit: 5,097 persons served
3	CD-3: Youth	2025	2030	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 persons helped
4	CD-6: Economic Development	2025	2030	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: \$30,000	Jobs created/retained: 1 job created Businesses Assisted: 35 Businesses
5	H-2: Homeless Prevention and Services (Non-Shelter)	2025	2030	Homeless	City of Pittsburg	Reduce/Alleviate Homelessness	CDBG: \$0	Homelessness Prevention: 0 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD-7: Infrastructure and Accessibility	2025	2030	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: \$376,833.05	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2,282 persons assisted
7	CD-8: Administration	2025	2030	Non-Housing Community Development	City of Pittsburg	Program Administration	CDBG: \$125,179.40	Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	AH-3: Maintain and Preserve Affordable Housing
	Goal Description	<p>Maintaining and preserving affordable housing during this Annual Action Plan includes the following:</p> <ul style="list-style-type: none"> • CalHOME funds will contribute \$150,000 to the housing rehabilitation program, bringing the total program budget to \$150,000. <p>The total housing rehabilitation budget will be \$150,000 for the program year 2026-2027.</p>

2	Goal Name	CD-1: General Public Services
	Goal Description	<p>Public Service Activities will fund the same subrecipients that were funded in the previous fiscal year since this is the second year in a 2-year funding cycle. Those sub recipients funded are:</p> <ul style="list-style-type: none"> • Dentists on Wheels - \$15,646.55 • La Clinica de La Raza - \$15,646 • Loaves and Fishes - \$15,648 • St. Vincent DePaul RotaCare Clinic - \$15,648 • The Bay Compassion - \$15,648 • Monument Crisis Center - \$15,648
3	Goal Name	CD-6: Economic Development
	Goal Description	<p>Economic Development activities during this Annual Action Plan include the following:</p> <ul style="list-style-type: none"> • COCOKIDS - \$10,000 • Renaissance Entrepreneurship Center - \$10,000 • Opportunity Junction Administrative Careers Training Program - \$10,000
4	Goal Name	H-2:Homeless Prevention and Services (Non-Shelter)
	Goal Description	<p>The Homeless Prevention activity in this Annual Action Plan will be funded with Permanent Local Housing Allocation (PLHA) grant funds, which support the CORE Program in providing assistance to unhoused individuals. Additionally, under the Public Services subrecipient category, Loaves and Fishes provides meals, and the St. Vincent de Paul RotaCare Clinic offers free medical care to those experiencing homelessness.</p>

5	Goal Name	CD-7: Infrastructure and Accessibility
	Goal Description	<p>The following projects will be funded with CDBG funds in FY 2026-2027.</p> <ul style="list-style-type: none"> • City of Pittsburg – ADA Ramps Installation and Sidewalk Replacement - \$10,000 • City of Pittsburg - Roadway Safety Improvements - Linscheid Drive - \$366,833.05
6	Goal Name	CD-8: Administration
	Goal Description	Planning and Administration - \$125,179.40, which is 20% of the total annual HUD entitlement.

DRAFT

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

Pittsburg’s CDBG program’s major objectives are to:

- Provide assistance to programs and activities that benefit lower income persons
- Preserve the existing housing stock for lower income persons
- Provide assistance to programs that create permanent employment opportunities for lower income persons
- Improve the public works infrastructure, including improvements that aid in the revitalization and improve safety in neighborhoods, increase accessibility for persons with disabilities and seniors, and increase the health and safety of residents
- Provide assistance to neighborhood and public facilities that serve lower income persons and families

#	Project Name
1	2026-2027 - Dentists on Wheels
2	2026-2027 - La Clinica de La Raza
3	2026-2027 - Loaves and Fishes
4	2026-2027 - St. Vincent de Paul – Rotacare
5	2026-2027 - The Bay Compassion
6	2026-2027 - Monument Crisis Center
7	2026-2027 - CocoKids
8	2026 - 2027 - Renaissance Entrepreneurship Center
9	2026 - 2027 - Opportunity Junction – Administrative Careers Training Program
10	2026-2027 - City of Pittsburg - Citywide Roadway Safety Improvements
11	2026-2027 - City of Pittsburg - Handicapped Pedestrian Transportation Improvements
12	2026-2027 - Planning & Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Pittsburg remains committed to addressing barriers that hinder meeting the needs of underserved populations. To this end, Pittsburg will continue to allocate CDBG funds for public facility and infrastructure improvements, and public service activities benefiting special

needs populations and low-income families. Housing rehabilitation efforts are funded by other funding sources. Additionally, the City employs various strategies to combat poverty, including initiatives to stimulate economic growth and create job opportunities, as well as to equip residents with the skills needed to access these opportunities.

A significant step taken by the City to reduce poverty is funding agencies that offer economic development programs and services for individuals with extremely low to very low incomes in the community. By supporting programs like CoCoKids, Opportunity Junction, and the Renaissance Entrepreneurship Center, the City aims to reduce the number of individuals living below the poverty line. These programs provide individuals with the resources and training necessary to compete in the job market or start their own businesses, ultimately empowering them to improve their economic circumstances.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	2026-2027 Dentists on Wheels
	Target Area	City of Pittsburgh
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	\$15,646.55
	Description	Free dental care services offering access to a multi-disciplinary team of oral healthcare providers and specialists who collaborate to provide comprehensive quality care. Sub recipient is able to provide low-income uninsured residents with specialized dental care including endodontists, oral surgeons and periodontists. Most of these services are not even available at other low-cost dental health organizations, which recommend tooth extractions as treatment to patients unable to pay for restorative work.
	Target Date	6/30/2027

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Dentists on Wheels delivers no-cost dental care to uninsured Contra Costa County residents, offering services such as exams, X-rays, deep cleanings, fillings, root canals, extractions, crowns and dentures, along with screenings for oral health conditions and patient education. The program is expected to serve 10 individuals per year.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD National Objective - LMA</p> <p>HUD Accomplishment Type - Persons (General)</p>
<p>Location Description</p>	<p>2210 Gladstone Drive, Pittsburg, CA 94565</p>
<p>Planned Activities</p>	<p>Planned activities include the delivery of free mobile dental services to uninsured residents, including oral exams, X-rays, cleanings, and advanced treatments such as fillings, root canals, extractions, and dentures. The program will also provide screenings for oral cancer and gum disease, along with oral health education to promote prevention and long-term dental care. Services will be targeted to low- and moderate-income individuals, with an estimated 10 persons served annually.</p>

<p>2</p>	<p>Project Name</p>	<p>2026-2027 La Clinica de La Raza</p>
	<p>Target Area</p>	<p>City of Pittsburg</p>
	<p>Goals Supported</p>	<p>CD-1: General Public Services</p>
	<p>Needs Addressed</p>	<p>Non-Housing Community Development</p>
	<p>Funding</p>	<p>\$15,646</p>

<p>Description</p>	<p>A lack of health insurance or underinsurance limits health care access for low-income populations. Many monolingual BIPOC families face both coverage gaps and transportation barriers. According to the 2023 U.S. Census, 7.5% of Pittsburg residents under 65 are uninsured, and 9.9% live in poverty. Low-wage jobs often do not offer insurance, and high costs make coverage unaffordable, resulting in reduced access to preventive and chronic care and increased risk of medical debt. Undocumented Latinos have also lost coverage due to resumed state eligibility checks after COVID-19, increasing demand for enrollment assistance. State surveys show Hispanic populations often struggle with renewal forms due to limited knowledge. La Clinica’s Community Health Access project will help children, adults, and seniors enroll in health coverage programs, including populations with limited English proficiency, illiterate adults, migrant workers, survivors of domestic violence, and people experiencing homelessness, improving access to care for underserved communities.</p>
<p>Target Date</p>	<p>6/30/2027</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Estimated to help approximately 1,280 low and moderate persons residing in Pittsburg.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMC</p> <p>HUD Accomplishment Type - Persons (General)</p>
<p>Location Description</p>	<p>2240 Gladstone Drive, Pittsburg, CA 94565</p>

	Planned Activities	La Clínica will provide outreach and enrollment assistance to low-income, uninsured, underinsured, and health coverage-terminated community members, helping them maintain or obtain coverage through Medi-Cal, CalFresh, or Covered California. Bilingual Community Health Educators and Certified Enrollment Counselors (CECs) will conduct enrollment support at satellite locations and through community outreach, ensuring services are accessible to individuals who may face transportation, language, or other barriers.
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3	Project Name	2026-2027 Loaves and Fishes
	Target Area	City of Pittsburg
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	\$15,648
	Description	Loaves and Fishes of Contra Costa County (LFCCC) offer a hot meal program and food pantry service to combat food insecurity, a significant concern in Contra Costa County. These services provide homeless individuals and residents with very low to low incomes access to nutritious meals every day. To reach more people, both dine-in and take-out options are available. This support enables individuals to allocate their income to other critical needs such as rent, utilities, and healthcare, while also granting easier access to nutritious food, including fresh produce, for the homeless and food-insecure population.
	Target Date	6/30/2027

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Loaves and Fishes is estimated to serve 1,600 residents of Pittsburg. Ninety-eight percent of those served are individuals who are low to very low-income, including those who are recently unemployed, homeless, underemployed, or disabled. Loaves and Fishes offer meals and groceries to people who are unable to afford nutritious meals for themselves or their families. Their services are available to anyone experiencing hunger, including adults, children, families, and the elderly.</p> <p>Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05W Food Banks HUD National Objective - LMA HUD Accomplishment Type - Persons (General)</p>
<p>Location Description</p>	<p>Pittsburg Dining Room-1415 Simpson Court Pittsburg, CA 94565</p>
<p>Planned Activities</p>	<p>LFCC strives to serve well-balanced meals with low salt content, including fresh green salads, seasonal fruit salads, and an entrée. In the past year, LFCC has expanded its mission to include community-based food programs and partner services focused on basic needs, in addition to providing meals.</p> <p>LFCC continues to offer takeout meals alongside its reopened dining halls, maintaining a hybrid operation to meet the diverse needs of those seeking food assistance.</p> <p>Through partnerships with other nonprofits, LFCC extends its reach and provides essential services in a cost-effective manner. During the pandemic, when dining rooms were required to close, LFCC adapted its services by packing meals for takeout, ensuring continued support for those in need.</p>

4	2026-2027 St. Vincent DePaul - RotaCare Program
Target Area	City of Pittsburg
Goals Supported	CD-1: General Public Services
Needs Addressed	Non-Housing Community Development
Funding	: \$15,648
Description	The RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul (SVDP) is a four-exam room clinic constructed and operated by St. Vincent de Paul. The clinic offers free urgent and chronic medical care to uninsured individuals. It is staffed by a full-time clinic administrator and volunteer medical professionals, including physicians, nurses, social workers, and health educators. All services, including physician/nurse treatment, lab services, x-rays, MRIs, ultrasounds, and diagnostics, are provided free of charge. Patients are also referred for free surgical and specialty care. Bilingual support is available for all services.
Target Date	06/30/2027
Estimate the number and type of families that will benefit from the proposed activities	<p>This program aims to support 310 residents of Pittsburg, focusing on the uninsured, low-income, minority population of East County requiring medical care. More than 90 percent of the patients served come from minority backgrounds, with over 98 percent having incomes below 200 percent of the Federal Poverty Level.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMC</p> <p>HUD Accomplishment Type - Persons (General)</p>

Location Description The St. Vincent de Paul Free Medical Clinic Program is located at the St. Vincent de Paul Family Resource Center: 2210 Gladstone Drive, Pittsburg, CA 94565.

Additionally, St. Vincent de Paul has 27 neighborhood-based locations that provide emergency food, clothing, utility assistance, rental assistance and other emergency assistance.

Planned Activities The RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul provides essential health services to low-income and underserved residents of East County, including Pittsburg, where health disparities persist. Despite the Affordable Care Act, demand for free clinics remains high, while donations have decreased. In November 2023, the Los Medanos Health Advisory Committee awarded SVDP a two-year grant of \$60,000 per year to support clinic operations, covering pharmaceuticals, lab services, imaging, medical supplies, diabetic supplies, and office expenses. However, patient demand exceeds available funding, as many face severe financial hardship, choosing between rent, food, or medications. All clinic services are free. A licensed pharmacist dispenses medications, and lab or radiology services are covered at Quest Diagnostics-Pittsburg and Antioch Medical Imaging. SVDP continues to seek additional funding to maintain free pharmaceutical and diagnostic services for patients.

5	Project Name	2026 – 2027 The Bay Compassion
	Target Area	City of Pittsburg
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	: \$15,648

<p>Description</p>	<p>Unsheltered homeless individuals in Martinez, Bay Point, Pittsburg, and Antioch are served through outreach efforts that provide assistance to people of all ages and ethnic backgrounds. A laundry voucher service has been introduced, and ongoing development continues for care navigation and housing support services.</p> <p>When the program was initiated in 2021, only a small number of individuals were served on an otherwise quiet street each Saturday. Today, the site has transformed into a vibrant hub of activity and community, with an average of over 30 showers provided each week. Many individuals have since secured housing, obtained employment, and been connected to medical services as needed.</p>
<p>Target Date</p>	<p>06/30/2027</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Estimated to serve approximately 1,200 Pittsburg residents.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMCA</p> <p>HUD Accomplishment Type - Persons (General)</p>
<p>Location Description</p>	<p>Gladstone Drive, in the cul de sac next to Saint Vincent de Paul</p>
<p>Planned Activities</p>	<p>Grant funds will be used to enhance support for shower and hygiene supplies, facilitate trailer repairs and fuel costs, expand the laundry voucher program, and address specific needs identified through direct engagement with guests (e.g., emergency 1–2 night motel stays or transportation assistance for medical appointments).</p> <p>For individuals who express interest in spiritual care, prayer is offered in acknowledgment of spirituality as a determinant of health for many (CIT: Long et al., Spirituality As A Determinant Of Health: Emerging Policies, Practices, And Systems, Health Affairs, 2024). Clean Start Homeless Outreach remains committed to respecting the cultural and religious diversity of the communities it serves and does not use religious participation or prayer as a condition for receiving services.</p>

6	Project Name	2026-2027 Monument Crisis Center
	Target Area	Cirt of Pittsburg
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding:	:\$15,648
	Description	Wrap-around safety net services through on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, referrals and access to health care and health care services, basic employment workshops, court-mandated community service programs, on-site legal and crisis support services
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	<p>Estimated to serve 1,000 persons</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMC</p> <p>HUD Accomplishment Type - Persons (General)</p>
	Location Description	1990 Market Street, Concord, CA 94520

	<p>Planned Activities</p> <p>Monument Crisis Center (MCC) provides essential safety-net services to low-income residents in Concord, Pittsburg, Antioch, Walnut Creek, and other Contra Costa County communities. Its core Food Distribution Program operates three times weekly in Concord and twice monthly in Pittsburg, offering groceries, fresh produce, dairy, meat, eggs, toiletries, baby supplies, and seasonal food boxes. MCC also provides referrals, application assistance for public benefits, tax prep, education workshops, and health services including mobile clinics, nutrition education, and wellness programs. Youth programs include tutoring, mentoring, enrichment activities, and summer camps, while seniors benefit from social events, wellness checks, meals, and take-home groceries. MCC engages the community through internships, volunteer opportunities, and student clinical placements. Serving over 15,000 clients annually, including 2,650 new East County clients, MCC reduces food insecurity, supports economic stability, and ensures equitable access to essential services for vulnerable populations across the county.</p>
7	<p>Project Name</p> <p>2026-2027 COCOKIDS</p>
	<p>Target Area</p> <p>City of Pittsburg</p>
	<p>Goals Supported</p> <p>CD-6: Economic Development</p>
	<p>Needs Addressed</p> <p>Non-Housing Community Development</p>
	<p>Funding</p> <p>: \$10,000</p>
	<p>Description</p> <p>The program provides microenterprise assistance to very low-, low- and moderate-income residents who wish to establish or maintain stable small businesses as licensed home-based family childcare providers.</p>
	<p>Target Date</p> <p>6/30/2027</p>

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Projected to assist around 14 businesses in Pittsburg, this program is designed to aid very low, low, and moderate-income adults in Pittsburg who are interested in establishing or sustaining licensed family childcare microenterprises. Additionally, the program benefits children aged 0-12, along with their families, who require childcare services in these areas, providing early care and education.</p> <p>Performance Measures: Objective - Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 18C Micro-Enterprise Assistance HUD National Objective - LMC HUD Accomplishment Type - Persons (General)</p>
<p>Location Description</p>	<p>Various Pittsburg home sites will receive services provided by staff located at 1035 Detroit Avenue, Suite 200, Concord, CA 94518</p>

	Planned Activities	<p>The primary objective of the project is to support very low, low, and moderate-income residents of Pittsburg in establishing and maintaining family childcare businesses. This includes providing business development training, technical assistance, and ongoing support to ensure the viability and success of these microenterprises. The Road to Success initiative aims to train and support individuals who aspire to become family childcare providers or are looking to sustain existing family childcare home (FCCH) microenterprises.</p> <p>In Pittsburg, the Road to Success program will continue its microenterprise development efforts, serving a total of 11 clients throughout the year. Some providers have already achieved success and expanded to meet the City's childcare needs, including the demand for quality care and early education. The project is designed to be cost-effective, delivering achievable objectives to support microenterprises in staying operational and generating revenue. The agency responsible for the project has the necessary experience and capacity to complete it in a timely manner.</p> <p>The project's focus on retention, sustainability, and recruitment aims to enhance the prospects of success for home-based family childcare microenterprises. This, in turn, contributes to economic self-sufficiency, sustains employment, improves the quality of care and early education for children, stimulates local economies, and enhances small business profitability for the target populations across all jurisdictions.</p>
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8	Project Name	2026-2027 - Renaissance Entrepreneurship Center
	Target Area	City of Pittsburg
	Goals Supported	CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	: \$10,000

Description	The project contributes to the economic vitality of Contra Costa County by providing intensive small business training, classes, individual consulting, network development, and access to capital services to English and Spanish-speaking low-income residents. These services aim to develop their business skills and acumen, as well as provide access to the resources and networks necessary to establish thriving small businesses.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	<p>Renaissance is estimated to assist approximately 20 residents of Pittsburg. The individuals served by Renaissance come from diverse backgrounds and life experiences, many of whom are lower-income, heads of households, have poor or no credit, face housing insecurity, and have limited formal education. Data indicates that aspiring entrepreneurs from these under-resourced communities often lack appropriate small business training and support services, access to capital, and role models from similar backgrounds. Renaissance addresses these challenges by providing tailored training, resources, and support, thereby changing the dynamic and serving as a long-term ally for the businesses' success.</p> <p>Performance Measures:</p> <ul style="list-style-type: none"> - Objective: Creating Economic Opportunities - Outcome: Availability/Accessibility - HUD Performance Measure Type: Provide New or Continuing Access to a Service - HUD Matrix Code: 18C Micro-Enterprise Assistance - HUD National Objective: LMC - HUD Accomplishment Type: Persons (General)
Location Description	Los Medanos College, 2700 E Leland Rd, Pittsburg, CA 94565

	Planned Activities	<p>Various entry points will be used and will include the following program components:</p> <ul style="list-style-type: none"> • 4 sessions of the 4-week Start Smart class (1 per quarter each of English and Spanish) will be offered in Pittsburgh • 2 sessions of the 10-week Business Prep class (two in English, two in Spanish) will be offered in the Pittsburgh/Antioch area. These are scheduled to follow the Start Smart classes as clients determine they are ready to move forward with their business plans. • Individual consulting services on an ongoing basis. <p>For clients engaging in our industry-specific business growth services, we will offer:</p> <ul style="list-style-type: none"> • 4 Food Workshops (4 in English, 4 in Spanish – 1 each per quarter) • 3 Service Industry Workshops (3 in English, 3 in Spanish) • 3 Retail Workshops and • 2 Makers Workshops (English) • Individual consulting services on an ongoing basis
9	Project Name	2026-2027 - Opportunity Junction - Administrative Careers Training Program
	Target Area	City of Pittsburgh
	Goals Supported	CD-1: General Public Services CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	: \$10,000

	Description	The Administrative Careers Training (ACT) Program, formerly known as the Job Training and Placement Program (JTPP), is designed to train and position low-income individuals in administrative careers. This program offers a comprehensive approach, combining computer training with life skills, case management, paid work experience, mental health services, career skills development, job placement assistance, and long-term alumni support. Opportunity Junction, a Community-Based Development Organization (CBDO), has established employment contracts with for-profit businesses to facilitate the placement of their trainees.
	Target Date	6/30/2027

DRAFT

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The ACT Program will provide training and job placement assistance to 1 low income Pittsburg resident to be placed under contract with an employer partner. The ACT program is designed to address all of the barriers faced by hard-to-serve low-income adults seeking to enter the job market at sustainable wages. The program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-term ongoing support. Participants enter administrative careers that enable them to become self-sufficient.</p> <p>The ACT Program targets motivated, low-income job seekers facing addressable barriers to employment. Participants must: reside in Contra Costa County and read English at a minimum of a 7th grade level.</p> <p>Performance Measures: Objective – Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 18A ED Direct Financial Assistance to For-Profits HUD National Objective - LMJ HUD Accomplishment Type - 1 Job created</p>
<p>Location Description</p>	<p>3102 Delta Fair Blvd., Antioch, CA 94509</p>

<p>10</p>	<p>Project Name</p>	<p>2026-2027 - City of Pittsburg - Handicapped Pedestrian Transportation Improvements</p>
	<p>Target Area</p>	<p>City of Pittsburg</p>
	<p>Goals Supported</p>	<p>CD-7: Infrastructure and Accessibility</p>
	<p>Needs Addressed</p>	<p>Non-Housing Community Development</p>
	<p>Funding</p>	<p>: \$10,000</p>

Description	The project aims to enhance accessibility for pedestrians, including those with mobility impairments and physical challenges, by installing curb ramps at specific intersections. This initiative seeks to improve access to public transportation, schools, businesses, and other community facilities. City staff will oversee the design, construction management, and inspection processes to ensure the project's success.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	<p>Estimated to install 34 ADA ramps</p> <p>The project aims to enhance access to public transportation, schools, businesses, and other community facilities for pedestrians, the mobility impaired, and physically challenged individuals by installing 34 curb ramps and replacing sidewalks at targeted intersections on Crestview Drive South of West Leland Road</p> <p>Performance Measures:</p> <ul style="list-style-type: none"> - Objective: Creating a Suitable Living Environment - Outcome: Availability/Accessibility - HUD Performance Measure Type: Provide New or Continuing Access to a Service - HUD Matrix Code: 03L - Sidewalks - HUD National Objective: LMA - HUD Accomplishment Type: Persons
Location Description	The project will install 34 ADA-compliant curb ramps and sidewalks in subdivisions off Crestview Drive, south of West Leland Road. Streets included in the improvements are Dover Way, Dover Court, Teal Court, Atherton Avenue, Atherton Circle, Huntington Circle, Stevenson Street, Sherman Street, Orinda Circle, Fairway Court, Petar Lane, Atlantic Avenue, Atlantic Circle, Presidio Lane, and Harbor Street. These improvements are located in areas of the city that meet HUD-specified census tract criteria for very low- and low-income residents.

	Planned Activities	These ramps will be designed to provide a smooth transition between the sidewalk and the street, making it easier for people with mobility impairments, wheelchair users, parents with strollers, and others to navigate sidewalks and cross streets safely.
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11	Project Name	2025-2026 – City of Pittsburg – Roadway Safety Improvement Project
	Target Area	City of Pittsburg
	Goals Supported	CD-7: Infrastructure and Accessibility
	Needs Addressed	Non-Housing Community Development
	Funding:	:\$366,833.05
	Description	The infrastructure/public facility will benefit residents who live near Linscheid Drive. In addition, it will also benefit the local elementary school nearby (Heights Elementary) which enrolls hundreds of students from the nearby area, where Linscheid Drive is on the main roads to access the school. Overall the proposed safety improvements are beneficial to all pedestrians and vehicular drivers who use the project area roadways and crosswalks. The project is located at three (3) contractors on Linscheid Drive. The intersections include Linscheid Drive/Madoline Street, Manville Ave/Madoline Street, and Linscheid Drive/Ramona Street in the City of Pittsburg. The project improvements include but is not limited to the installation of raised medians, roundabouts, crosswalks, signage and striping.
	Target Date	06/30/2027

Estimate the number and type of families that will benefit from the proposed activities	<p>Estimated to serve 2,000 Pittsburg residents</p> <p>Performance Measures:</p> <ul style="list-style-type: none"> - Objective: Creating a Suitable Living Environment - Outcome: Availability/Accessibility - HUD Performance Measure Type: Provide New or Continuing Access to a Service - HUD Matrix Code: 03L - Sidewalks - HUD National Objective: LMA - HUD Accomplishment Type: Persons
Location Description	Three intersections on Linscheid Drive
Planned Activities	<p>The project is located at three key intersections along Linscheid Drive in the City of Pittsburg. These intersections are:</p> <ol style="list-style-type: none"> 1. Linscheid Drive and Madoline Street 2. Manville Avenue and Madoline Street 3. Linscheid Drive and Ramona Street <p>The scope of work includes a range of street and traffic safety improvements designed to enhance pedestrian and vehicle safety, improve traffic flow, and support neighborhood connectivity. Planned improvements include, but are not limited to, the construction of raised medians, installation of roundabouts to improve intersection control, new high-visibility crosswalks for pedestrian safety, and updated signage and striping to improve traffic guidance and compliance.</p>

12	Project Name	2026-2027 Planning & Administration
	Target Area	City of Pittsburg
	Goals Supported	CD-8: Administration
	Needs Addressed	Program Administration
	Funding	: \$125,179.40
	Description	For planning and administration of the CDBG Program.
	Target Date	6/30/2027

Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	Not applicable
Planned Activities	Administration - foster the growth of sustainable urban communities by enhancing partnerships across government levels and the private sector. This includes administering federal grant programs with fiscal responsibility and efficiency.

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Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic areas covered by the CDBG entitlement include neighborhoods with concentrations of low-income residents and minority populations. These areas are often characterized by higher levels of poverty, limited access to resources, and disparities in access to quality healthcare and nutrition.

Within these neighborhoods, the CDBG funding will be directed to support programs and services that address the specific needs of low-income and minority residents. This will include initiatives to improve access to healthcare, fresh food and job training skills programs. These programs aim to reduce disparities, enhance outcomes, and promote wellness within these communities.

Funding will also be allocated to improve infrastructure in low-income areas, with a focus on those areas that have a high concentration of low-income and minority demographics. These projects aim to enhance the quality of life for residents by upgrading essential infrastructure such as roads, sidewalks and street lighting. Improving infrastructure in these areas can have a significant impact on the quality of life for residents. Safe and well-maintained roads and sidewalks can improve pedestrian safety and accessibility, making it easier for residents to access essential services such as healthcare facilities, grocery stores, and schools.

Additionally, the CDBG funding may be used to support affordable housing initiatives, economic development projects, and community infrastructure improvements in these areas. These investments are designed to enhance the overall quality of life for residents and promote community revitalization.

By targeting assistance to geographic areas with concentrations of low-income and minority populations, the CDBG program aims to address systemic inequities and promote social and economic inclusion. This approach reflects a commitment to ensuring that all residents of Pittsburgh have access to the resources and opportunities needed to thrive.

Geographic Distribution

Target Area	Percentage of Funds
City of Pittsburgh	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale behind prioritizing the allocation to areas with a high concentration of low-income and minority communities is rooted in the program's overarching goal of promoting community development and improving the quality of life for individuals and families with limited resources.

Discussion

Allocating 100% of Community Development Block Grant (CDBG) funds received in Pittsburgh citywide can have several benefits:

Equity - distributing funds citywide ensures that all neighborhoods and residents, especially those in low-income areas, have access to resources and services. This helps reduce disparities and improves the overall quality of life for the entire community.

- **Community Development** - By investing in various neighborhoods across the city, CDBG funds can support a wide range of community development projects, including affordable housing, infrastructure improvements, and public services. This can lead to a more vibrant and sustainable community.
- **Targeted Impact** - While spreading funds citywide is beneficial for overall equity and development, it's also important to target specific areas or projects that have the greatest need or potential impact. This approach can help address concentrated poverty and other community challenges more effectively.
- **Comprehensive Approach** - Utilizing CDBG funds citywide allows for a comprehensive approach to community development, addressing various needs and priorities identified by residents and local officials. This approach can lead to more holistic and sustainable outcomes.

Overall, allocating 100% of CDBG funds received in Pittsburgh citywide can help create a more inclusive, equitable, and prosperous community for all residents.

Introduction

Several common barriers to affordable housing exist throughout the City, including insufficient funds to preserve existing affordable housing and expand the supply. During a meeting with housing developers, a prevalent theme emerged: the high cost of construction and the lack of funding sources at the local, state, and federal levels. Housing developers face challenges in making projects financially feasible.

Given Pittsburg's limited ability to contribute financially to housing projects due to the lack of funding sources, efforts have been made to identify additional opportunities to minimize barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City offers several mechanisms to facilitate the provision of diverse housing types to meet community needs. These mechanisms include the Planned Development District, density bonuses as per State law, and the Inclusionary Housing Ordinance. Additionally, policies and programs from the 2007–2023 Housing Element support further density bonuses and incentives for mixed-income projects, including special needs housing. This flexibility provides additional support for deviating from development standards for projects that align with community objectives, such as affordable and special needs housing. These policies and programs are continued into the 2023–2031 Housing Element, which outlines financial and regulatory incentives, concessions, and allowances for developing housing for special needs populations in the city. All these regulations allow flexibility from the base district development standards and are not considered constraints on housing development.

The City, using other funding sources such as grants, also works with its Housing Authority on projects and programs that increase Pittsburg residents' access to affordable housing.

Discussion

Like many cities, Pittsburg requires developers to obtain a series of approvals, or entitlements, before constructing any new development to ensure compliance with the City's design, health, and safety standards. The length of the entitlement process can vary depending on the

project's environmental analysis requirements and involves payment of planning permit and Engineering and Building plan check and permit fees. An analysis of the development approval process and fees indicates that Pittsburg is not overly restrictive in its requirements for development approval, processing time, or fee structure. The entitlement and development processes are expeditious and comparable to surrounding communities. The City emphasizes customer service by providing developers with assistance early in the development process. Tools such as online display of development standards on the City's website and free pre-application project reviews by all City departments (separate from the formal Preliminary Plan Review application) help developers ensure that application submittals are complete and comply with the Municipal Code on initial application for a development permit. The pre-application review process also gives developers insight into potential conditions of approval, such as infrastructure installation, frontage improvements, design review conditions, or other potential issues, before formal application submittal.

AP-85 OTHER ACTIONS – 91.420, 91.220(k)

Introduction

Priority is determined by the level of need demonstrated by data collected during the preparation of the Consolidated Plan, information gathered during consultation and citizen participation processes, and the availability of resources to address these needs. Affordable housing, homelessness, non-housing community development needs, and grant administration are all considered "high" priorities based on these components.

Actions planned to address obstacles to meeting underserved needs

Special needs groups, including the elderly/frail elderly, persons with disabilities, and victims of domestic abuse, are present throughout the city. These populations face various obstacles to accessing housing and services. To address these challenges, the City of Pittsburg will continue to allocate CDBG funds for public facility/infrastructure improvements, public service activities, and whenever possible, housing rehabilitation activities. In cases where CDBG funds are not available, the City will use its best effort to use other sources of funds for housing rehabilitation to support these vulnerable populations.

Actions planned to foster and maintain affordable housing

Pittsburg is committed to creating opportunities for its low-income residents by providing access to affordable housing and resources. The Housing Authority currently owns four residential properties leased to housing choice voucher residents. Additionally, the Housing

Rehabilitation Loan Program offers low interest deferred loans to low-income residents. Many applicants for this program are on fixed incomes and struggle to afford home maintenance and repairs. Pittsburg also funds the Future Build program, which partners with Grid Alternatives, to install solar power on homes of low-income families.

Actions planned to reduce lead-based paint hazards

Lead hazards are a significant concern for the City, especially considering that an estimated 90% of pre-1940 housing units may contain lead-based paint. To protect residents from these hazards, the City will continue to adhere to HUD regulations outlined in 24 CFR Part 35. This regulation focuses on reducing or eliminating lead-based paint hazards in federally owned housing and housing funded with federal funds. The City mandates that its subrecipients comply with these regulations and include requirements for compliance in their projects. Additionally, recipients of homeowner rehabilitation funds must sign HUD's Notification for Lead-Based Paint, and any necessary abatement measures must be included in the home's repairs.

Actions planned to reduce the number of poverty-level families

Pittsburg employs a range of strategies to combat poverty, including initiatives to stimulate economic growth, create job opportunities, and equip residents with the skills needed for these roles. A portion of the city's CDBG funding is allocated to non-profit agencies operating Public Services programs that aid the homeless, directly impacting individuals living in poverty. Various City departments also provide services and support programs promoting personal responsibility, independence, and self-sufficiency.

One of Pittsburg's key efforts to reduce poverty is funding economic development programs and agencies assisting low-income individuals. These programs include microenterprise assistance for those starting or maintaining small businesses, small business development training, and job training and placement services. These initiatives aim to enhance clients' lives and businesses by increasing social and human capital, household income, and job opportunities, ultimately reducing reliance on public assistance and generating jobs within the community.

Actions planned to develop institutional structure

The Contra Costa County Consortium, comprising the County of Contra Costa and the cities of Antioch, Concord, Pittsburg, and Walnut Creek, was established to enhance the administration and implementation of their respective CDBG programs through collaboration. The Consortium

members coordinate their Consolidated Planning efforts and have developed a streamlined application process for CDBG/HOME/ESG funds. This process allows applicants to submit one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This collaborative approach has reduced the administrative burden for Subrecipients and facilitates information sharing among jurisdictions.

Additionally, the Consortium has implemented a multiple-year funding cycle, which has significantly reduced the time spent on completing and reviewing applications for both Subrecipients and CDBG/HOME staff. Each entitlement jurisdiction in the Consortium conducts its own annual planning and allocation process, including the preparation and completion of its annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). These planning efforts are closely coordinated among Consortium members to align CDBG allocations, maximize funding, and ensure collaboration between agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

The Consortium's jurisdictions collaborate on strategies and actions to address housing discrimination and other obstacles. The Contra Costa Interagency Council on Homelessness (CCICH) partners with local entities, including public and private agencies, the interfaith community, homeless advocacy groups, and other organizations, to implement the CoC Plan aimed at reducing homelessness. The City's goals in the Consolidated Plan and Annual Action Plan are largely achieved through activities conducted by subrecipients, primarily public and private agencies and non-profit organizations within the County. However, there are concerns about the long-term capacity of the non-profit sector during challenging budgetary periods, particularly in meeting complex federal regulations for federally funded programs. Pittsburg will continue to support these agencies by providing technical assistance, fostering collaboration between them, and offering funding assistance whenever feasible.

Discussion

Pittsburg collaborates extensively with public and private affordable housing providers, as well as with Contra Costa County's Public Health, Behavioral Health, and Homeless Services departments, along with various other agencies. This collaboration aims to effectively allocate funds to address the needs of the City's low to moderate-income residents and special needs populations. By coordinating these efforts, Pittsburg maximizes the impact of its CDBG funds and ensures they are used efficiently and effectively.

In working with affordable housing providers, Pittsburg seeks to increase the availability of

affordable housing options for its residents. This includes supporting the development of new affordable housing units, as well as the preservation and rehabilitation of existing units. By partnering with these providers, Pittsburg can leverage their expertise and resources to achieve its affordable housing goals.

Pittsburg also collaborates closely with Contra Costa County's Public Health, Behavioral Health, and Homeless Services departments to address the health and well-being of its residents. This includes supporting programs and services that promote access to healthcare, mental health services, and support for individuals experiencing homelessness. Through these partnerships, Pittsburg aims to improve the overall quality of life for its residents and ensures that they have access to the resources and support they need to thrive.

DRAFT

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(L)(1,2,4)

Introduction

Projects planned with all expected CDBG funds for the year are identified in the Projects Table. Program income available for use is included in the projects to be carried out. For FY 2026-2027, the City does not anticipate receiving program income.

The City does not have any float-funded activities, Section 108 loan guarantees, or surplus urban renewal settlement funds. Similarly, the County does not have any Urgent Need activities.

All of the City's FY 2026-2027 CDBG funds that are not allocated to Program Administration will benefit persons of low- and moderate-income. The City anticipates allocating 20 percent of its annual CDBG entitlement funds towards Program Administration.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income:	\$0

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.0% |

Discussion

For this Action Plan, the City calculates the Overall Benefit using a one-year time period, specifically focusing on fiscal year 2026-27.

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

DATE: May 4, 2026

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

CITY COUNCIL/AGENCY MEMBERS

Dionne Adams, Mayor/Chair
Angelica Lopez, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Arlene Kobata, Council/Agency Member
Jelani Killings, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

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

Mayor Adams called the regular meeting to order at 7:41 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA. after having convened at 6:03 P.M. for a special meeting for a Budget Workshop.

Before convening for the regular meeting, Mayor Adams called for a recess at 7:28 P.M.

ROLL CALL

Vice Mayor Lopez was absent and excused.

PLEDGE OF ALLEGIANCE

Mayor Adams led the Pledge of Allegiance.

PROCLAMATIONS

1. Think Pittsburg – Lighthouse Cafe
2. Bike to Work Day
3. Pittsburg Cares – National Mental Health Month
4. National Asian American and Pacific Islander Heritage Month

COMMITTEE REPORTS

Member Kobata attended the Infrastructure and Transportation Subcommittee meeting.

Member Killings attended the City of Pittsburg and Pittsburg Unified School District (2x2)

Liaison Committee meeting.

Member Banales attended the Finance Management Subcommittee.

PUBLIC COMMENTS

There were no Public Comments.

CITY MANAGER REPORTS/REMARKS

There were no City Manager reports or remarks.

PUBLIC HEARING

- 5. Adoption of a City Council Resolution Approving the FY 2026-2027 Community Development Block Grant Annual Action Plan - **The public hearing and consideration of the FY 2026–2027 Community Development Block Grant Annual Action Plan, originally scheduled and publicly posted for the May 4, 2026 City Council meeting, has been postponed to May 18, 2026**
- 6. Public Hearing for Compliance with Assembly Bill 2561 of 2024/Government Code Section 3502.3 Regarding Vacancies, Recruitment, and Retention Efforts

Mayor Adams opened the Public Hearing. There being no one to speak to the item, Mayor Adams closed the Public Hearing. No Action was taken on this item.

CONSIDERATION

- 7. Introduction and Waive First Reading of an Ordinance Amending Section 5.22.100 of the Pittsburg Municipal Code Regarding Prize Value Limit for Bingo Games for Charity

On Motion by Member Killings, seconded by Member Kobata and adopted by the following vote:

AYES: Banales, Killings, Kobata, Adams
ABSENT: Lopez

- 8. Future Agenda Item To Review and Update the City Council's Policies and Procedures and Update Recusal Protocol and Guidance for Councilmembers Regarding Conflicts of Interest, Brown Act Considerations, Disclosure Obligations, and the Process for Obtaining Proactive Advice from the City Attorney

On Motion by Mayor Adams, seconded by Member Banales to create an Ad-Hoc Committee and appoint Mayor Adams and Member Killings to review and update the City Council's Policies and Procedures and Update Recusal Protocol and Guidance for Councilmembers Regarding Conflicts of Interest, Brown Act Considerations, Disclosure Obligations, and the Process for Obtaining Proactive Advice from the City Attorney and adopted by the following vote:

AYES: Banales, Killings, Kobata, Adams
ABSENT: Lopez

CONFLICT OF INTEREST STATEMENT

There were no Conflict of interest Statements.

Prior to voting on the Consent Calendar, City Manager Gale pulled Consent calendar item #15. He noted that the item would be brought back at a later date.

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

On Motion by Member Banales, seconded by Member Kobata to approve the Consent Calendar minus item #15 and adopted by the following vote:

AYES: Banales, Killings, Kobata, Adams
ABSENT: Lopez

9. Minutes of April 20, 2026
10. Adoption of a City Council Resolution Directing the City Engineer to Prepare and File an Annual Report for Citywide Landscaping and Lighting Assessment District 1988-1 for Fiscal Year 2026/27
11. Adoption of a City Council Resolution Directing the City Engineer to Prepare and File an Annual Report for Oak Hills Landscaping and Lighting Assessment District 1988-2 for Fiscal Year 2026/27
12. Adoption of a City Council Resolution Accepting Project 1754 - City Park Restroom Facility Phase II as Complete, Authorizing the City Engineer to execute a change order, and Authorizing the City Engineer to File a Notice of Completion
13. Adoption of a City Council Resolution Authorizing City Manager to Execute 2024 Safe Streets and Roads For All Grant Agreement with the United States Department of Transportation, Federal Highway Administration for Project 2472-Pittsburg Moves Active Transportation Plan Update
14. Adoption of a City Council Resolution Authorizing Local Enforcement Agency Assistance Grant Application and Acceptance of Grant Awards for FY 2026/2027 through FY 2031/2032
16. Adoption of a City Council Resolution Authorizing the City Manager to Execute the First Amendment to the Consulting Services Agreement with GHD, Inc. for Design of Project 5090 Bella Vista/ Riverview Water Consolidation
17. Adoption of a City Council Resolution Authorizing the City Manager to Renew the City's Microsoft Subscription Through Liftoff LLC, with an Option to Extend the Subscription for Up to Three Years, Not to Exceed \$100,000 Annually
15. Adoption of a City Council Resolution to Vacate a City Waterline Easement on Assessor's Parcel Number 088-161-028

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

COUNCIL MEMBER REMARKS

Member Kobata provided remarks about a Scholarship event presented by My Brother's Keeper at Pittsburg High School. She also mentioned the Neighborhood Improvement Team meetings hosted by the City of Pittsburg and provided an update on the East Contra Costa County Habitat Conservancy grant.

Mayor Adams provided remarks about a commemorative event she attended where Pittsburg Unified School District officially dedicated its boardroom in honor of the late civil rights leader and educator, Mr. Willie J. Mims.

ADJOURNMENT

The meeting adjourned at 8:41 P.M. to May 18, 2026.

Respectfully submitted,

Alice E. Evenson, City Clerk



STAFF REPORT

MEETING DATE: May 18, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Elena Adair, Director of Finance
Isaac Williams, Financial Analyst

SUBJECT: Receive and File the Treasurer's Report for the Quarter
Ending March 31, 2026

EXECUTIVE SUMMARY

An Investment Summary Report is provided to the City Council for review for each fiscal quarter. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City and Agency's Investment Policies. This Treasurer's Report is for fiscal quarter ending March 31, 2026.

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, 2026, will be reflected in the City's financial statements for Fiscal Year 2025-26 as an adjustment to investment income for each of the City's funds on a pro rata basis as required by Governmental Accounting Standards Board Statement No. 31. 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 2026, 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.

This quarter reflects a change in the City's main portfolio strategy, shifting to a slightly longer portfolio duration. This was achieved by purchasing investments with four- to five-year maturities. Approximately \$15 million of the liquid portfolio managed by Chandler was converted to securities with longer maturities. Change in investment strategy allows money managers to take advantage of purchasing securities with higher coupon rates, which in turn translates to higher investment income. This investment strategy change was discussed with the City Treasurer and Finance Management Subcommittee in February. As a result, the portfolio's total return for the quarter was 0.41%, comparing to the City performance benchmark of 0.29%, the Intercontinental Exchange Bank of America Merrill Lynch (ICE BAML) 1-12 Year U.S. Treasury/Agency Index. Since inception (7/31/2018), the portfolio's total return through quarter end is 2.57%, which slightly overperformed the benchmark return of 2.27% for the same period. Total returns for the quarter and since inception reflect fluctuations in market value.

Summary Cash and Investments as of 3/31/2026		
Investments and Cash	Original Cost	Market Value
Investments		
Portfolio of Securities (Managed by Chandler)	\$ 108,564,783.07	\$ 109,199,486.39
Bond Managed Reserve (Chandler)	1,268,557.20	1,268,557.20
Section 115 Pension Trust (PARS)	5,084,766.62	5,084,766.62
LAIF	34,996,077.83	34,995,737.29
Total Investments	149,914,184.72	150,548,547.50
City Managed		
Cash	12,415,645.48	12,415,645.48
Bond Funds - Restricted Reserve	65,692,389.17	65,692,389.17
Total City Cash	78,108,034.65	78,108,034.65
Total Cash and Investments	\$ 228,022,219.37	\$ 228,656,582.16

Sector Allocation					
Security Type	Par Value	Original Cost	Market Value	Average Maturity	Average Yield
Operating Funds					
Cash Equivalents	12,469,433.08	12,469,433.08	12,469,433.08	1	N/A
Money Market Funds	851,449.92	851,449.92	851,449.92	1	3.25%
Investment Pools	34,996,077.83	34,996,077.83	34,995,737.29	1	N/A
Total Liquidity	48,316,960.83	48,316,960.83	48,316,620.29	1	3.25%
U.S. Treasury Notes	52,650,000.00	51,938,001.46	52,102,007.15	376	3.78%
Federal Agency Securities	14,865,000.00	14,901,339.90	14,977,815.64	464	4.39%
Medium-Term Corporate Notes	24,005,000.00	23,642,962.50	23,886,344.68	737	4.55%
Asset-Backed Securities	6,609,441.90	6,607,834.43	6,630,945.04	967	4.92%
Supranationals	2,120,000.00	2,115,642.70	2,120,953.93	350	4.26%
Collateralized Mortgage Obligatio	8,852,210.35	8,455,764.56	8,576,182.44	829	4.08%
Total Securities	109,101,652.25	107,659,545.55	108,294,248.88	539	4.14%
Total Operating Funds	157,418,613.08	155,976,506.38	156,610,869.17	373	2.88%
Bonded Debt Funds					
Pittsburg Pension Bond	1,488.35	1,488.35	1,488.35	1	3.54%
Pittsburg AD Auto Mall	378,189.12	384,483.27	384,483.27	1	3.54%
Pittsburg AD Vista DM	868,135.76	882,585.58	882,585.58	1	3.54%
Additional Bonded Debt Funds	65,692,389.17	65,692,389.17	65,692,389.17	N/A	N/A
Total Bonded Debt Funds	66,940,202.40	66,960,946.37	66,960,946.37	1	3.54%
Section 115 Trust					
Equity Mutual Fund	5,084,766.62	5,084,766.62	5,084,766.62		
Total Section 115 Trust Funds	5,084,766.62	5,084,766.62	5,084,766.62	N/A	N/A
Total City Funds	229,443,582.10	228,022,219.37	228,656,582.16		

Governmental Accounting Standards Board Statement No. 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, 2026.

ATTACHMENTS:

Letter from City Treasurer

March 2026 Quarterly Investment Report by Chandler Asset Management



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

May 8, 2026

Honorable Mayor and City Council:

I have reviewed the City of Pittsburg Treasurer's Report for the quarter ending March 31, 2026, 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 a long, sweeping underline that extends to the right.

Nancy Parent
City Treasurer

INVESTMENT REPORT

City of Pittsburg | As of March 31, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

[ECONOMIC UPDATE](#)

[ACCOUNT PROFILE](#)

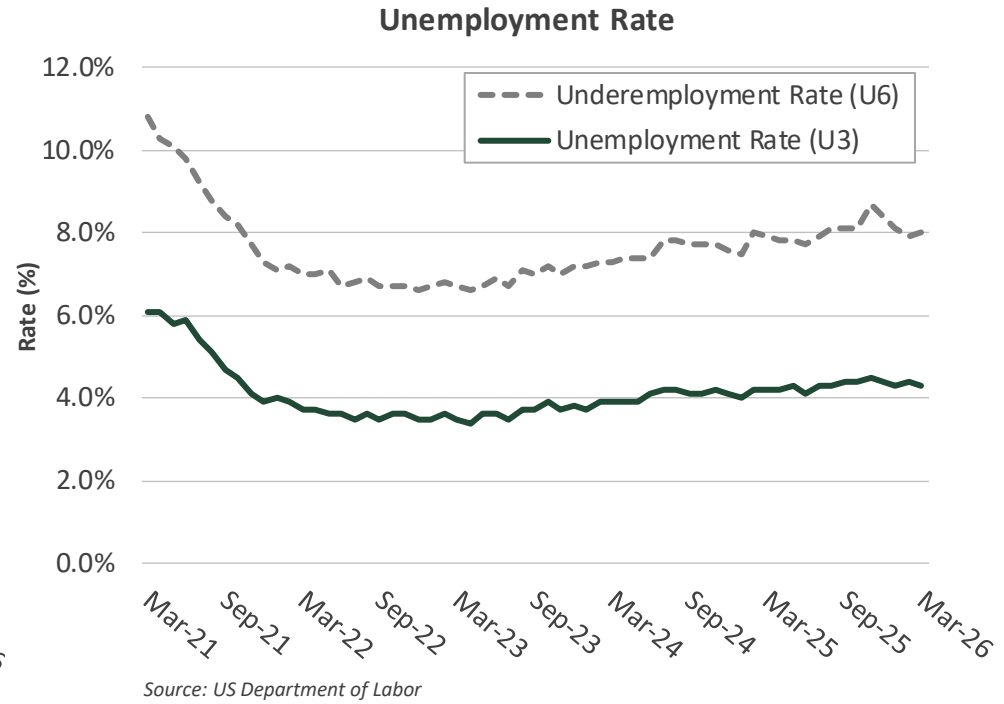
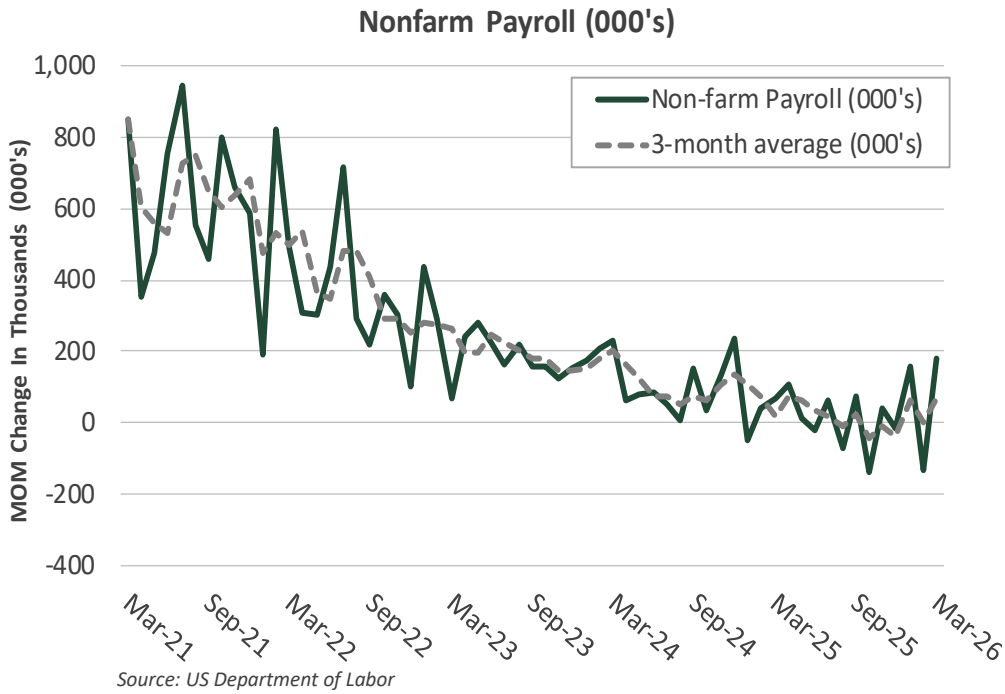
[CONSOLIDATED INFORMATION](#)

[PORTFOLIO HOLDINGS](#)

[TRANSACTIONS](#)

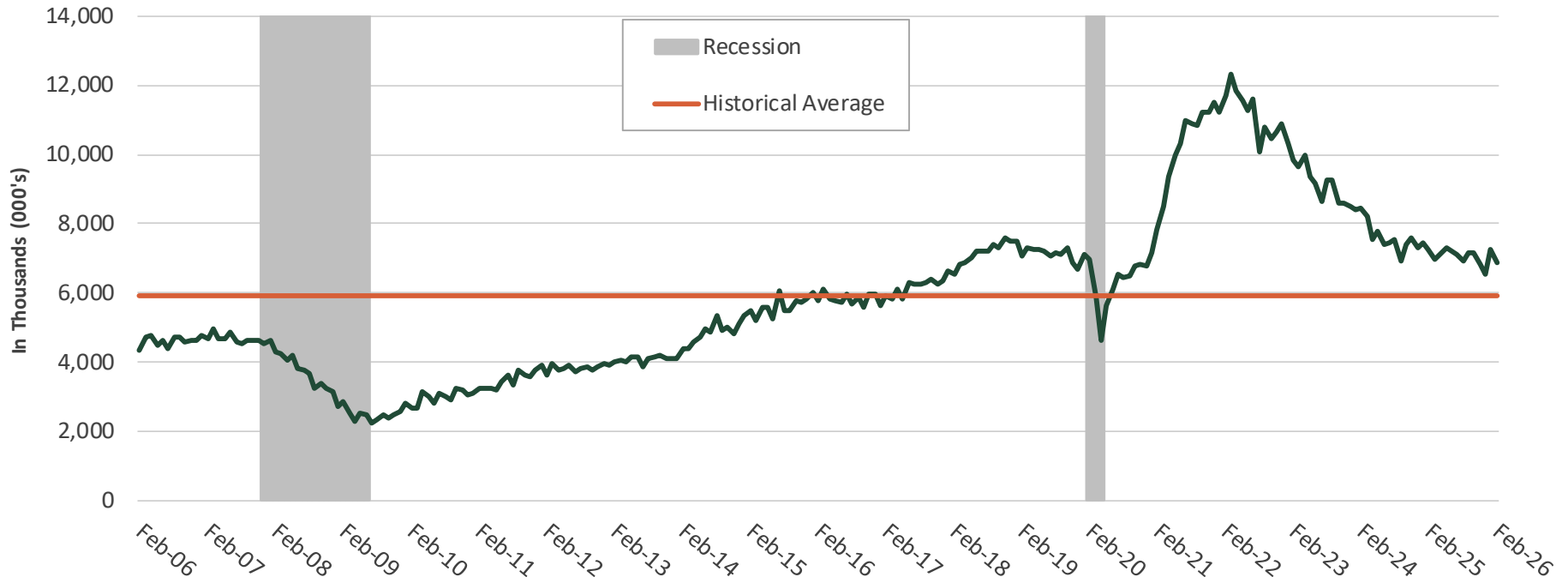
ECONOMIC UPDATE

- March payrolls rebounded by 178,000 after February's revised 133,000 decline, but the war in Iran and its disruption of the Strait of Hormuz have pushed crude oil above \$112, injecting a potential inflationary shock into an economy contending with sticky core prices above 3%. The Federal Reserve has held the funds rate at 3.50–3.75% and is signaling a cautionary stance, keeping open the option of delaying cuts if oil related inflation proves persistent rather than transitory. As the data flow normalizes, the Chandler team anticipates additional yield curve steepening as the Federal Reserve gradually guides the policy rate toward a more neutral range. The Federal Reserve's March dot plot still projects one cut this year, yet the Iran-driven energy shock has narrowed the path toward easing.
- The Federal Reserve's March 2026 FOMC meeting ended with policymakers again holding the target range at 3.50%–3.75%, as the Committee maintained its pause following three late 2025 rate cuts. Governor Stephen Miran dissented in favor of an additional quarter point reduction, while Christopher Waller joined the majority, tipping the vote 11–1 to leave the benchmark rate unchanged. Meanwhile, President Trump's nomination of Kevin Warsh to succeed Jerome Powell as chair has hit a roadblock after a Republican senator vowed to block Warsh's confirmation amid the Justice Department's ongoing probe of the central bank.
- Treasury yields exhibited considerable first-quarter volatility as the Iran conflict injected energy-driven inflation fears into a market grappling with sticky core prices. At March month-end, the 2-year yield stood at 3.79%, up 32 basis points year-to-date, the 10-year at 4.32%, and the 30-year at 4.86%. The 2-year to 10-year spread narrowed to 52 basis points, reflecting pronounced flattening as short rates rose faster than longer maturities. One year ago, that spread stood near 32 basis points, providing context on normalization since the 2022 through 2024 yield curve inversion. The 3-month to 10-year spread was approximately 64 basis points at March month-end.



March nonfarm payrolls rose by 178,000, a decisive reversal from February’s revised 133,000 decline that had been distorted by a Kaiser Permanente strike affecting over 30,000 healthcare workers and severe winter weather. Healthcare contributed 76,000 positions as striking nurses returned, while construction and leisure rebounded from weather-induced troughs. The unemployment rate edged lower to 4.3%, though partly from a labor force reduction rather than a hiring acceleration. Meanwhile, the underemployment rate edged up to 8.0% from 7.9% in February. Average hourly earnings rose 0.2% over the month and 3.5% year over year—the slowest annual pace since May 2021.

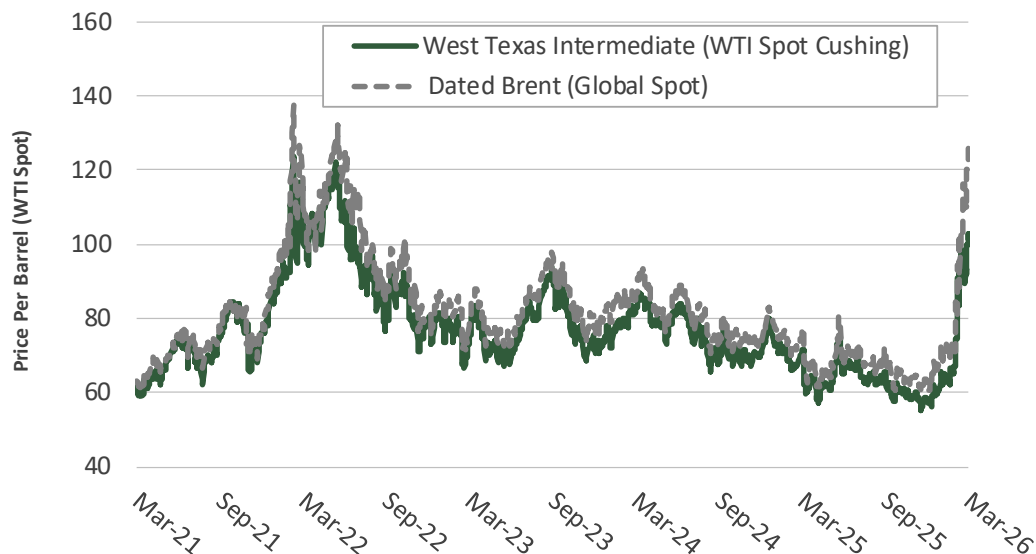
Job Openings



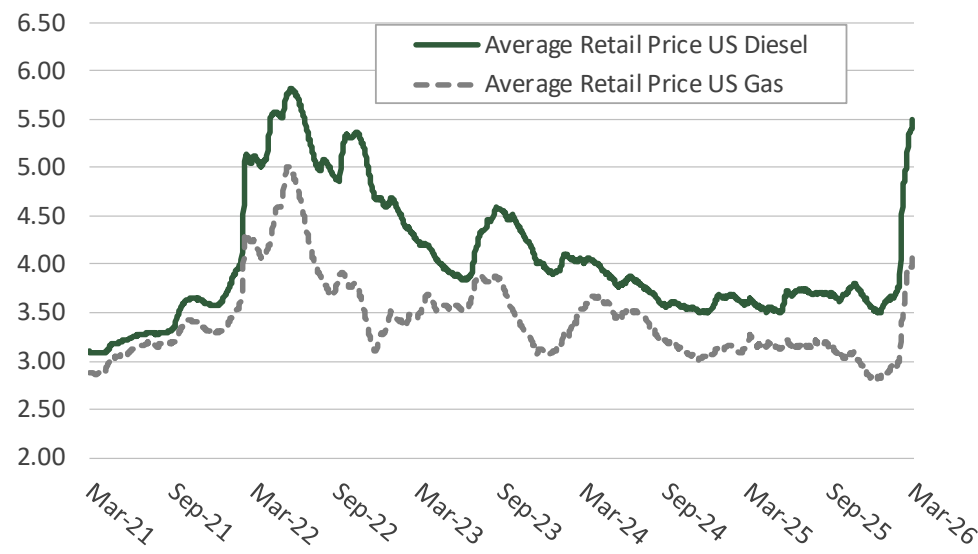
Source: US Department of Labor

Job openings fell to 6.9 million in February from a revised 7.2 million in January, according to the Bureau of Labor Statistics’ Job Openings and Labor Turnover Survey. The ratio of openings to unemployed workers slipped to 0.9, reinforcing the gradual rebalancing of demand and supply. Hires decreased to 4.8 million, the lowest since April 2020, suggesting employers have grown selective about adding headcount. Quits were little changed at 3 million. The data reflects a labor market consistent with the Federal Reserve’s characterization of a no-hire, no-fire environment.

Oil Prices



US Fuel Prices

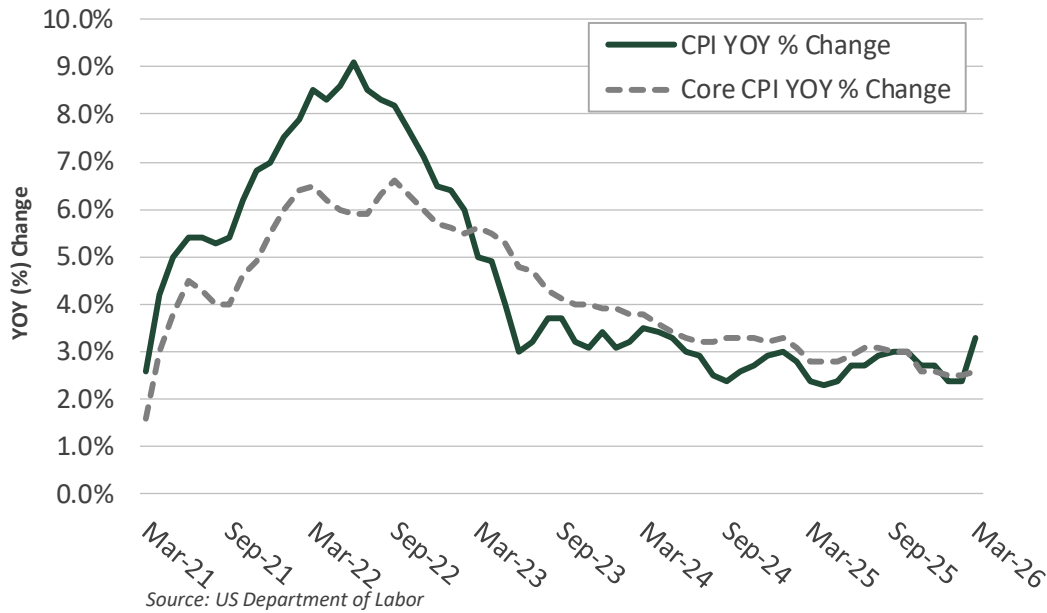


Source: Bloomberg Indices

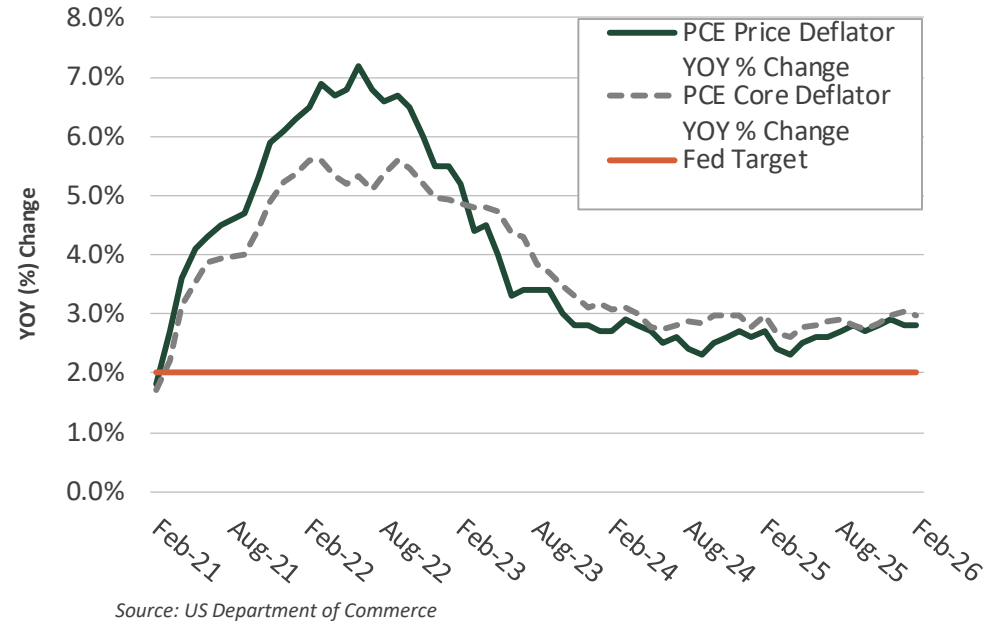
Source: Bloomberg Indices

Retail gasoline prices climbed steeply in March following the escalation of the U.S.-Iran conflict and the closure of the Strait of Hormuz. According to AAA, the national average reached \$4.06 per gallon by month-end, an increase exceeding a dollar from \$2.98 on February 26. Diesel prices reached \$5.49 as tight global distillate supplies compounded the disruption. Cushing WTI crude settled at \$101.38 per barrel on March 31, while Dated Brent closed at \$126.97, producing a spread of roughly \$25.60, the widest in more than five years. The gap reflects the disproportionate impact of shipping disruptions on internationally benchmarked crude relative to domestic supply bolstered by Strategic Petroleum Reserve releases.

Consumer Price Index (CPI)

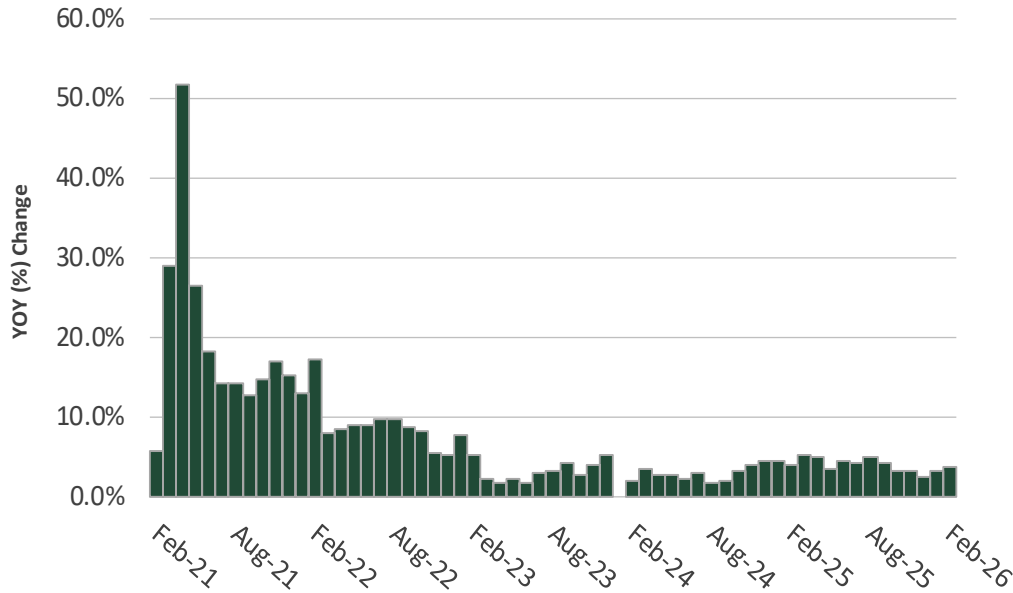


Personal Consumption Expenditures (PCE)



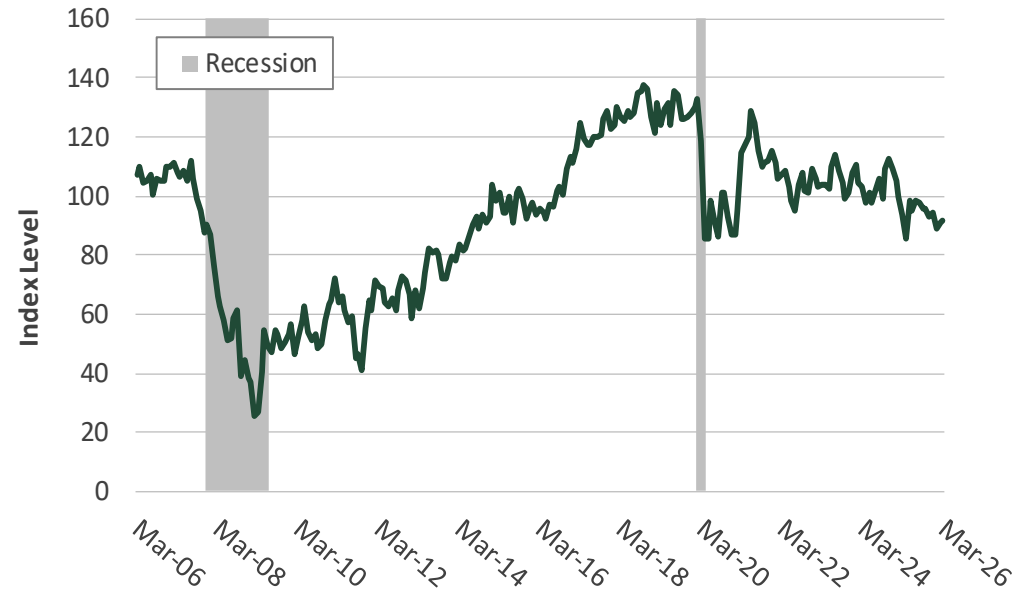
Consumer Price Index (CPI) for March surged 0.9%, the highest monthly rate since June 2022, and was up 3.3% on an annual basis primarily due to spikes in energy and airfare prices. Notably, Core CPI was little changed with a monthly increase of 0.2% and an annual rise of 2.6% as costs for services and other goods remained subdued. Personal Consumption Expenditures (PCE) were little changed in February, with the headline PCE Price Index up 0.4% month-over-month and 2.8% year-over-year. The Fed’s preferred metric, Core PCE, which excludes food and energy, rose 0.4% during the month and 3.0% from February of 2025.

Retail Sales YOY % Change



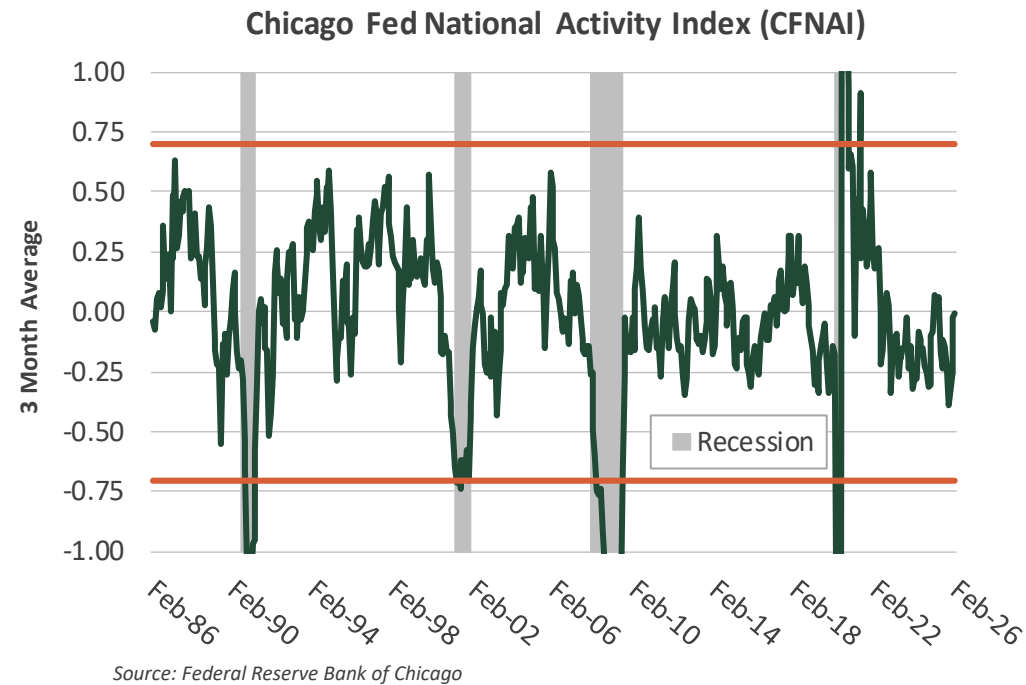
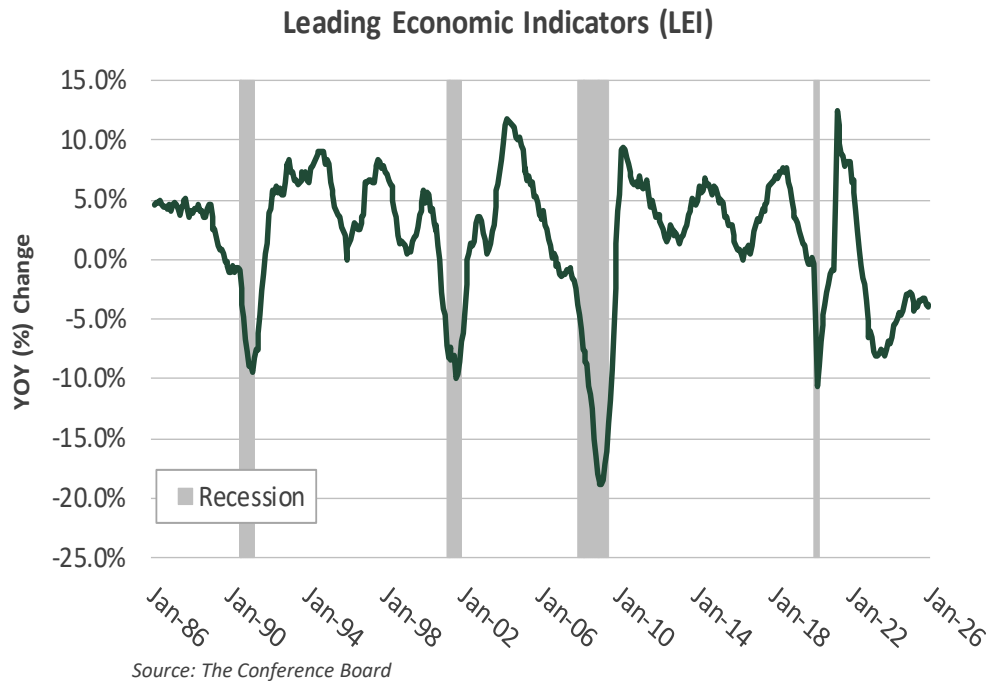
Source: US Department of Commerce

Consumer Confidence



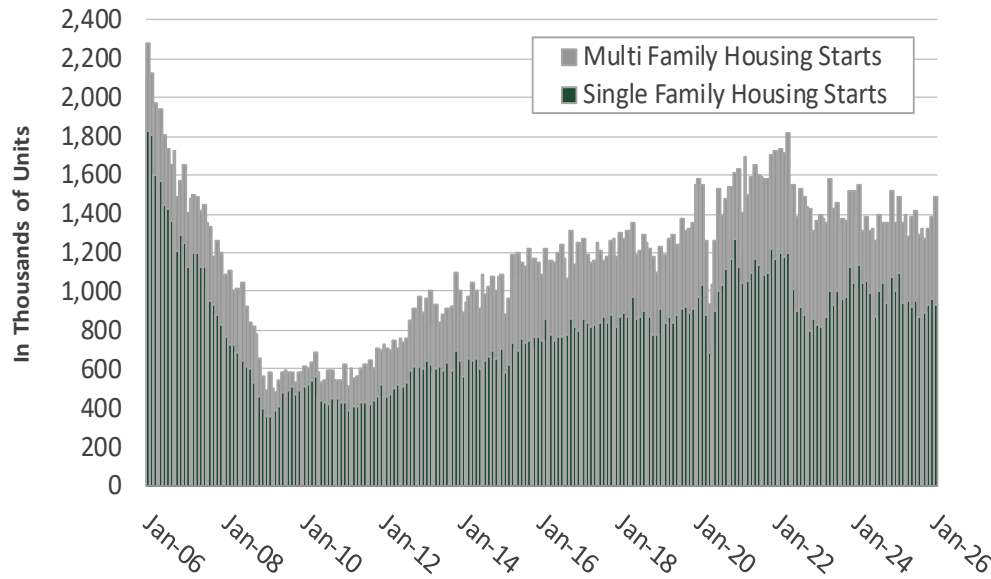
Source: The Conference Board
All time high is 144.70 (1/31/00); All time low is 25.30 (2/28/09)

The Conference Board’s Consumer Confidence Index edged up to 91.8 in March from 91.0 in February, a second consecutive gain that nonetheless sits well below the all-time peak of 144.7 from early 2000. The Present Situation component rose 4.6 points to 123.3 on favorable assessments of business and labor conditions, while the Expectations Index slipped 1.7 points to 70.9. Inflation expectations climbed to their highest since August 2025, reflecting tariff passthrough and elevated gasoline prices. February retail sales rebounded 0.6% from January, with stronger auto and broad-based discretionary spending offsetting January’s weather- and vehicle-related weakness; the control group also advanced 0.5%, signaling firmer underlying consumer demand.



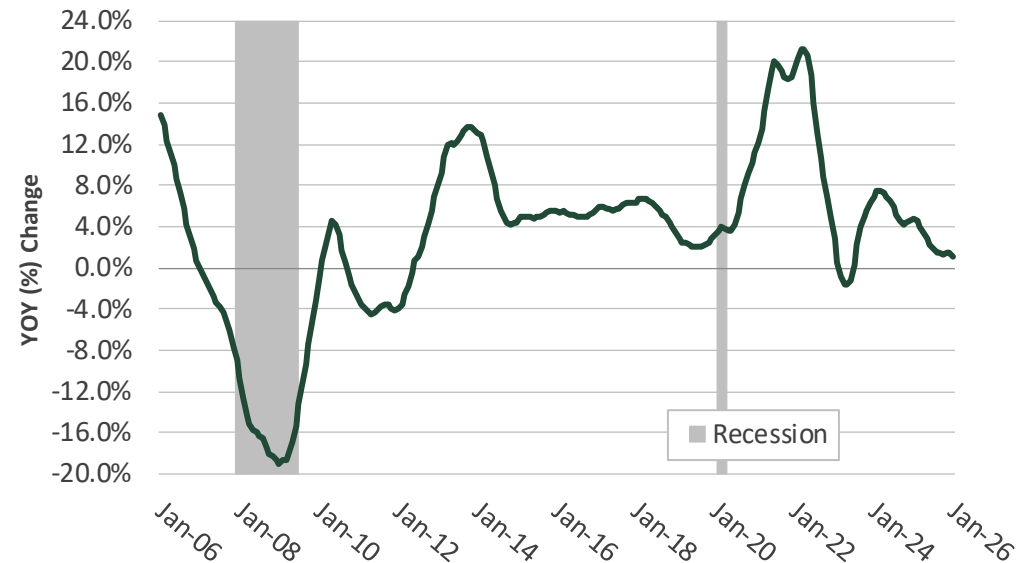
The Chicago Fed National Activity Index (CFNAI) fell to 0.11 in February, following a positive revision to 0.20 in January. The index's three month moving average edged up to 0.01 from 0.02 the prior month. Production and employment related indicators turned negative in February, while sales, orders, and inventories also remained in negative territory. The personal consumption and housing categories slipped modestly but stayed in positive territory. The Conference Board's Leading Economic Index (LEI) declined 0.1% in January, an improvement from 0.2% in December, with consumer expectations and building permits the largest drags on the index. On a year over year basis, the LEI fell 3.8%, continuing to signal slower economic growth heading into 2026. Notably, the latest LEI data do not yet reflect the impact of the war in Iran.

Annualized Housing Starts



Source: US Department of Commerce

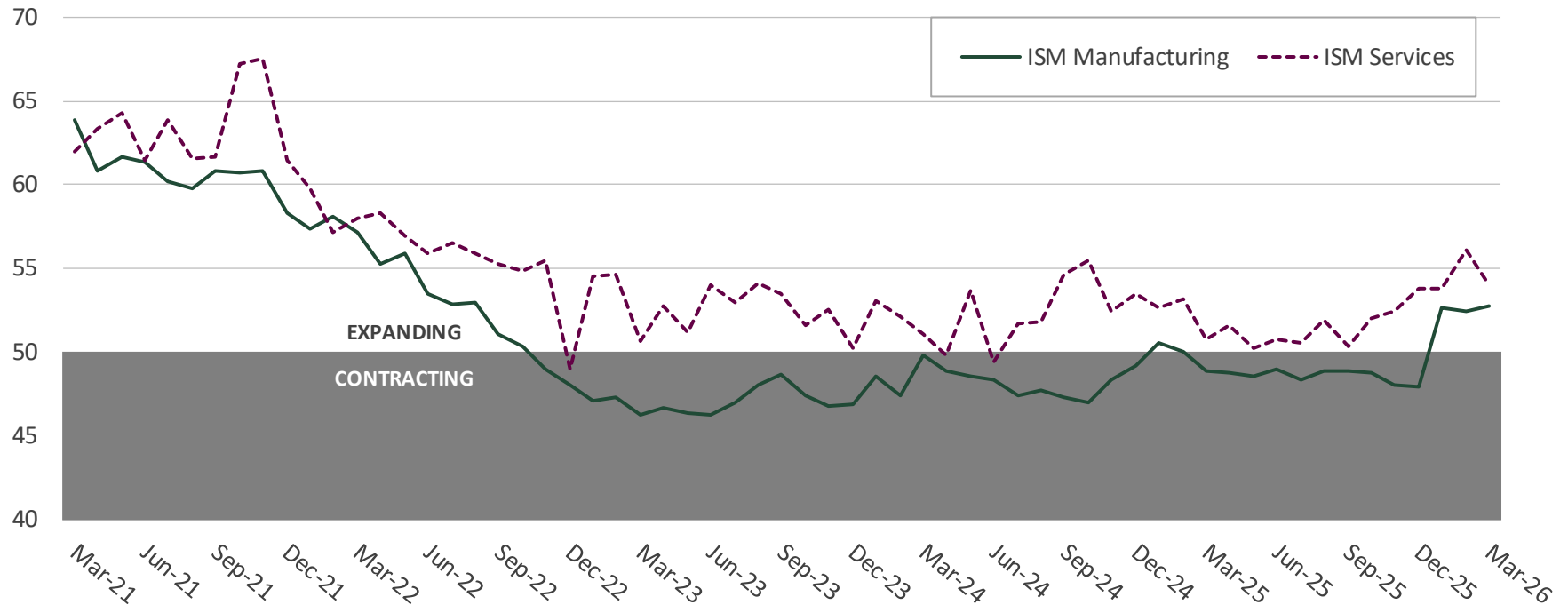
S&P/Case-Shiller 20 City Composite Home Price Index



Source: S&P

Housing starts rose 7.2% in January to an annualized pace of 1.487 million units, including 935,000 single-family and 552,000 multifamily starts. The January S&P Cotality Case-Shiller 20-City Composite posted a 1.18% year-over-year gain, continuing deceleration from December’s revised 1.43% annual increase. Inflation again outpaced home price appreciation, extending the erosion of real housing returns that began in the second half of 2025. The Freddie Mac 30-year fixed mortgage rate climbed to 6.46% as of April 2, its fifth consecutive weekly rise, reversing progress made when rates dipped below 6% in February. Higher borrowing costs and elevated prices continue to constrain affordability.

Institute of Supply Management (ISM) Surveys



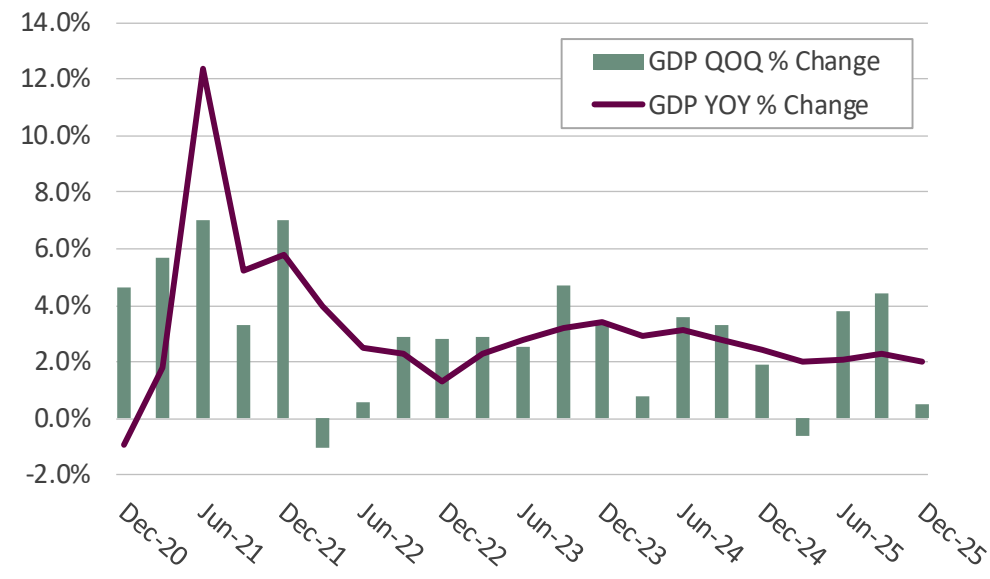
Source: Institute for Supply Management

The Institute for Supply Management’s Manufacturing Index rose to 52.7 in March from 52.4, the fastest factory expansion since August 2022 and a third consecutive month above 50. Production accelerated to 55.1 from 53.5, though new orders decelerated to 53.5 from 55.8. The prices subindex leaped to 78.3 from 70.5, reflecting elevated energy costs, metals tariffs, and Iran-related supply disruptions. Employment remained in contraction at 48.7. The Services Index eased to 54.0 in March from 56.1 in February but still posted its 21st consecutive month of expansion. The expansion was mainly from an increase in prices, amid higher oil and fuel costs. With both measures above the 50 threshold, ISM data point toward a resilient if cost-pressured economy.

Components of GDP	3/25	6/25	9/25	12/25
Personal Consumption Expenditures	0.4%	1.7%	2.3%	1.3%
Gross Private Domestic Investment	3.8%	-2.7%	0.0%	0.4%
Net Exports and Imports	-4.7%	4.8%	1.6%	-0.2%
Federal Government Expenditures	-0.4%	-0.4%	0.2%	-1.2%
State and Local (Consumption and Gross Investment)	0.2%	0.3%	0.2%	0.2%
Total	-0.6%	3.8%	4.4%	0.5%

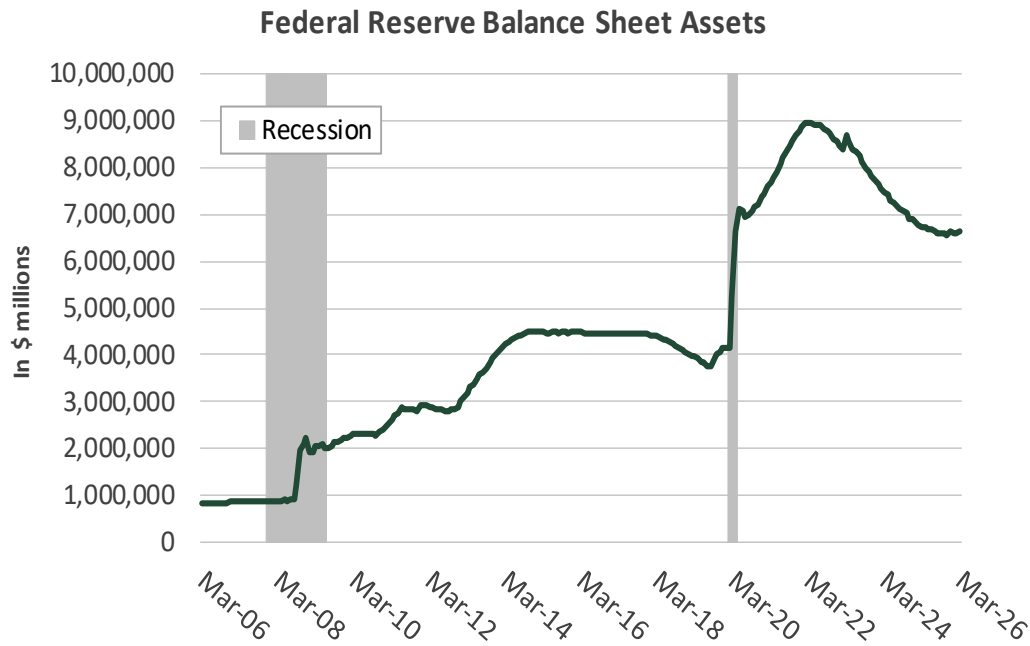
Source: US Department of Commerce

Gross Domestic Product (GDP)

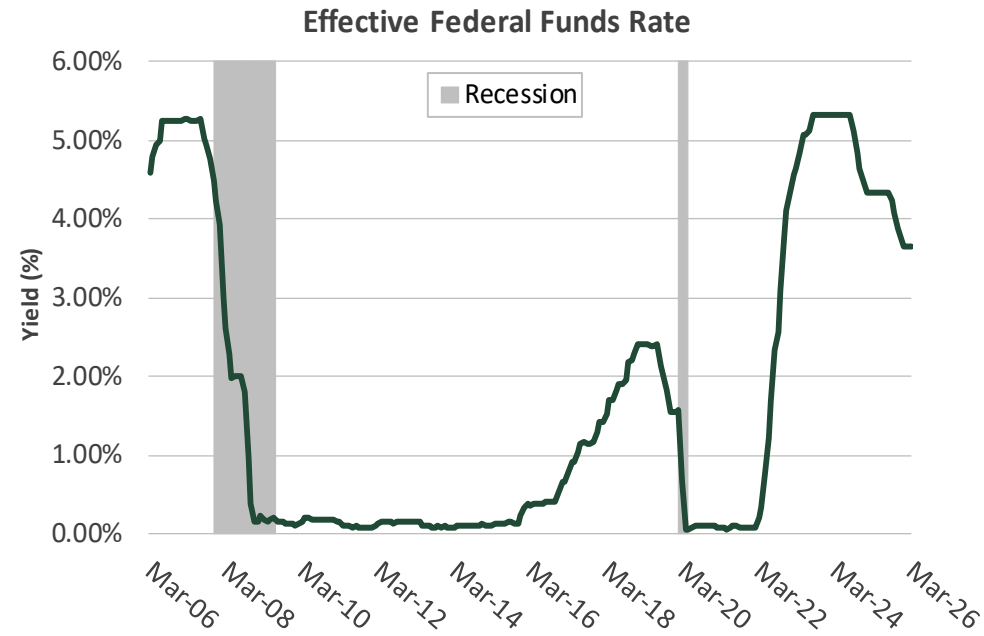


Source: US Department of Commerce

The third and final estimate of real gross domestic product (GDP) showed fourth-quarter growth revised down to 0.5% from the initial 1.4% estimate. The slowdown from 4.4% in the third quarter primarily reflected a sharp pullback in government spending, as the federal government shutdown weighed on activity. The Bureau of Labor Statistics expects statistical distortions will persist into the spring due to data collection disruptions. Personal Consumption Expenditures also declined across both goods and services.



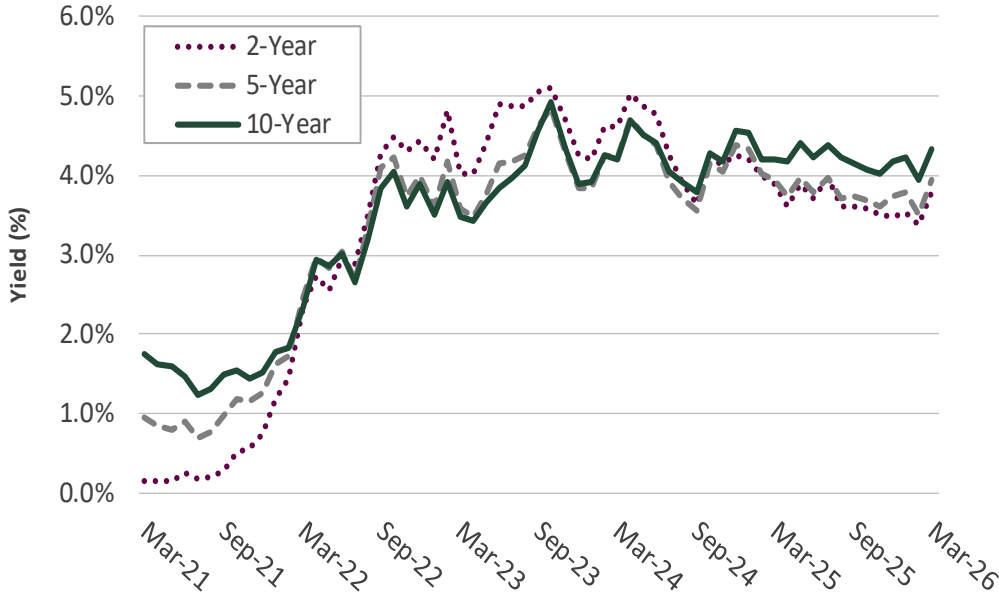
Source: Federal Reserve



Source: Bloomberg

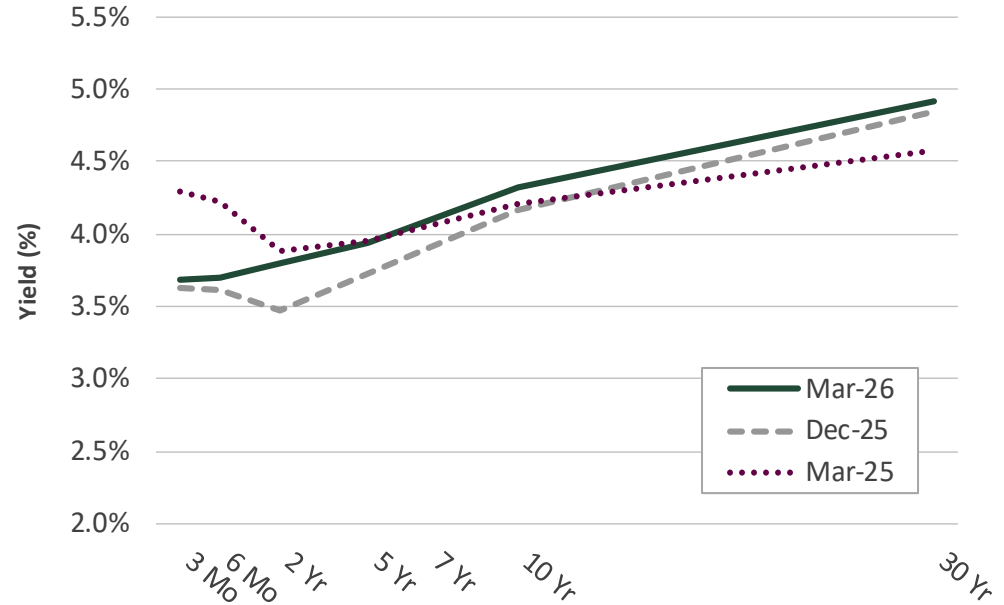
The Federal Reserve left its benchmark interest rate unchanged in March, keeping the target range at 3.50% to 3.75% following three late 2025 rate cuts that were justified by signs of softening in the labor market. The Federal Open Market Committee minutes showed some participants supported two-sided language on future rate direction given the upside risks to inflation and downside risks to employment being elevated. However, policymakers have grown wary of potential inflationary pressures stemming from tariffs, the war in Iran, and the ensuing spike in commodity prices. The Federal Reserve now projects just one rate cut in 2026, even as inflation expectations rise. The Committee also reaffirmed its December decision to halt balance sheet runoff and to reinvest principal and interest payments from its securities holdings, signaling a continued emphasis on maintaining ample reserves and supporting orderly market functioning.

US Treasury Note Yields



Source: Bloomberg

US Treasury Yield Curve



Source: Bloomberg

At March month-end, the 2-year Treasury yield stood at 3.79%, down approximately 9 basis points from one year ago, while the 10-year finished at 4.32%, roughly 11 basis points higher year-over-year. The spread between the two narrowed to 52 basis points, wider by 20 basis points year-over-year. The prior 2-year to 10-year inversion from July 2022 through August 2024 was historically long. The average spread since 2005 is approximately 95 basis points, suggesting the current slope sits well below its long-run norm. The 3-month to 10-year spread stood near 64 basis points at March month-end.

ACCOUNT PROFILE

Investment Objectives

The investment objectives for the City of Pittsburg, 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.

PORTFOLIO CHARACTERISTICS



City of Pittsburg | Account #10607 | As of March 31, 2026

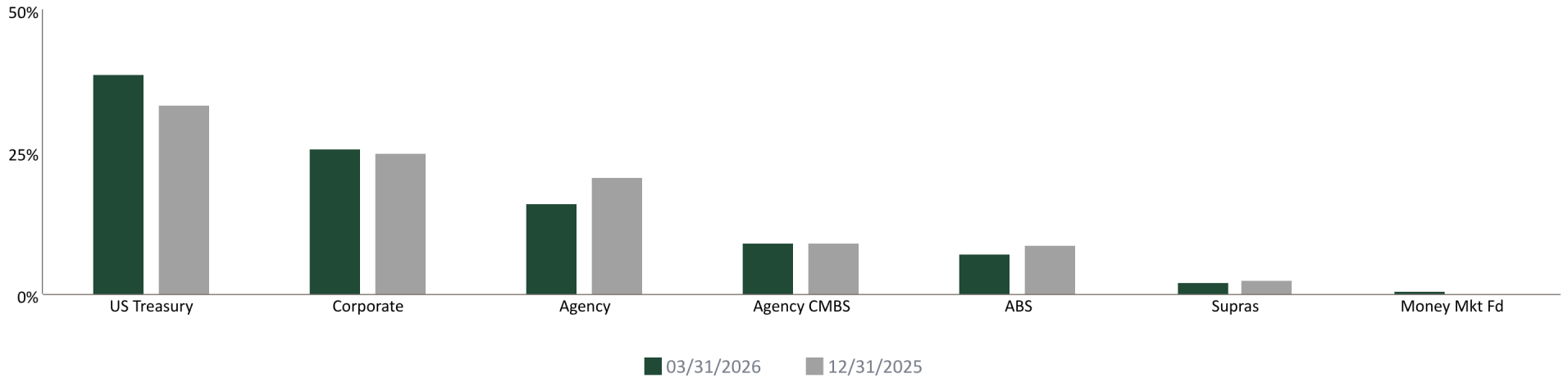
	Benchmark*	3/31/2026 Portfolio	12/31/2025 Portfolio
Average Maturity (yrs)	1.85	2.53	2.14
Average Modified Duration	1.76	2.20	1.84
Average Purchase Yield		4.22%	4.30%
Average Market Yield	3.81%	3.98%	3.70%
Average Quality**	AA+	AA+	AA+
Total Market Value		93,628,593	78,343,985

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

**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Pittsburg | Account #10607 | As of March 31, 2026



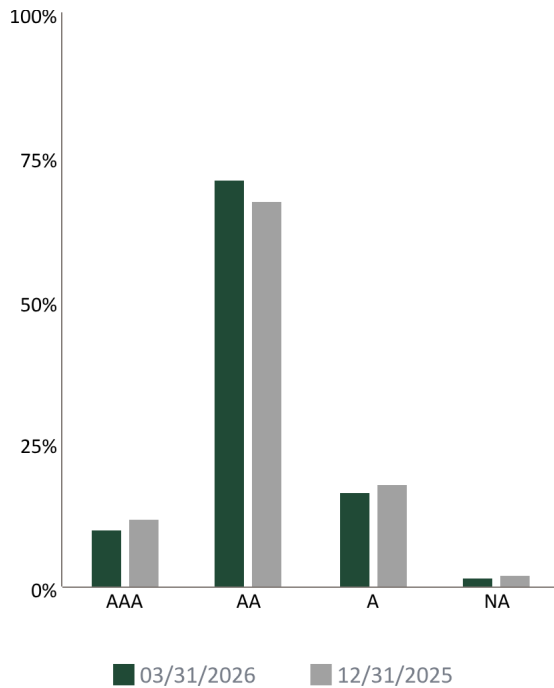
Sector as a Percentage of Market Value

Sector	03/31/2026	12/31/2025
US Treasury	38.86%	33.49%
Corporate	25.71%	25.07%
Agency	16.12%	20.67%
Agency CMBS	9.23%	9.18%
ABS	7.14%	8.78%
Supras	2.28%	2.74%
Money Mkt Fd	0.65%	0.07%

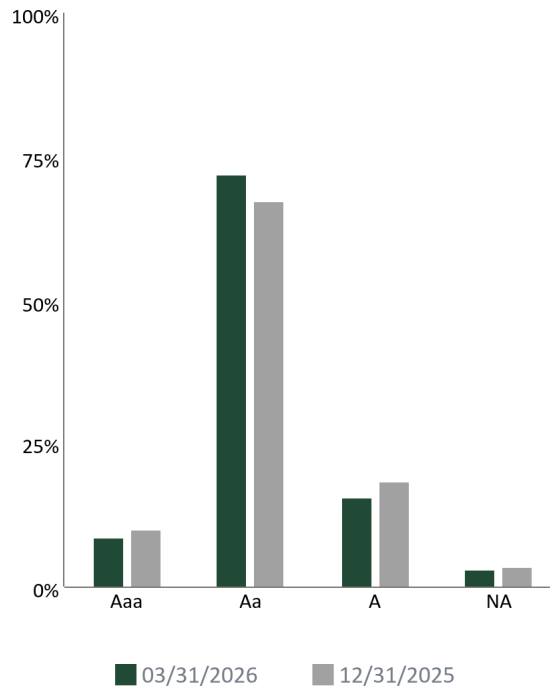
QUALITY DISTRIBUTION

City of Pittsburg | Account #10607 | As of March 31, 2026

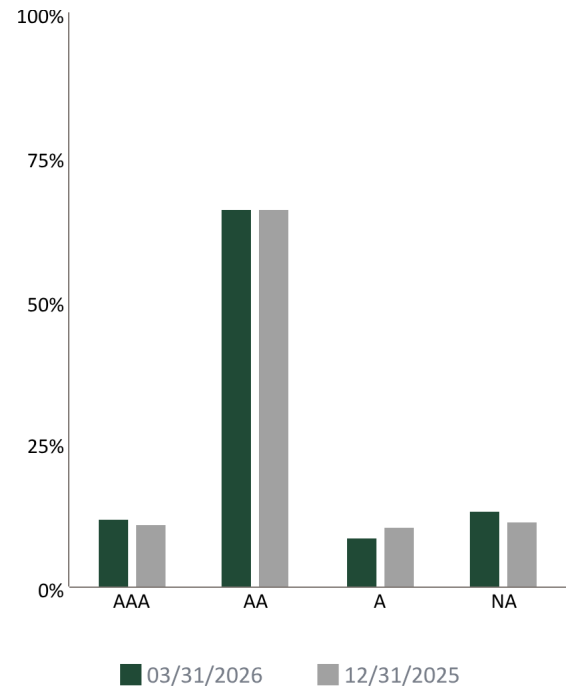
S&P Rating



Moody's Rating



Fitch Rating



Rating	03/31/2026	12/31/2025
AAA	10.38%	12.15%
AA	71.12%	67.40%
A	16.52%	18.27%
NA	1.98%	2.18%

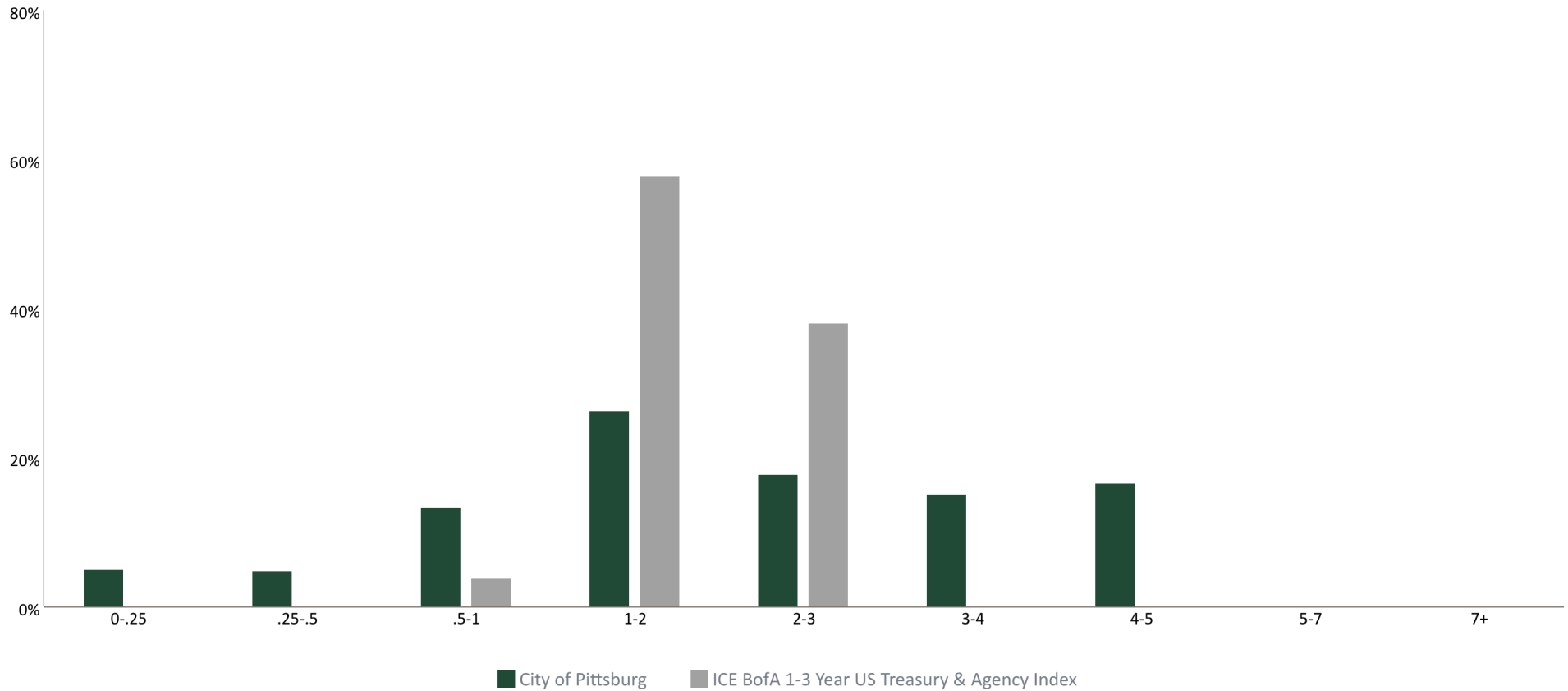
Rating	03/31/2026	12/31/2025
Aaa	8.74%	10.17%
Aa	71.87%	67.35%
A	15.96%	18.57%
NA	3.43%	3.91%

Rating	03/31/2026	12/31/2025
AAA	11.99%	11.35%
AA	65.86%	66.25%
A	8.88%	10.63%
NA	13.27%	11.76%

DURATION DISTRIBUTION

City of Pittsburg | Account #10607 | As of March 31, 2026

Portfolio Compared to the Benchmark



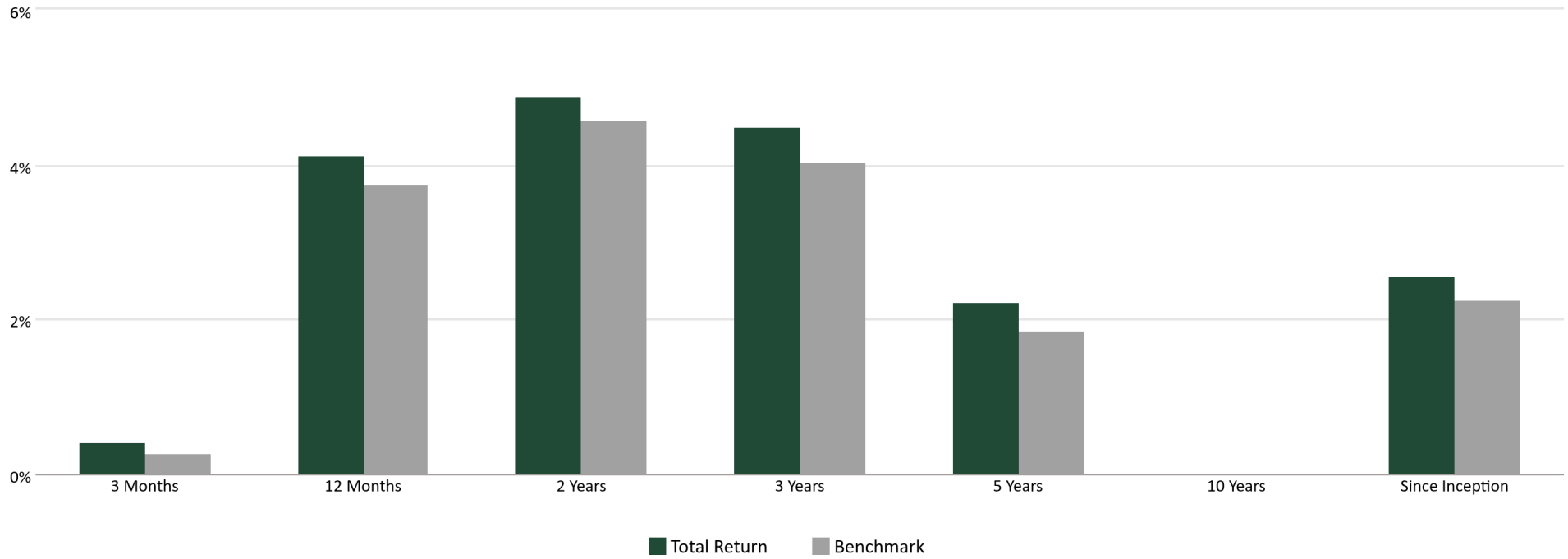
	0-0.25	0.25-0.5	0.5-1	1-2	2-3	3-4	4-5	5-7	7+
Portfolio	5.2%	5.0%	13.6%	26.3%	17.8%	15.3%	16.7%	0.0%	0.0%
ICE BofA 1-3 Year US Treasury & Agency Index	0.0%	0.0%	4.0%	57.9%	38.1%	0.0%	0.0%	0.0%	0.0%

INVESTMENT PERFORMANCE



City of Pittsburg | Account #10607 | As of March 31, 2026

Total Rate of Return: Inception | 08/01/2018



TOTAL RATE OF RETURN*	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
City of Pittsburg	0.41%	4.12%	4.90%	4.51%	2.24%		2.57%
Benchmark	0.29%	3.75%	4.59%	4.05%	1.86%		2.27%

*Periods over 1 year are annualized.

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 market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

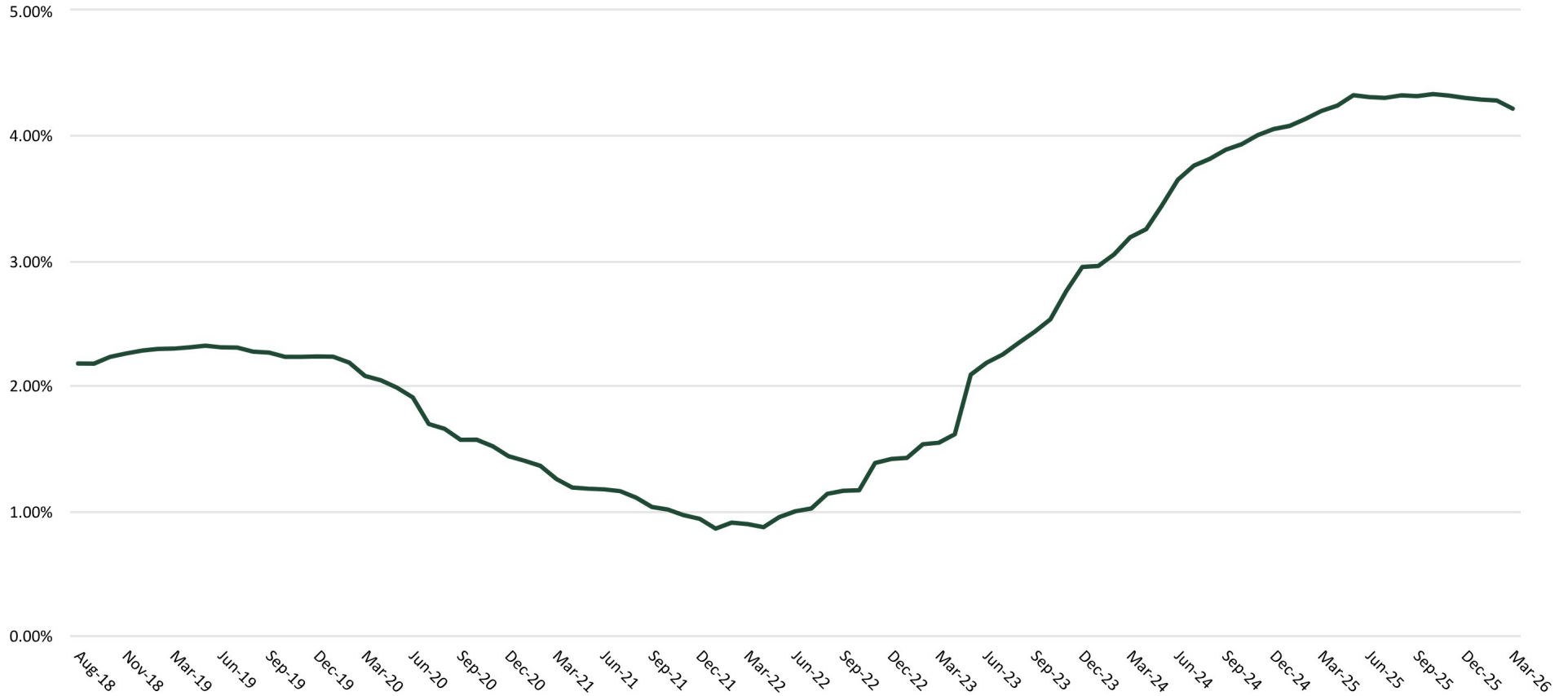
Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index

HISTORICAL AVERAGE PURCHASE YIELD



City of Pittsburg | Account #10607 | As of March 31, 2026

Purchase Yield as of 03/31/26 = 4.22%



PORTFOLIO CHARACTERISTICS



City of Pittsburg Liquidity | Account #10617 | As of March 31, 2026

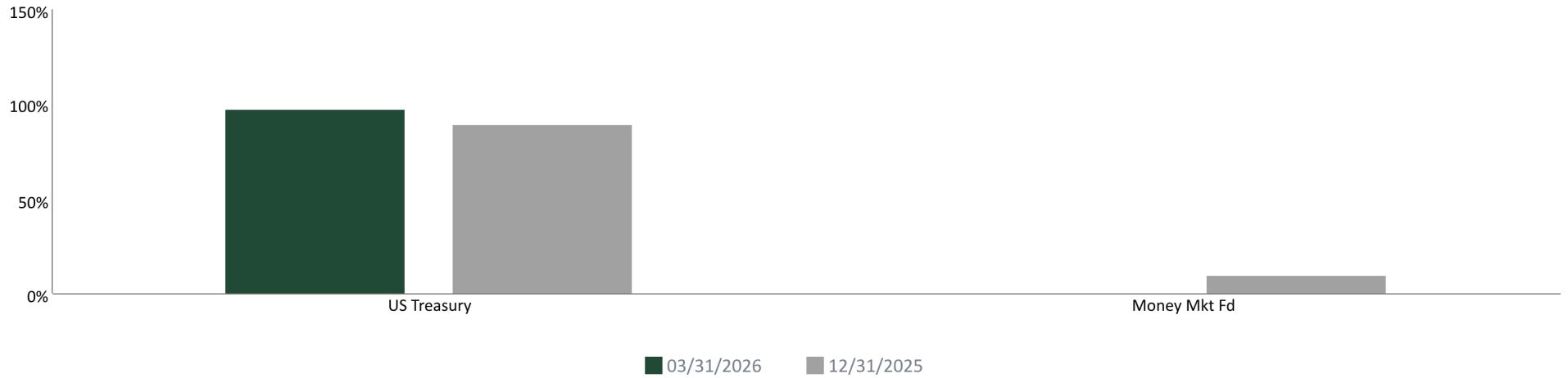
	Benchmark*	3/31/2026 Portfolio	12/31/2025 Portfolio
Average Maturity (yrs)	0.16	0.01	0.07
Average Modified Duration	0.16	0.00	0.06
Average Purchase Yield		3.64%	3.64%
Average Market Yield	3.68%	3.68%	3.57%
Average Quality**	AA+	AAA	AAA
Total Market Value		16,285,219	31,061,577

*Benchmark: ICE BofA 3-Month US Treasury Bill Index

**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Pittsburg Liquidity | Account #10617 | As of March 31, 2026



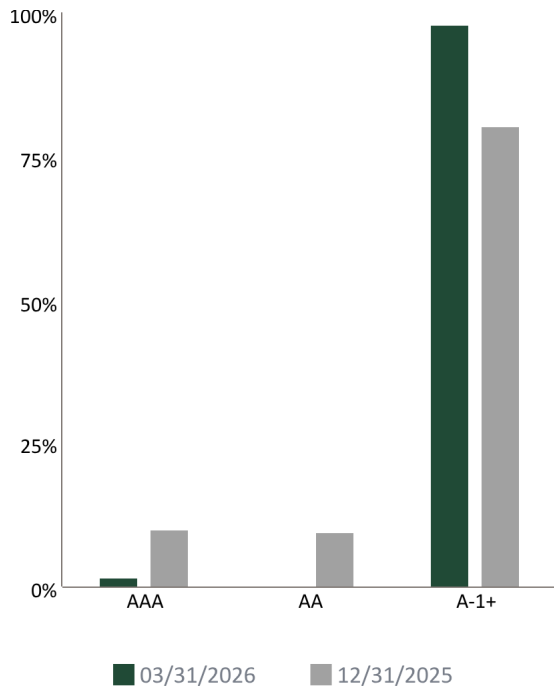
Sector as a Percentage of Market Value

Sector	03/31/2026	12/31/2025
US Treasury	98.50%	90.09%
Money Mkt Fd	1.50%	9.91%

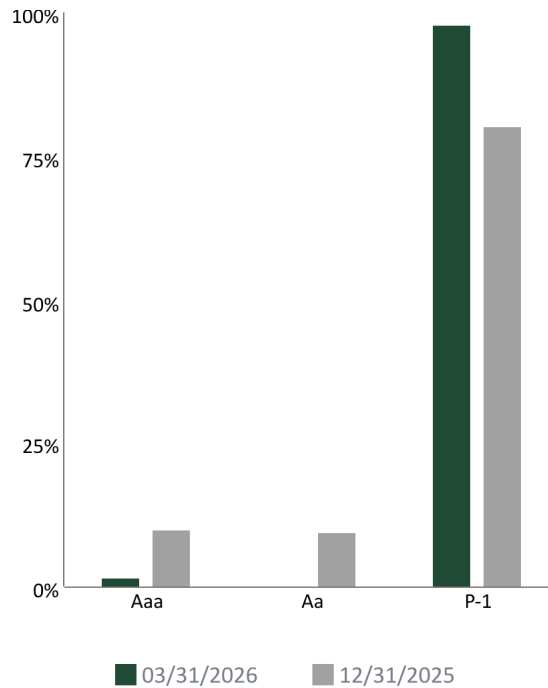
QUALITY DISTRIBUTION

City of Pittsburg Liquidity | Account #10617 | As of March 31, 2026

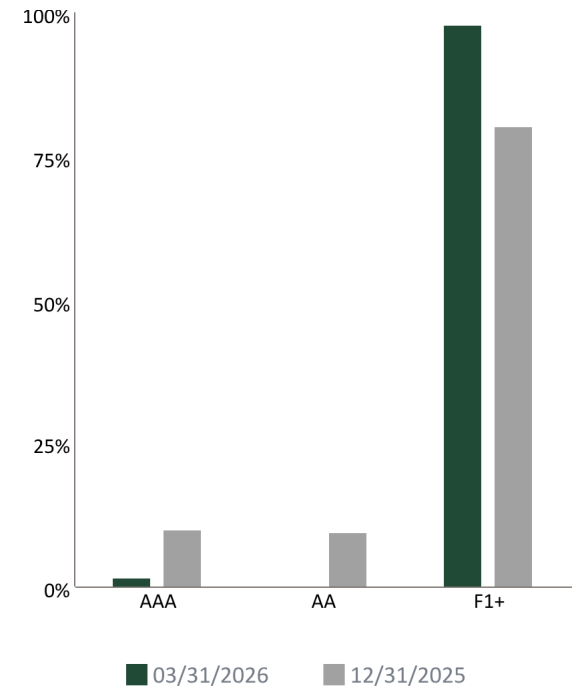
S&P Rating



Moody's Rating



Fitch Rating



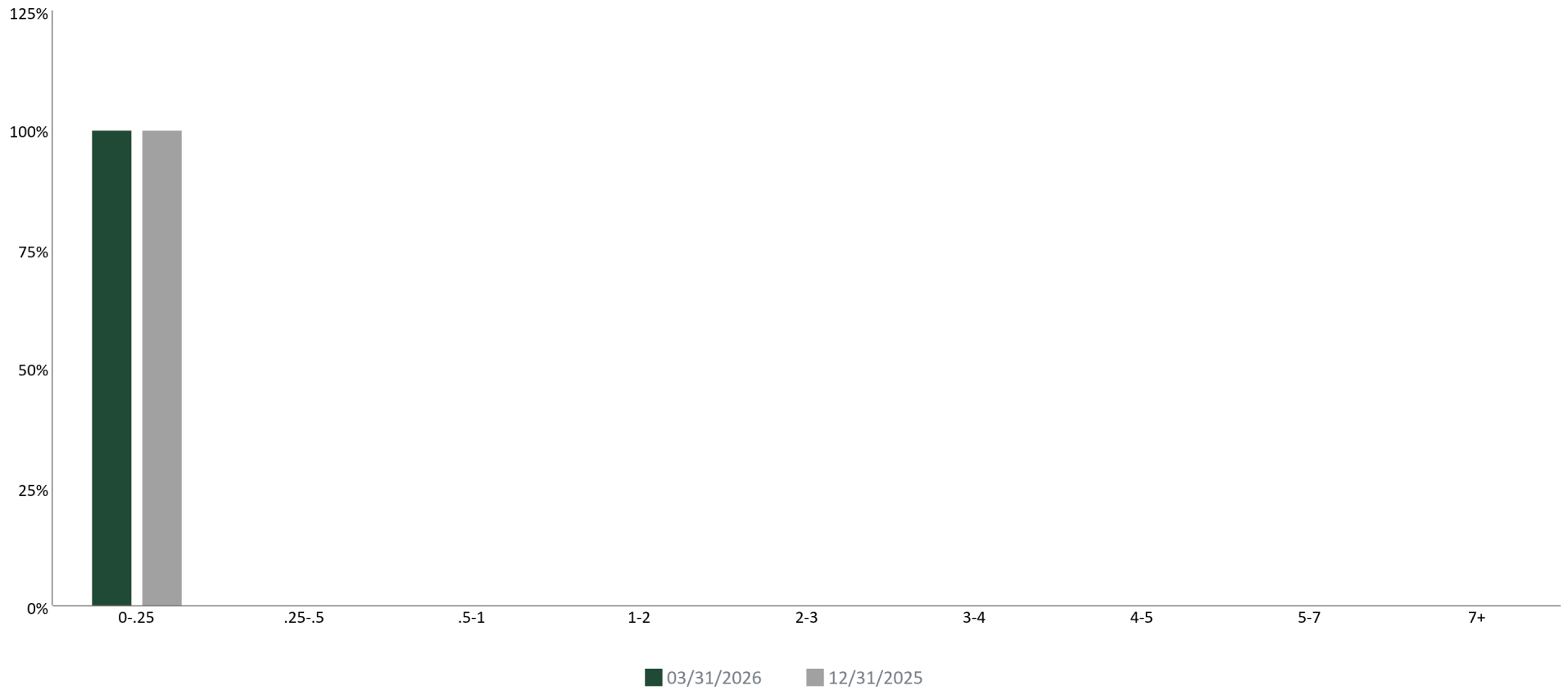
Rating	03/31/2026	12/31/2025
AAA	1.76%	10.04%
AA	--	9.67%
A-1+	98.24%	80.29%

Rating	03/31/2026	12/31/2025
Aaa	1.76%	10.04%
Aa	--	9.67%
P-1	98.24%	80.29%

Rating	03/31/2026	12/31/2025
AAA	1.76%	10.04%
AA	--	9.67%
F1+	98.24%	80.29%

DURATION DISTRIBUTION

City of Pittsburg Liquidity | Account #10617 | As of March 31, 2026



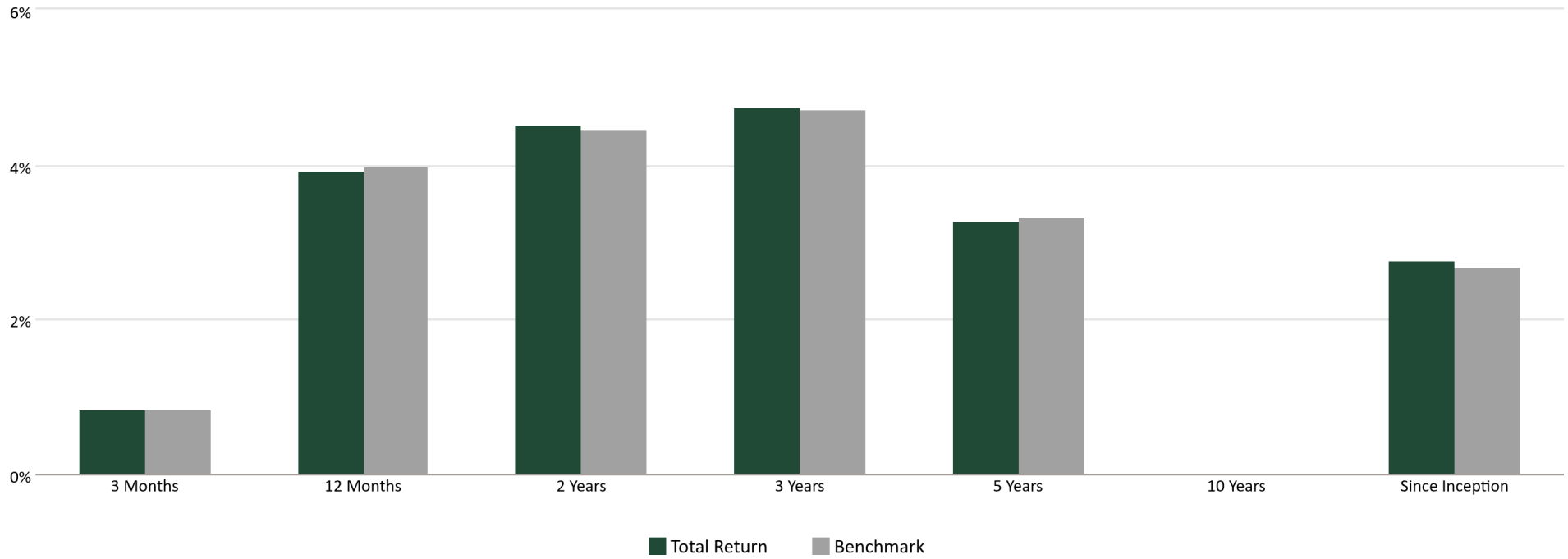
Date	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
03/31/2026	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
12/31/2025	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

INVESTMENT PERFORMANCE



City of Pittsburg Liquidity | Account #10617 | As of March 31, 2026

Total Rate of Return: Inception | 10/01/2018



TOTAL RATE OF RETURN*	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
City of Pittsburg Liquidity	0.84%	3.93%	4.52%	4.76%	3.28%	-	2.77%
Benchmark	0.85%	4.00%	4.48%	4.73%	3.34%	-	2.69%

*Periods over 1 year are annualized.

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 market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

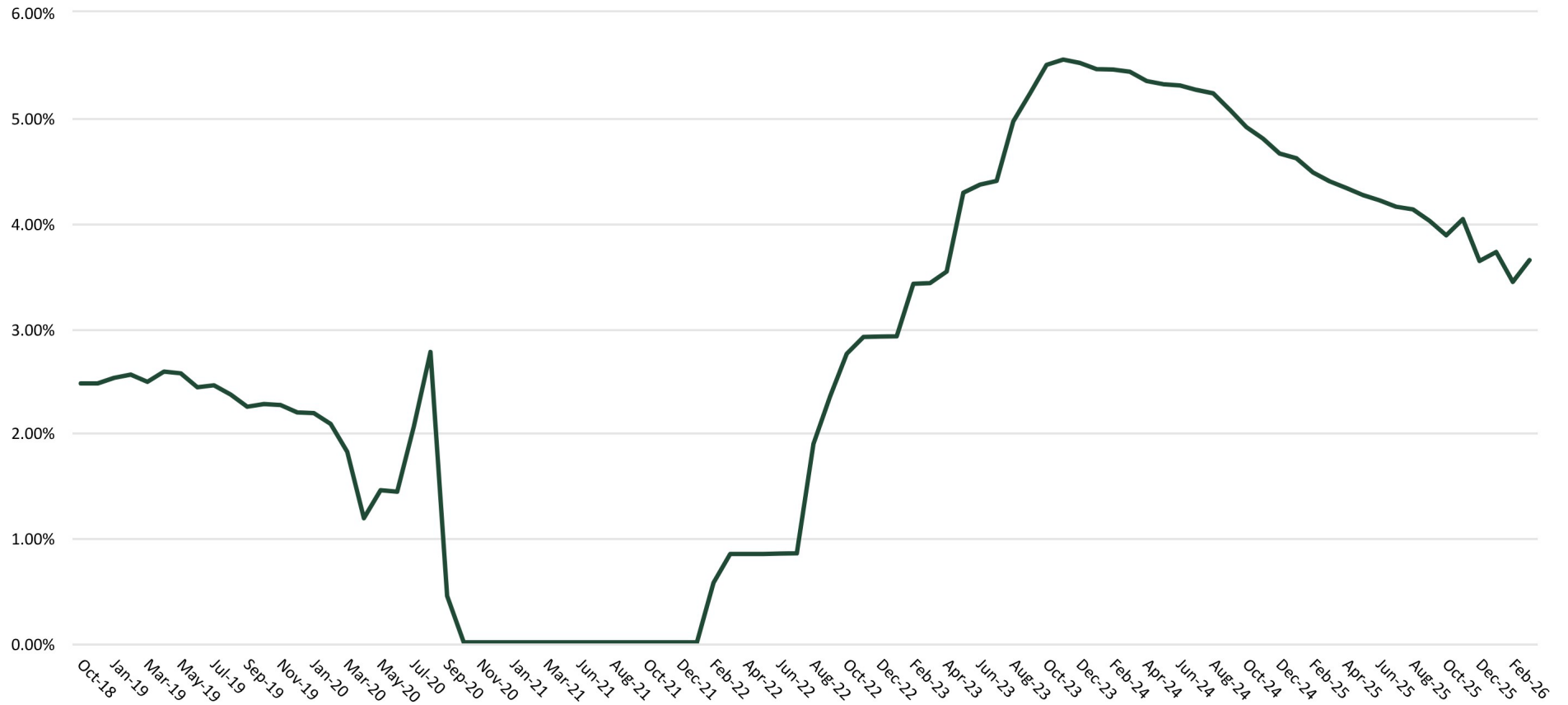
Benchmark: ICE BofA 3-Month US Treasury Bill Index

HISTORICAL AVERAGE PURCHASE YIELD



City of Pittsburg Liquidity | Account #10617 | As of March 31, 2026

Purchase Yield as of 03/31/26 = 3.64%



CONSOLIDATED INFORMATION

ACCOUNT STRUCTURE



City of Pittsburgh | As of March 31, 2026

	Original Cost	Market Value	% of Portfolio
Funds Managed Internally			
Cash Equivalents	12,415,645.48	12,415,645.48	5.43%
Investment Pools	34,996,408.14	34,995,737.29	15.30%
Additional Bonded Debt Funds	65,692,389.17	65,692,389.17	28.73%
Total	113,104,442.79	113,103,771.94	49.46%
Funds Managed by City's Investment Advisor			
Operating Funds	108,564,783.07	109,199,486.39	47.76%
Bond Managed Reserve	1,268,557.20	1,268,557.20	0.55%
Total	109,833,340.27	110,468,043.59	48.31%
City's Section 115 Trust			
Section 115 Trust	5,084,766.62	5,084,766.62	2.22%
Total	5,084,766.62	5,084,766.62	2.22%
Total City Funds	228,022,549.68	228,656,582.15	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

City of Pittsburg | As of March 31, 2026

Security Type	Original Cost	Market Value	% of Portfolio	Overage	Maturity	Average Yield
Operating Funds						
Cash Equivalents ¹	12,469,433.08	12,469,433.08	7.96%		1	N/A
Money Market Funds	851,449.92	851,449.92	0.54%		1	3.25%
Investment Pools ²	34,996,408.14	34,995,737.29	22.35%		1	N/A
Total Liquidity	48,317,291.14	48,316,620.29	30.85%		1	3.25%
U.S. Treasury Notes	51,936,001.46	52,102,007.15	33.27%		376	3.78%
Federal Agency Securities	14,901,339.90	14,977,815.64	9.56%		464	4.39%
Medium-Term Corporate	23,642,962.50	23,886,344.68	15.25%		737	4.55%
Asset-Backed Securities	6,607,834.43	6,630,945.04	4.23%		967	4.92%
Supranationals	2,115,642.70	2,120,953.93	1.35%		350	4.26%
Collateralized Mortgage	8,455,764.56	8,576,182.44	5.48%		829	4.08%
Total Securities	107,659,545.55	108,294,248.87	69.15%		539	4.14%
Total Operating Funds	155,976,836.69	156,610,869.16	100.00%		373	2.88%
Bonded Debt Funds						
Pittsburg Pension E	1,488.35	1,488.35	0.00%		1	3.54%
Pittsburg AD Auto I	384,483.27	384,483.27	0.57%		1	3.54%
Pittsburg AD Vista	882,585.58	882,585.58	1.32%		1	3.54%
Additional Bonded	65,692,389.17	65,692,389.17	98.11%		N/A	N/A
Total Bonded Debt Funds	66,960,946.37	66,960,946.37	100.00%		1	3.54%
Section 115 Trust						
Equity Mutual Funds	5,084,766.62	5,084,766.62	100.00%		N/A	N/A
Section 115 Trust F	5,084,766.62	5,084,766.62	100.00%		N/A	N/A
Total City Funds	228,022,549.68	228,656,582.15				

^{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.

PORTFOLIO HOLDINGS

HOLDINGS REPORT



City of Pittsburg | Account #10607 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
448988AD7	HALST 2024-A A3 5.02 03/15/2027	57,676.20	01/17/2024 5.03%	57,665.27 57,672.88	100.05 4.37%	57,704.69 128.68	0.06% 31.81	NA/AAA AAA	0.96 0.07
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	159,926.86	06/20/2024 5.40%	159,077.25 159,624.82	100.10 4.06%	160,092.07 132.74	0.17% 467.25	Aaa/AAA NA	0.98 0.11
44934FAD7	HALST 2024-B A3 5.41 05/17/2027	172,807.92	05/14/2024 5.41%	172,803.12 172,806.11	100.23 4.08%	173,202.96 415.51	0.19% 396.85	NA/AAA AAA	1.13 0.16
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	178,961.54	05/17/2024 5.73%	178,940.60 178,951.24	100.53 4.12%	179,909.50 423.14	0.19% 958.26	Aaa/NA AAA	1.80 0.42
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	259,341.84	09/17/2024 4.24%	259,298.19 259,317.69	100.04 4.20%	259,440.39 487.56	0.28% 122.70	NA/AAA AAA	1.88 0.54
89239NAD7	TLOT 2025-A A3 4.75 02/22/2028	390,000.00	02/20/2025 4.75%	389,994.89 389,996.76	100.50 4.07%	391,942.98 566.04	0.42% 1,946.22	Aaa/AAA NA	1.90 0.68
05592XAD2	BMWOT 2023-A A3 5.47 02/25/2028	39,023.93	07/11/2023 5.47%	39,017.01 39,021.07	100.51 4.01%	39,222.21 35.58	0.04% 201.14	NA/AAA AAA	1.91 0.33
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	350,000.00	05/20/2025 4.84%	349,994.19 349,995.83	100.47 4.11%	351,661.10 489.81	0.38% 1,665.27	NA/AAA AAA	2.14 0.92
438123AC5	HAROT 2023-4 A3 5.67 06/21/2028	130,134.15	11/01/2023 5.74%	130,111.24 130,123.12	100.87 4.23%	131,265.15 204.96	0.14% 1,142.02	Aaa/NA AAA	2.22 0.55
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	130,431.82	11/07/2023 5.61%	130,417.76 130,424.80	100.93 4.14%	131,646.40 321.15	0.14% 1,221.60	NA/AAA AAA	2.38 0.63
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	434,781.36	02/13/2024 5.27%	434,762.45 434,771.35	100.67 4.14%	437,690.05 1,006.76	0.47% 2,918.70	Aaa/AAA NA	2.38 0.58
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	395,000.00	10/08/2025 4.32%	394,998.89 394,999.06	99.87 4.11%	394,466.75 261.36	0.42% (532.31)	NA/AAA AAA	2.49 1.26
89238DAD0	TAOT 2024-A A3 4.83 10/16/2028	254,581.11	01/23/2024 4.89%	254,530.16 254,553.61	100.43 4.18%	255,679.62 546.50	0.28% 1,126.02	Aaa/AAA NA	2.54 0.61
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	146,821.90	03/11/2024 5.12%	146,813.68 146,817.27	100.58 4.15%	147,678.16 323.66	0.16% 860.90	Aaa/NA AAA	2.63 0.67
36268GAD7	GMCAR 2024-1 A3 4.85 12/18/2028	236,939.18	-- 4.90%	236,911.77 236,924.02	100.39 4.25%	237,857.56 478.81	0.26% 933.54	Aaa/NA AAA	2.72 0.59
36273VAD7	GMALT 2026-1 A3 3.88 01/22/2029	425,000.00	02/03/2026 4.11%	424,944.37 424,946.85	99.49 4.23%	422,851.20 503.86	0.46% (2,095.65)	NA/AAA AAA	2.81 1.60

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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	254,353.74	06/04/2024 5.18%	254,315.10 254,329.90	100.66 4.30%	256,029.42 219.59	0.28% 1,699.53	Aaa/AAA NA	2.91 0.70
47786WAD2	JDOT 2024-B A3 5.2 03/15/2029	363,660.36	06/11/2024 5.81%	363,589.26 363,616.04	100.96 4.07%	367,153.68 840.46	0.40% 3,537.64	Aaa/NA AAA	2.96 0.80
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	570,000.00	04/16/2024 5.30%	569,883.15 569,928.63	101.32 3.97%	577,501.20 1,324.93	0.62% 7,572.57	NA/AAA AAA	3.04 0.99
58770XAD5	MBALT 2025-B A3 3.88 04/16/2029	800,000.00	10/16/2025 4.57%	799,868.72 799,885.34	99.46 4.24%	795,672.00 1,379.56	0.86% (4,213.34)	NA/AAA AAA	3.04 1.64
05522RDJ4	BACCT 2024-1 A 4.93 05/15/2029	365,000.00	06/06/2024 4.93%	364,979.52 364,987.05	101.03 4.02%	368,775.56 799.76	0.40% 3,788.51	Aaa/AAA NA	3.12 1.07
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	185,000.00	05/06/2025 4.71%	184,972.77 184,977.65	100.19 4.17%	185,343.18 329.92	0.20% 365.53	Aaa/AAA NA	4.04 1.28
47787DAD3	JDOT 2026 A3 3.87 08/15/2030	310,000.00	03/10/2026 4.49%	309,945.07 309,945.55	99.41 4.16%	308,159.22 433.23	0.33% (1,786.33)	Aaa/NA AAA	4.38 2.28
Total ABS		6,609,441.90	4.92%	6,607,834.43 6,608,616.61	100.33 4.14%	6,630,945.04 11,653.57	7.14% 22,328.43		2.65 0.99

AGENCY									
3133EPHH1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026	1,500,000.00	05/09/2023 3.90%	1,504,095.00 1,500,102.00	100.01 3.77%	1,500,186.00 25,500.00	1.61% 84.00	Aa1/AA+ AA+	0.08 0.07
3133EPVP7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 07/08/2026	1,000,000.00	12/06/2023 4.48%	1,006,424.00 1,000,666.90	100.27 3.71%	1,002,664.00 10,951.39	1.08% 1,997.10	Aa1/AA+ AA+	0.27 0.27
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00	11/09/2023 4.85%	1,003,740.00 1,000,451.96	100.42 3.70%	1,004,155.00 8,472.22	1.08% 3,703.04	Aa1/AA+ AA+	0.33 0.33
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,000,000.00	11/30/2023 4.53%	1,002,530.00 1,000,537.80	100.54 3.74%	1,005,419.00 17,215.28	1.08% 4,881.20	Aa1/AA+ AA+	0.63 0.61
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	1,000,000.00	03/25/2024 4.45%	1,001,450.00 1,000,475.39	100.67 3.80%	1,006,672.00 625.00	1.08% 6,196.61	Aa1/AA+ AA+	0.99 0.96
3130BOTY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	865,000.00	04/10/2024 4.85%	862,716.40 864,220.69	101.00 3.74%	873,649.14 19,630.69	0.94% 9,428.44	Aa1/AA+ AA+	1.02 0.97
3133ERDS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027	1,000,000.00	05/22/2024 4.70%	1,001,317.00 1,000,488.68	101.15 3.67%	1,011,484.00 19,131.94	1.09% 10,995.32	Aa1/AA+ AA+	1.10 1.04

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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	1,000,000.00	06/26/2024 4.57%	1,001,530.00 1,000,618.24	100.89 3.85%	1,008,929.00 14,131.94	1.09% 8,310.76	Aa1/AA+ AA+	1.20 1.14
3133ERMB4	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 07/23/2027	1,000,000.00	07/18/2024 4.26%	999,690.00 999,864.68	100.63 3.75%	1,006,327.00 8,027.78	1.08% 6,462.32	Aa1/AA+ AA+	1.31 1.26
3130ATUS4	FEDERAL HOME LOAN BANKS 4.25 12/10/2027	1,000,000.00	05/15/2023 3.66%	1,024,620.00 1,009,116.33	100.71 3.81%	1,007,111.00 13,104.17	1.08% (2,005.33)	Aa1/AA+ AA+	1.70 1.60
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	1,000,000.00	04/24/2023 3.76%	1,032,720.00 1,013,025.54	101.21 3.84%	1,012,131.00 2,625.00	1.09% (894.54)	Aa1/AA+ AA+	1.94 1.84
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	1,000,000.00	07/06/2023 4.49%	978,470.00 990,409.80	100.35 3.83%	1,003,526.00 12,444.44	1.08% 13,116.20	Aa1/AA+ AA+	2.19 2.05
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,250,000.00	09/07/2023 4.49%	1,243,625.00 1,246,891.01	101.29 3.81%	1,266,158.75 3,493.92	1.36% 19,267.74	Aa1/AA+ AA+	2.44 2.29
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	1,250,000.00	10/12/2023 4.71%	1,238,412.50 1,244,183.76	101.55 3.84%	1,269,403.75 1,406.25	1.37% 25,219.99	Aa1/AA+ AA+	2.48 2.32
Total Agency		14,865,000.00	4.39%	14,901,339.90 14,871,052.77	100.76 3.78%	14,977,815.64 156,760.03	16.12% 106,762.86		1.27 1.20

AGENCY CMBS									
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	710,000.00	11/29/2022 4.51%	664,903.91 705,888.10	99.38 3.93%	705,607.94 1,569.69	0.76% (280.16)	Aa1/AA+ AAA	0.40 0.35
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	495,317.01	12/05/2022 4.27%	479,548.13 492,394.15	99.47 3.92%	492,692.33 1,415.78	0.53% 298.18	Aa1/AA+ AAA	0.82 0.65
3137F2LJ3	FHMS K-066 A2 3.117 06/25/2027	989,458.00	05/10/2023 3.93%	959,001.25 980,679.53	98.99 3.91%	979,475.36 2,570.12	1.05% (1,204.17)	Aa1/AA+ AAA	1.24 1.05
3137FAWS3	FHMS K-067 A2 3.194 07/25/2027	1,000,000.00	05/10/2023 3.92%	971,562.50 991,400.86	98.94 3.91%	989,432.00 2,661.67	1.06% (1,968.86)	Aaa/AA+ AA+	1.32 1.22
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	724,339.64	06/09/2023 4.41%	690,442.80 712,937.97	98.74 3.97%	715,203.54 1,923.73	0.77% 2,265.57	Aa1/AAA AA+	1.49 1.39
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	965,000.00	05/24/2023 4.34%	927,455.47 950,671.74	98.74 4.02%	952,808.19 2,693.96	1.03% 2,136.45	Aa1/AA+ AAA	1.82 1.63
3137FKUP9	FHMS K-087 A2 3.771 12/25/2028	968,095.70	09/19/2025 3.79%	966,053.63 966,385.20	99.06 4.09%	959,011.09 3,042.24	1.03% (7,374.11)	Aa1/AAA AA+	2.74 2.44

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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	1,000,000.00	04/30/2025 4.02%	987,617.19 990,682.79	98.82 4.09%	988,173.00 3,075.00	1.06% (2,509.79)	Aaa/AA+ AA+	2.82 2.56
3137FUZC1	FHMS K-111 A2 1.35 05/28/2030	1,000,000.00	03/09/2026 3.94%	902,656.25 903,922.10	89.58 4.17%	895,751.00 1,125.00	0.96% (8,171.10)	Aa1/AA+ AAA	4.16 3.85
3137F9Z79	FHMS K-125 A2 1.846 01/25/2031	1,000,000.00	03/17/2026 4.00%	906,523.44 907,165.16	89.80 4.22%	898,028.00 1,538.33	0.97% (9,137.16)	Aa1/AA+ AAA	4.82 4.45
Total Agency CMBS		8,852,210.35	4.08%	8,455,764.56 8,602,127.59	97.04 4.03%	8,576,182.44 21,615.51	9.23% (25,945.15)		2.27 2.06
CASH									
CCYUSD	Receivable	10,597.11	--	10,597.11 10,597.11	1.00	10,597.11 0.00	0.01% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		10,597.11		10,597.11 10,597.11	1.00	10,597.11 0.00	0.01% 0.00		0.00 0.00
CORPORATE									
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	750,000.00	08/24/2023 5.19%	715,927.50 748,886.29	99.90 4.38%	749,276.25 10,329.17	0.81% 389.96	A2/A A	0.09 0.09
69371RR32	PACCAR FINANCIAL CORP 1.1 05/11/2026	600,000.00	02/10/2023 4.54%	538,422.00 597,916.14	99.67 4.05%	598,029.00 2,566.67	0.64% 112.86	A1/A+ NA	0.11 0.11
89236TJK2	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026	250,000.00	01/11/2023 4.55%	223,112.50 248,324.90	99.40 3.93%	248,504.25 804.69	0.27% 179.35	A1/A+ A+	0.22 0.21
857477CD3	STATE STREET CORP 5.272 08/03/2026	350,000.00	07/31/2023 5.27%	350,000.00 350,000.00	100.33 4.25%	351,156.75 2,972.82	0.38% 1,156.75	Aa3/A AA-	0.34 0.25
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	500,000.00	08/24/2023 5.48%	500,680.00 500,069.61	100.43 4.34%	502,159.50 3,300.25	0.54% 2,089.89	Aa2/A+ AA	0.38 0.29
437076CV2	HOME DEPOT INC 4.95 09/30/2026	500,000.00	11/30/2023 4.86%	501,140.00 500,172.14	100.37 4.19%	501,845.00 68.75	0.54% 1,672.86	A2/A A	0.50 0.41
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	335,000.00	10/30/2023 5.88%	335,000.00 335,000.00	100.93 4.24%	338,110.81 8,265.03	0.36% 3,110.81	Aa3/A+ AA-	0.58 0.48
438516BL9	HONEYWELL INTERNATIONAL INC 2.5 11/01/2026	750,000.00	05/10/2023 3.96%	714,847.50 744,072.00	99.11 4.06%	743,307.75 7,812.50	0.80% (764.25)	A2/A A	0.59 0.57

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713448FW3	PEPSICO INC 5.125 11/10/2026	275,000.00	11/08/2023 5.13%	274,925.75 274,984.89	100.53 4.23%	276,455.03 5,520.05	0.30% 1,470.13	A1/A+ NA	0.61 0.50
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	500,000.00	01/18/2024 4.52%	499,705.00 499,923.04	100.31 4.08%	501,565.50 5,187.50	0.54% 1,642.46	A1/A A+	0.77 0.74
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	665,000.00	01/10/2024 4.88%	664,833.75 664,955.56	100.52 4.20%	668,473.30 6,483.75	0.72% 3,517.74	A1/A AA-	0.80 0.77
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	1,000,000.00	-- 4.81%	999,831.60 999,943.01	100.61 4.10%	1,006,082.00 4,666.67	1.08% 6,138.99	A1/AA- NA	0.91 0.79
857477CL5	STATE STREET CORP 4.993 03/18/2027	325,000.00	03/13/2024 4.99%	325,000.00 325,000.00	100.68 4.26%	327,223.98 585.98	0.35% 2,223.98	Aa3/A AA-	0.96 0.85
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	600,000.00	09/12/2022 4.08%	597,906.00 599,502.07	99.88 4.11%	599,283.60 9,400.00	0.64% (218.47)	A2/A+ A+	1.11 1.06
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	1,000,000.00	05/15/2024 4.89%	1,002,930.00 1,001,094.73	100.97 4.10%	1,009,704.00 19,027.78	1.09% 8,609.27	A2/A A+	1.12 1.06
09290DAH4	BLACKROCK INC 4.6 07/26/2027	530,000.00	07/17/2024 4.60%	529,984.10 529,993.02	100.68 4.06%	533,600.29 4,401.94	0.57% 3,607.27	Aa3/AA- NA	1.32 1.18
69371RT30	PACCAR FINANCIAL CORP 4.45 08/06/2027	560,000.00	08/01/2024 4.50%	559,255.20 559,665.35	100.56 4.01%	563,156.72 3,807.22	0.61% 3,491.37	A1/A+ NA	1.35 1.29
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	470,000.00	08/12/2024 4.18%	469,619.30 469,826.16	100.13 4.05%	470,591.73 2,546.49	0.51% 765.57	Aa3/A+ NA	1.37 1.23
023135BC9	AMAZON.COM INC 3.15 08/22/2027	750,000.00	06/26/2024 4.90%	712,095.00 733,270.43	98.79 4.05%	740,925.75 2,559.38	0.80% 7,655.32	A1/AA AA-	1.39 1.34
66815L2T5	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.11 09/12/2027	545,000.00	09/05/2024 4.11%	544,983.65 544,992.10	99.81 4.25%	543,945.43 1,182.20	0.59% (1,046.68)	Aa1/AA+ AAA	1.45 1.39
58989V2J2	MET TOWER GLOBAL FUNDING 4.0 10/01/2027	750,000.00	10/11/2024 4.23%	745,132.50 747,532.48	99.56 4.31%	746,662.50 15,000.00	0.80% (869.98)	Aa3/AA- AA-	1.50 1.44
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	08/22/2024 4.19%	722,842.50 736,705.13	98.19 4.18%	736,388.25 10,202.08	0.79% (316.88)	A2/A+ A	1.54 1.46
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	375,000.00	01/06/2025 4.66%	374,887.50 374,933.51	100.91 4.10%	378,427.88 4,068.75	0.41% 3,494.37	A1/A A+	1.77 1.67
89115A3E0	TORONTO-DOMINION BANK 4.861 01/31/2028	825,000.00	01/28/2025 4.86%	825,000.00 825,000.00	100.80 4.40%	831,638.78 6,795.27	0.90% 6,638.78	A2/A- AA-	1.84 1.72

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00287YDY2	ABBVIE INC 4.65 03/15/2028	470,000.00	02/18/2025 4.70%	469,374.90 469,598.99	100.91 4.16%	474,278.41 971.33	0.51% 4,679.42	A2/A- NA	1.96 1.77
57629TBW6	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028	720,000.00	03/20/2025 4.49%	719,143.20 719,432.45	100.32 4.28%	722,296.80 356.00	0.78% 2,864.35	Aa3/AA+ AA+	1.99 1.88
64953BBW7	NEW YORK LIFE GLOBAL FUNDING 4.4 04/25/2028	530,000.00	04/22/2025 4.43%	529,629.00 529,744.43	100.24 4.27%	531,288.43 10,105.33	0.57% 1,544.00	Aa1/AA+ AAA	2.07 1.92
90331HPS6	US BANK NA 4.73 05/15/2028	660,000.00	05/12/2025 4.88%	660,000.00 660,000.00	100.36 4.47%	662,399.76 11,793.47	0.71% 2,399.76	A2/A+ A+	2.12 1.06
87612EBU9	TARGET CORP 4.35 06/15/2028	280,000.00	06/05/2025 4.35%	279,997.20 279,997.95	100.47 4.12%	281,302.84 3,586.33	0.30% 1,304.89	A2/A A	2.21 1.98
63743HFZ0	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.15 08/25/2028	480,000.00	08/19/2025 4.19%	479,462.40 479,569.82	99.67 4.29%	478,430.40 1,992.00	0.51% (1,139.42)	A2/NA A	2.40 2.25
437076DH2	HOME DEPOT INC 3.75 09/15/2028	285,000.00	09/08/2025 3.77%	284,814.75 284,848.22	99.36 4.02%	283,183.98 475.00	0.30% (1,664.24)	A2/A A	2.46 2.32
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	430,000.00	01/16/2025 4.92%	430,000.00 430,000.00	100.85 4.43%	433,662.31 3,933.37	0.47% 3,662.31	A1/A AA-	2.82 1.71
92826CAY8	VISA INC 3.8 02/12/2029	605,000.00	02/03/2026 3.84%	604,304.25 604,334.72	99.39 4.03%	601,321.00 3,129.19	0.65% (3,013.73)	Aa3/AA- NA	2.87 2.67
02079KBJ5	ALPHABET INC 3.7 02/15/2029	285,000.00	02/09/2026 3.83%	283,965.45 284,009.73	99.14 4.02%	282,550.71 1,406.00	0.30% (1,459.02)	Aa2/AA+ NA	2.88 2.68
89236TMK8	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029	750,000.00	02/27/2025 4.58%	748,965.00 749,218.17	100.59 4.36%	754,455.75 4,929.17	0.81% 5,237.58	A1/A+ A+	3.36 3.06
61748UAK8	MORGAN STANLEY 4.133 10/18/2029	290,000.00	10/17/2025 4.36%	290,000.00 290,000.00	98.84 4.61%	286,635.42 5,293.68	0.31% (3,364.58)	A1/A- A+	3.55 2.35
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	265,000.00	01/14/2026 4.09%	265,000.00 265,000.00	99.00 4.36%	262,347.35 2,044.87	0.28% (2,652.65)	Aa3/A AA-	3.81 2.61
713448GH5	PEPSICO INC 4.3 07/23/2030	500,000.00	07/29/2025 4.32%	499,530.00 499,593.08	100.25 4.23%	501,268.50 4,061.11	0.54% 1,675.42	A1/A+ NA	4.31 3.80
09247XAR2	BLACKROCK FINANCE INC 1.9 01/28/2031	1,000,000.00	03/18/2026 4.34%	894,130.00 894,904.95	89.09 4.44%	890,885.00 3,325.00	0.96% (4,019.95)	Aa3/AA- NA	4.83 4.50
02079KKB2	ALPHABET INC 4.1 02/15/2031	1,000,000.00	03/18/2026 4.22%	994,910.00 994,946.88	99.31 4.26%	993,051.00 5,466.67	1.07% (1,895.88)	Aa2/AA+ NA	4.88 4.35

HOLDINGS REPORT



City of Pittsburg | Account #10607 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
023135DD5	AMAZON.COM INC 4.25 03/13/2031	500,000.00	03/11/2026 4.31%	498,665.00 498,678.89	99.26 4.42%	496,315.00 1,062.50	0.53% (2,363.89)	A1/AA AA-	4.95 4.41
002824BS8	ABBOTT LABORATORIES 4.0 03/15/2031	1,000,000.00	03/13/2026 4.38%	983,010.00 983,158.95	98.42 4.36%	984,158.00 2,444.44	1.06% 999.05	Aa3/A+ NA	4.96 4.43
Total Corporate		24,005,000.00	4.55%	23,642,962.50 23,828,799.80	99.56 4.22%	23,886,344.68 203,930.40	25.71% 57,544.87		2.02 1.79

MONEY MARKET FUND									
94975H254	ALLSPRING:GOVT MM S	607,805.74	-- 3.25%	607,805.74 607,805.74	1.00 3.25%	607,805.74 0.00	0.65% 0.00	Aaa/AAAm AAA	0.00 0.00
Total Money Market Fund		607,805.74	3.25%	607,805.74 607,805.74	1.00 3.25%	607,805.74 0.00	0.65% 0.00		0.00 0.00

SUPRANATIONAL									
4581X0EKO	INTER-AMERICAN DEVELOPMENT BANK 4.5 05/15/2026	750,000.00	06/27/2023 4.53%	749,422.50 749,975.66	100.08 3.75%	750,628.50 12,750.00	0.81% 652.84	Aaa/AAA NA	0.12 0.12
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	710,000.00	11/29/2023 4.49%	707,685.40 709,411.16	100.40 3.86%	712,812.31 6,559.14	0.77% 3,401.15	Aaa/AAA NA	0.79 0.76
459058LT8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028	660,000.00	04/29/2025 3.70%	658,534.80 658,976.37	99.62 3.81%	657,513.12 9,702.92	0.71% (1,463.25)	Aaa/AAA NA	2.10 1.97
Total Supranational		2,120,000.00	4.26%	2,115,642.70 2,118,363.19	100.05 3.80%	2,120,953.93 29,012.05	2.28% 2,590.74		0.96 0.91

US TREASURY									
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	1,000,000.00	05/09/2023 3.65%	945,976.56 990,414.52	98.92 3.77%	989,184.00 7,569.06	1.06% (1,230.52)	Aa1/AA+ AA+	0.63 0.61
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	500,000.00	11/29/2022 4.06%	465,292.97 492,778.77	98.70 3.77%	493,510.00 1,398.48	0.53% 731.23	Aa1/AA+ AA+	0.88 0.85
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,500,000.00	05/16/2023 3.59%	1,417,031.25 1,470,054.49	97.51 3.85%	1,462,675.50 12,772.79	1.57% (7,378.99)	Aa1/AA+ AA+	1.63 1.56

HOLDINGS REPORT



City of Pittsburg | Account #10607 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	1,250,000.00	09/27/2024 3.51%	1,220,019.53 1,233,344.18	98.08 3.82%	1,226,025.00 4,273.14	1.32% (7,319.18)	Aa1/AA+ AA+	1.88 1.80
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	1,000,000.00	11/12/2024 4.34%	1,001,250.00 1,000,796.93	101.25 3.83%	1,012,500.00 3,804.35	1.09% 11,703.07	Aa1/AA+ AA+	2.42 2.27
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	1,300,000.00	11/10/2025 3.58%	1,297,105.47 1,297,473.07	99.22 3.82%	1,289,895.10 21,000.00	1.39% (7,577.97)	Aa1/AA+ AA+	2.54 2.37
91282CDF5	UNITED STATES TREASURY 1.375 10/31/2028	1,500,000.00	08/27/2025 3.62%	1,399,687.50 1,418,366.38	94.04 3.82%	1,410,586.50 8,660.22	1.52% (7,779.88)	Aa1/AA+ AA+	2.59 2.48
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	1,500,000.00	04/18/2024 4.72%	1,402,792.96 1,444,212.12	98.26 3.83%	1,473,867.00 17,739.99	1.59% 29,654.88	Aa1/AA+ AA+	2.63 2.46
91282CEM9	UNITED STATES TREASURY 2.875 04/30/2029	1,500,000.00	09/18/2025 3.60%	1,463,378.91 1,468,765.18	97.22 3.84%	1,458,282.00 18,107.73	1.57% (10,483.18)	Aa1/AA+ AA+	3.08 2.88
9128286T2	UNITED STATES TREASURY 2.375 05/15/2029	1,000,000.00	03/17/2025 4.08%	935,390.63 951,511.07	95.74 3.83%	957,422.00 8,988.26	1.03% 5,910.93	Aa1/AA+ AA+	3.12 2.94
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	1,000,000.00	10/30/2025 3.64%	970,312.50 973,762.42	96.76 3.85%	967,578.00 9,217.03	1.04% (6,184.42)	Aa1/AA+ AA+	3.17 2.97
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	1,000,000.00	11/05/2024 4.20%	991,445.31 993,975.08	100.45 3.86%	1,004,453.00 6,629.83	1.08% 10,477.92	Aa1/AA+ AA+	3.33 3.08
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	1,750,000.00	12/13/2024 4.27%	1,665,712.89 1,688,807.26	97.64 3.87%	1,708,778.75 4,755.43	1.84% 19,971.49	Aa1/AA+ AA+	3.42 3.19
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	1,000,000.00	11/26/2025 3.53%	999,062.50 999,145.42	98.80 3.87%	987,969.00 95.63	1.06% (11,176.42)	Aa1/AA+ AA+	3.50 3.26
91282CFT3	UNITED STATES TREASURY 4.0 10/31/2029	1,000,000.00	06/16/2025 4.01%	999,687.50 999,743.86	100.40 3.88%	1,003,984.00 16,795.58	1.08% 4,240.14	Aa1/AA+ AA+	3.59 3.25
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	1,000,000.00	06/06/2025 4.02%	993,984.38 995,073.45	99.98 3.88%	999,766.00 12,987.64	1.08% 4,692.55	Aa1/AA+ AA+	3.67 3.34
91282CGB1	UNITED STATES TREASURY 3.875 12/31/2029	1,200,000.00	07/30/2025 3.91%	1,198,125.00 1,198,408.46	99.93 3.89%	1,199,203.20 11,689.23	1.29% 794.74	Aa1/AA+ AA+	3.75 3.43
91282CGJ4	UNITED STATES TREASURY 3.5 01/31/2030	1,750,000.00	12/30/2025 3.60%	1,743,232.42 1,743,645.19	98.61 3.89%	1,725,664.50 10,151.93	1.86% (17,980.69)	Aa1/AA+ AA+	3.84 3.53
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	1,500,000.00	12/09/2025 3.75%	1,484,648.44 1,485,721.71	98.48 3.91%	1,477,149.00 22,044.20	1.59% (8,572.71)	Aa1/AA+ AA+	4.08 3.71
91282CHF1	UNITED STATES TREASURY 3.75 05/31/2030	2,000,000.00	03/12/2026 3.80%	1,995,937.50 1,995,987.62	99.39 3.91%	1,987,812.00 25,137.36	2.14% (8,175.62)	Aa1/AA+ AA+	4.17 3.77

HOLDINGS REPORT



City of Pittsburg | Account #10607 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	1,400,000.00	02/25/2026 3.60%	1,401,585.94 1,401,553.79	98.75 3.93%	1,382,554.60 138.66	1.49% (18,999.19)	Aa1/AA+ AA+	4.50 4.11
91282CPD7	UNITED STATES TREASURY 3.625 10/31/2030	2,000,000.00	03/05/2026 3.72%	1,991,953.13 1,992,076.20	98.71 3.94%	1,974,140.00 30,441.99	2.12% (17,936.20)	Aa1/AA+ AA+	4.59 4.11
91282CPR6	UNITED STATES TREASURY 3.625 12/31/2030	2,000,000.00	03/05/2026 3.73%	1,990,625.00 1,990,763.42	98.64 3.94%	1,972,812.00 18,225.14	2.12% (17,951.42)	Aa1/AA+ AA+	4.75 4.28
91282CPW5	UNITED STATES TREASURY 3.75 01/31/2031	2,000,000.00	03/09/2026 3.75%	2,000,000.00 2,000,000.00	99.15 3.94%	1,982,968.00 12,430.94	2.13% (17,032.00)	Aa1/AA+ AA+	4.84 4.35
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	2,000,000.00	03/05/2026 3.73%	1,979,531.25 1,979,823.66	98.06 3.94%	1,961,250.00 6,086.96	2.11% (18,573.66)	Aa1/AA+ AA+	4.91 4.45
91282CQG9	UNITED STATES TREASURY 3.875 03/31/2031	2,000,000.00	03/26/2026 4.02%	1,987,031.25 1,987,038.35	99.68 3.95%	1,993,594.00 211.75	2.15% 6,555.65	Aa1/AA+ AA+	5.00 4.50
Total US Treasury		36,650,000.00	3.83%	35,940,800.79 36,193,242.60	98.53 3.88%	36,103,623.15 291,353.32	38.86% (89,619.45)		3.57 3.27
Total Portfolio		93,720,055.10	4.22%	92,282,747.73 92,840,605.42	98.53 3.98%	92,914,267.72 714,324.89	100.00% 73,662.30		2.53 2.20
Total Market Value + Accrued						93,628,592.62			

HOLDINGS REPORT



City of Pittsburg Liquidity | Account #10617 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	43,190.49	--	43,190.49 43,190.49	1.00	43,190.49 0.00	0.27% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		43,190.49		43,190.49 43,190.49	1.00	43,190.49 0.00	0.27% 0.00		0.00 0.00
MONEY MARKET FUND									
94975H254	ALLSPRING:GOVT MM S	243,644.18	-- 3.24%	243,644.18 243,644.18	1.00 3.24%	243,644.18 0.00	1.50% 0.00	Aaa/AAAm AAA	0.00 0.00
Total Money Market Fund		243,644.18	3.24%	243,644.18 243,644.18	1.00 3.24%	243,644.18 0.00	1.50% 0.00		0.00 0.00
US TREASURY									
912797SD0	UNITED STATES TREASURY 04/02/2026	16,000,000.00	03/30/2026 3.65%	15,995,200.67 15,998,400.22	99.99 3.69%	15,998,384.00 0.00	98.24% (16.22)	P-1/A-1+ F1+	0.01 0.00
Total US Treasury		16,000,000.00	3.65%	15,995,200.67 15,998,400.22	99.99 3.69%	15,998,384.00 0.00	98.24% (16.22)		0.01 0.00
Total Portfolio		16,286,834.67	3.64%	16,282,035.34 16,285,234.89	98.25 3.68%	16,285,218.67 0.00	100.00% (16.22)		0.01 0.00
Total Market Value + Accrued						16,285,218.67			

HOLDINGS REPORT



City of Pittsburg Managed/Reporting Cons | Account #10639 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
448988AD7	HALST 2024-A A3 5.02 03/15/2027	57,676.20	01/17/2024 5.03%	57,665.27 57,672.88	100.05 4.37%	57,704.69 128.68	0.03% 31.81	NA/AAA AAA	0.96 0.07
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	159,926.86	06/20/2024 5.40%	159,077.25 159,624.82	100.10 4.06%	160,092.07 132.74	0.07% 467.25	Aaa/AAA NA	0.98 0.11
44934FAD7	HALST 2024-B A3 5.41 05/17/2027	172,807.92	05/14/2024 5.41%	172,803.12 172,806.11	100.23 4.08%	173,202.96 415.51	0.08% 396.85	NA/AAA AAA	1.13 0.16
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	178,961.54	05/17/2024 5.73%	178,940.60 178,951.24	100.53 4.12%	179,909.50 423.14	0.08% 958.26	Aaa/NA AAA	1.80 0.42
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	259,341.84	09/17/2024 4.24%	259,298.19 259,317.69	100.04 4.20%	259,440.39 487.56	0.11% 122.70	NA/AAA AAA	1.88 0.54
89239NAD7	TLOT 2025-A A3 4.75 02/22/2028	390,000.00	02/20/2025 4.75%	389,994.89 389,996.76	100.50 4.07%	391,942.98 566.04	0.17% 1,946.22	Aaa/AAA NA	1.90 0.68
05592XAD2	BMWOT 2023-A A3 5.47 02/25/2028	39,023.93	07/11/2023 5.47%	39,017.01 39,021.07	100.51 4.01%	39,222.21 35.58	0.02% 201.14	NA/AAA AAA	1.91 0.33
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	350,000.00	05/20/2025 4.84%	349,994.19 349,995.83	100.47 4.11%	351,661.10 489.81	0.15% 1,665.27	NA/AAA AAA	2.14 0.92
438123AC5	HAROT 2023-4 A3 5.67 06/21/2028	130,134.15	11/01/2023 5.74%	130,111.24 130,123.12	100.87 4.23%	131,265.15 204.96	0.06% 1,142.02	Aaa/NA AAA	2.22 0.55
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	130,431.82	11/07/2023 5.61%	130,417.76 130,424.80	100.93 4.14%	131,646.40 321.15	0.06% 1,221.60	NA/AAA AAA	2.38 0.63
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	434,781.36	02/13/2024 5.27%	434,762.45 434,771.35	100.67 4.14%	437,690.05 1,006.76	0.19% 2,918.70	Aaa/AAA NA	2.38 0.58
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	395,000.00	10/08/2025 4.32%	394,998.89 394,999.06	99.87 4.11%	394,466.75 261.36	0.17% (532.31)	NA/AAA AAA	2.49 1.26
89238DAD0	TAOT 2024-A A3 4.83 10/16/2028	254,581.11	01/23/2024 4.89%	254,530.16 254,553.61	100.43 4.18%	255,679.62 546.50	0.11% 1,126.02	Aaa/AAA NA	2.54 0.61
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	146,821.90	03/11/2024 5.12%	146,813.68 146,817.27	100.58 4.15%	147,678.16 323.66	0.06% 860.90	Aaa/NA AAA	2.63 0.67
36268GAD7	GMCAR 2024-1 A3 4.85 12/18/2028	236,939.18	-- 4.90%	236,911.77 236,924.02	100.39 4.25%	237,857.56 478.81	0.10% 933.54	Aaa/NA AAA	2.72 0.59
36273VAD7	GMALT 2026-1 A3 3.88 01/22/2029	425,000.00	02/03/2026 4.11%	424,944.37 424,946.85	99.49 4.23%	422,851.20 503.86	0.19% (2,095.65)	NA/AAA AAA	2.81 1.60

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City of Pittsburg Managed/Reporting Cons | Account #10639 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	254,353.74	06/04/2024 5.18%	254,315.10 254,329.90	100.66 4.30%	256,029.42 219.59	0.11% 1,699.53	Aaa/AAA NA	2.91 0.70
47786WAD2	JDOT 2024-B A3 5.2 03/15/2029	363,660.36	06/11/2024 5.81%	363,589.26 363,616.04	100.96 4.07%	367,153.68 840.46	0.16% 3,537.64	Aaa/NA AAA	2.96 0.80
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	570,000.00	04/16/2024 5.30%	569,883.15 569,928.63	101.32 3.97%	577,501.20 1,324.93	0.25% 7,572.57	NA/AAA AAA	3.04 0.99
58770XAD5	MBALT 2025-B A3 3.88 04/16/2029	800,000.00	10/16/2025 4.57%	799,868.72 799,885.34	99.46 4.24%	795,672.00 1,379.56	0.35% (4,213.34)	NA/AAA AAA	3.04 1.64
05522RDJ4	BACCT 2024-1 A 4.93 05/15/2029	365,000.00	06/06/2024 4.93%	364,979.52 364,987.05	101.03 4.02%	368,775.56 799.76	0.16% 3,788.51	Aaa/AAA NA	3.12 1.07
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	185,000.00	05/06/2025 4.71%	184,972.77 184,977.65	100.19 4.17%	185,343.18 329.92	0.08% 365.53	Aaa/AAA NA	4.04 1.28
47787DAD3	JDOT 2026 A3 3.87 08/15/2030	310,000.00	03/10/2026 4.49%	309,945.07 309,945.55	99.41 4.16%	308,159.22 433.23	0.14% (1,786.33)	Aaa/NA AAA	4.38 2.28
Total ABS		6,609,441.90	4.92%	6,607,834.43 6,608,616.61	100.33 4.14%	6,630,945.04 11,653.57	2.92% 22,328.43		2.65 0.99

AGENCY									
3133EPHH1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026	1,500,000.00	05/09/2023 3.90%	1,504,095.00 1,500,102.00	100.01 3.77%	1,500,186.00 25,500.00	0.66% 84.00	Aa1/AA+ AA+	0.08 0.07
3133EPVP7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 07/08/2026	1,000,000.00	12/06/2023 4.48%	1,006,424.00 1,000,666.90	100.27 3.71%	1,002,664.00 10,951.39	0.44% 1,997.10	Aa1/AA+ AA+	0.27 0.27
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00	11/09/2023 4.85%	1,003,740.00 1,000,451.96	100.42 3.70%	1,004,155.00 8,472.22	0.44% 3,703.04	Aa1/AA+ AA+	0.33 0.33
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,000,000.00	11/30/2023 4.53%	1,002,530.00 1,000,537.80	100.54 3.74%	1,005,419.00 17,215.28	0.44% 4,881.20	Aa1/AA+ AA+	0.63 0.61
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	1,000,000.00	03/25/2024 4.45%	1,001,450.00 1,000,475.39	100.67 3.80%	1,006,672.00 625.00	0.44% 6,196.61	Aa1/AA+ AA+	0.99 0.96
3130BOTY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	865,000.00	04/10/2024 4.85%	862,716.40 864,220.69	101.00 3.74%	873,649.14 19,630.69	0.38% 9,428.44	Aa1/AA+ AA+	1.02 0.97
3133ERDS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027	1,000,000.00	05/22/2024 4.70%	1,001,317.00 1,000,488.68	101.15 3.67%	1,011,484.00 19,131.94	0.44% 10,995.32	Aa1/AA+ AA+	1.10 1.04

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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	1,000,000.00	06/26/2024 4.57%	1,001,530.00 1,000,618.24	100.89 3.85%	1,008,929.00 14,131.94	0.44% 8,310.76	Aa1/AA+ AA+	1.20 1.14
3133ERMB4	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 07/23/2027	1,000,000.00	07/18/2024 4.26%	999,690.00 999,864.68	100.63 3.75%	1,006,327.00 8,027.78	0.44% 6,462.32	Aa1/AA+ AA+	1.31 1.26
3130ATUS4	FEDERAL HOME LOAN BANKS 4.25 12/10/2027	1,000,000.00	05/15/2023 3.66%	1,024,620.00 1,009,116.33	100.71 3.81%	1,007,111.00 13,104.17	0.44% (2,005.33)	Aa1/AA+ AA+	1.70 1.60
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	1,000,000.00	04/24/2023 3.76%	1,032,720.00 1,013,025.54	101.21 3.84%	1,012,131.00 2,625.00	0.45% (894.54)	Aa1/AA+ AA+	1.94 1.84
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	1,000,000.00	07/06/2023 4.49%	978,470.00 990,409.80	100.35 3.83%	1,003,526.00 12,444.44	0.44% 13,116.20	Aa1/AA+ AA+	2.19 2.05
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,250,000.00	09/07/2023 4.49%	1,243,625.00 1,246,891.01	101.29 3.81%	1,266,158.75 3,493.92	0.56% 19,267.74	Aa1/AA+ AA+	2.44 2.29
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	1,250,000.00	10/12/2023 4.71%	1,238,412.50 1,244,183.76	101.55 3.84%	1,269,403.75 1,406.25	0.56% 25,219.99	Aa1/AA+ AA+	2.48 2.32
Total Agency		14,865,000.00	4.39%	14,901,339.90 14,871,052.77	100.76 3.78%	14,977,815.64 156,760.03	6.59% 106,762.86		1.27 1.20

AGENCY CMBS									
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	710,000.00	11/29/2022 4.51%	664,903.91 705,888.10	99.38 3.93%	705,607.94 1,569.69	0.31% (280.16)	Aa1/AA+ AAA	0.40 0.35
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	495,317.01	12/05/2022 4.27%	479,548.13 492,394.15	99.47 3.92%	492,692.33 1,415.78	0.22% 298.18	Aa1/AA+ AAA	0.82 0.65
3137F2LJ3	FHMS K-066 A2 3.117 06/25/2027	989,458.00	05/10/2023 3.93%	959,001.25 980,679.53	98.99 3.91%	979,475.36 2,570.12	0.43% (1,204.17)	Aa1/AA+ AAA	1.24 1.05
3137FAWS3	FHMS K-067 A2 3.194 07/25/2027	1,000,000.00	05/10/2023 3.92%	971,562.50 991,400.86	98.94 3.91%	989,432.00 2,661.67	0.44% (1,968.86)	Aaa/AA+ AA+	1.32 1.22
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	724,339.64	06/09/2023 4.41%	690,442.80 712,937.97	98.74 3.97%	715,203.54 1,923.73	0.31% 2,265.57	Aa1/AAA AA+	1.49 1.39
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	965,000.00	05/24/2023 4.34%	927,455.47 950,671.74	98.74 4.02%	952,808.19 2,693.96	0.42% 2,136.45	Aa1/AA+ AAA	1.82 1.63
3137FKUP9	FHMS K-087 A2 3.771 12/25/2028	968,095.70	09/19/2025 3.79%	966,053.63 966,385.20	99.06 4.09%	959,011.09 3,042.24	0.42% (7,374.11)	Aa1/AAA AA+	2.74 2.44

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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	1,000,000.00	04/30/2025 4.02%	987,617.19 990,682.79	98.82 4.09%	988,173.00 3,075.00	0.43% (2,509.79)	Aaa/AA+ AA+	2.82 2.56
3137FUZC1	FHMS K-111 A2 1.35 05/28/2030	1,000,000.00	03/09/2026 3.94%	902,656.25 903,922.10	89.58 4.17%	895,751.00 1,125.00	0.39% (8,171.10)	Aa1/AA+ AAA	4.16 3.85
3137F9Z79	FHMS K-125 A2 1.846 01/25/2031	1,000,000.00	03/17/2026 4.00%	906,523.44 907,165.16	89.80 4.22%	898,028.00 1,538.33	0.39% (9,137.16)	Aa1/AA+ AAA	4.82 4.45
Total Agency CMBS		8,852,210.35	4.08%	8,455,764.56 8,602,127.59	97.04 4.03%	8,576,182.44 21,615.51	3.77% (25,945.15)		2.27 2.06

CASH									
90PITT\$02	City of Pittsburg	65,692,389.17	-- 0.00%	65,692,389.17 65,692,389.17	1.00 0.00%	65,692,389.17 0.00	28.89% 0.00	NA/NA NA	0.00 0.00
90PITT\$00	City of Pittsburg	12,415,645.48	12/31/2025 0.00%	12,415,645.48 12,415,645.48	1.00 0.00%	12,415,645.48 0.00	5.46% 0.00	NA/NA NA	0.00 0.00
CCYUSD	Receivable	10,597.11	--	10,597.11 10,597.11	1.00	10,597.11 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
CCYUSD	Receivable	43,190.49	--	43,190.49 43,190.49	1.00	43,190.49 0.00	0.02% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		78,161,822.25	0.00%	78,161,822.25	1.00 0.00%	78,161,822.25 0.00	34.37% 0.00		0.00 0.00

CORPORATE									
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	750,000.00	08/24/2023 5.19%	715,927.50 748,886.29	99.90 4.38%	749,276.25 10,329.17	0.33% 389.96	A2/A A	0.09 0.09
69371RR32	PACCAR FINANCIAL CORP 1.1 05/11/2026	600,000.00	02/10/2023 4.54%	538,422.00 597,916.14	99.67 4.05%	598,029.00 2,566.67	0.26% 112.86	A1/A+ NA	0.11 0.11
89236TJK2	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026	250,000.00	01/11/2023 4.55%	223,112.50 248,324.90	99.40 3.93%	248,504.25 804.69	0.11% 179.35	A1/A+ A+	0.22 0.21
857477CD3	STATE STREET CORP 5.272 08/03/2026	350,000.00	07/31/2023 5.27%	350,000.00 350,000.00	100.33 4.25%	351,156.75 2,972.82	0.15% 1,156.75	Aa3/A AA-	0.34 0.25
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	500,000.00	08/24/2023 5.48%	500,680.00 500,069.61	100.43 4.34%	502,159.50 3,300.25	0.22% 2,089.89	Aa2/A+ AA	0.38 0.29

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437076CV2	HOME DEPOT INC 4.95 09/30/2026	500,000.00	11/30/2023 4.86%	501,140.00 500,172.14	100.37 4.19%	501,845.00 68.75	0.22% 1,672.86	A2/A A	0.50 0.41
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	335,000.00	10/30/2023 5.88%	335,000.00 335,000.00	100.93 4.24%	338,110.81 8,265.03	0.15% 3,110.81	Aa3/A+ AA-	0.58 0.48
438516BL9	HONEYWELL INTERNATIONAL INC 2.5 11/01/2026	750,000.00	05/10/2023 3.96%	714,847.50 744,072.00	99.11 4.06%	743,307.75 7,812.50	0.33% (764.25)	A2/A A	0.59 0.57
713448FW3	PEPSICO INC 5.125 11/10/2026	275,000.00	11/08/2023 5.13%	274,925.75 274,984.89	100.53 4.23%	276,455.03 5,520.05	0.12% 1,470.13	A1/A+ NA	0.61 0.50
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	500,000.00	01/18/2024 4.52%	499,705.00 499,923.04	100.31 4.08%	501,565.50 5,187.50	0.22% 1,642.46	A1/A A+	0.77 0.74
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	665,000.00	01/10/2024 4.88%	664,833.75 664,955.56	100.52 4.20%	668,473.30 6,483.75	0.29% 3,517.74	A1/A AA-	0.80 0.77
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	1,000,000.00	-- 4.81%	999,831.60 999,943.01	100.61 4.10%	1,006,082.00 4,666.67	0.44% 6,138.99	A1/AA- NA	0.91 0.79
857477CL5	STATE STREET CORP 4.993 03/18/2027	325,000.00	03/13/2024 4.99%	325,000.00 325,000.00	100.68 4.26%	327,223.98 585.98	0.14% 2,223.98	Aa3/A AA-	0.96 0.85
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	600,000.00	09/12/2022 4.08%	597,906.00 599,502.07	99.88 4.11%	599,283.60 9,400.00	0.26% (218.47)	A2/A+ A+	1.11 1.06
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	1,000,000.00	05/15/2024 4.89%	1,002,930.00 1,001,094.73	100.97 4.10%	1,009,704.00 19,027.78	0.44% 8,609.27	A2/A A+	1.12 1.06
09290DAH4	BLACKROCK INC 4.6 07/26/2027	530,000.00	07/17/2024 4.60%	529,984.10 529,993.02	100.68 4.06%	533,600.29 4,401.94	0.23% 3,607.27	Aa3/AA- NA	1.32 1.18
69371RT30	PACCAR FINANCIAL CORP 4.45 08/06/2027	560,000.00	08/01/2024 4.50%	559,255.20 559,665.35	100.56 4.01%	563,156.72 3,807.22	0.25% 3,491.37	A1/A+ NA	1.35 1.29
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	470,000.00	08/12/2024 4.18%	469,619.30 469,826.16	100.13 4.05%	470,591.73 2,546.49	0.21% 765.57	Aa3/A+ NA	1.37 1.23
023135BC9	AMAZON.COM INC 3.15 08/22/2027	750,000.00	06/26/2024 4.90%	712,095.00 733,270.43	98.79 4.05%	740,925.75 2,559.38	0.33% 7,655.32	A1/AA AA-	1.39 1.34
66815L2T5	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.11 09/12/2027	545,000.00	09/05/2024 4.11%	544,983.65 544,992.10	99.81 4.25%	543,945.43 1,182.20	0.24% (1,046.68)	Aa1/AA+ AAA	1.45 1.39
58989V2J2	MET TOWER GLOBAL FUNDING 4.0 10/01/2027	750,000.00	10/11/2024 4.23%	745,132.50 747,532.48	99.56 4.31%	746,662.50 15,000.00	0.33% (869.98)	Aa3/AA- AA-	1.50 1.44

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91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	08/22/2024 4.19%	722,842.50 736,705.13	98.19 4.18%	736,388.25 10,202.08	0.32% (316.88)	A2/A+ A	1.54 1.46
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	375,000.00	01/06/2025 4.66%	374,887.50 374,933.51	100.91 4.10%	378,427.88 4,068.75	0.17% 3,494.37	A1/A A+	1.77 1.67
89115A3E0	TORONTO-DOMINION BANK 4.861 01/31/2028	825,000.00	01/28/2025 4.86%	825,000.00 825,000.00	100.80 4.40%	831,638.78 6,795.27	0.37% 6,638.78	A2/A- AA-	1.84 1.72
00287YDY2	ABBVIE INC 4.65 03/15/2028	470,000.00	02/18/2025 4.70%	469,374.90 469,598.99	100.91 4.16%	474,278.41 971.33	0.21% 4,679.42	A2/A- NA	1.96 1.77
57629TBW6	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028	720,000.00	03/20/2025 4.49%	719,143.20 719,432.45	100.32 4.28%	722,296.80 356.00	0.32% 2,864.35	Aa3/AA+ AA+	1.99 1.88
64953BBW7	NEW YORK LIFE GLOBAL FUNDING 4.4 04/25/2028	530,000.00	04/22/2025 4.43%	529,629.00 529,744.43	100.24 4.27%	531,288.43 10,105.33	0.23% 1,544.00	Aa1/AA+ AAA	2.07 1.92
90331HPS6	US BANK NA 4.73 05/15/2028	660,000.00	05/12/2025 4.88%	660,000.00 660,000.00	100.36 4.47%	662,399.76 11,793.47	0.29% 2,399.76	A2/A+ A+	2.12 1.06
87612EBU9	TARGET CORP 4.35 06/15/2028	280,000.00	06/05/2025 4.35%	279,997.20 279,997.95	100.47 4.12%	281,302.84 3,586.33	0.12% 1,304.89	A2/A A	2.21 1.98
63743HFZ0	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.15 08/25/2028	480,000.00	08/19/2025 4.19%	479,462.40 479,569.82	99.67 4.29%	478,430.40 1,992.00	0.21% (1,139.42)	A2/NA A	2.40 2.25
437076DH2	HOME DEPOT INC 3.75 09/15/2028	285,000.00	09/08/2025 3.77%	284,814.75 284,848.22	99.36 4.02%	283,183.98 475.00	0.12% (1,664.24)	A2/A A	2.46 2.32
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	430,000.00	01/16/2025 4.92%	430,000.00 430,000.00	100.85 4.43%	433,662.31 3,933.37	0.19% 3,662.31	A1/A AA-	2.82 1.71
92826CAY8	VISA INC 3.8 02/12/2029	605,000.00	02/03/2026 3.84%	604,304.25 604,334.72	99.39 4.03%	601,321.00 3,129.19	0.26% (3,013.73)	Aa3/AA- NA	2.87 2.67
02079KBJ5	ALPHABET INC 3.7 02/15/2029	285,000.00	02/09/2026 3.83%	283,965.45 284,009.73	99.14 4.02%	282,550.71 1,406.00	0.12% (1,459.02)	Aa2/AA+ NA	2.88 2.68
89236TMK8	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029	750,000.00	02/27/2025 4.58%	748,965.00 749,218.17	100.59 4.36%	754,455.75 4,929.17	0.33% 5,237.58	A1/A+ A+	3.36 3.06
61748UAK8	MORGAN STANLEY 4.133 10/18/2029	290,000.00	10/17/2025 4.36%	290,000.00 290,000.00	98.84 4.61%	286,635.42 5,293.68	0.13% (3,364.58)	A1/A- A+	3.55 2.35
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	265,000.00	01/14/2026 4.09%	265,000.00 265,000.00	99.00 4.36%	262,347.35 2,044.87	0.12% (2,652.65)	Aa3/A AA-	3.81 2.61

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713448GH5	PEPSICO INC 4.3 07/23/2030	500,000.00	07/29/2025 4.32%	499,530.00 499,593.08	100.25 4.23%	501,268.50 4,061.11	0.22% 1,675.42	A1/A+ NA	4.31 3.80
09247XAR2	BLACKROCK FINANCE INC 1.9 01/28/2031	1,000,000.00	03/18/2026 4.34%	894,130.00 894,904.95	89.09 4.44%	890,885.00 3,325.00	0.39% (4,019.95)	Aa3/AA- NA	4.83 4.50
02079KBK2	ALPHABET INC 4.1 02/15/2031	1,000,000.00	03/18/2026 4.22%	994,910.00 994,946.88	99.31 4.26%	993,051.00 5,466.67	0.44% (1,895.88)	Aa2/AA+ NA	4.88 4.35
023135DD5	AMAZON.COM INC 4.25 03/13/2031	500,000.00	03/11/2026 4.31%	498,665.00 498,678.89	99.26 4.42%	496,315.00 1,062.50	0.22% (2,363.89)	A1/AA AA-	4.95 4.41
002824BS8	ABBOTT LABORATORIES 4.0 03/15/2031	1,000,000.00	03/13/2026 4.38%	983,010.00 983,158.95	98.42 4.36%	984,158.00 2,444.44	0.43% 999.05	Aa3/A+ NA	4.96 4.43
Total Corporate		24,005,000.00	4.55%	23,642,962.50 23,828,799.80	99.56 4.22%	23,886,344.68 203,930.40	10.50% 57,544.87		2.02 1.79
EQUITY MUTUAL FUND									
90PARS\$00	City of Pittsburg	5,084,766.62	-- 0.00%	5,084,766.62 5,084,766.62	1.00 0.00%	5,084,766.62 0.00	2.24% 0.00	NA/NA NA	0.00 0.00
Total Equity Mutual Fund		5,084,766.62	0.00%	5,084,766.62 5,084,766.62	1.00 0.00%	5,084,766.62 0.00	2.24% 0.00		0.00 0.00
INVESTMENT POOL									
90PITT\$01	City of Pittsburg	34,996,408.14	-- 0.00%	34,996,408.14 34,996,408.14	1.00 0.00%	34,995,737.29 0.00	15.39% (340.54)	NA/NA NA	0.00 0.00
Total Investment Pool		34,996,408.14	0.00%	34,996,408.14 34,996,408.14	1.00 0.00%	34,995,737.29 0.00	15.39% (340.54)		0.00 0.00
MONEY MARKET FUND									
94975H254	ALLSPRING:GOVT MM S	607,805.74	-- 3.25%	607,805.74 607,805.74	1.00 3.25%	607,805.74 0.00	0.27% 0.00	Aaa/AAAm AAA	0.00 0.00
94975H254	ALLSPRING:GOVT MM S	243,644.18	-- 3.24%	243,644.18 243,644.18	1.00 3.24%	243,644.18 0.00	0.11% 0.00	Aaa/AAAm AAA	0.00 0.00

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Total Money Market Fund		851,449.92	3.25%	851,449.92	1.00 3.25%	851,449.92 0.00	0.37% 0.00		0.00 0.00

SUPRANATIONAL									
4581X0EKO	INTER-AMERICAN DEVELOPMENT BANK 4.5 05/15/2026	750,000.00	06/27/2023 4.53%	749,422.50 749,975.66	100.08 3.75%	750,628.50 12,750.00	0.33% 652.84	Aaa/AAA NA	0.12 0.12
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	710,000.00	11/29/2023 4.49%	707,685.40 709,411.16	100.40 3.86%	712,812.31 6,559.14	0.31% 3,401.15	Aaa/AAA NA	0.79 0.76
459058LT8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028	660,000.00	04/29/2025 3.70%	658,534.80 658,976.37	99.62 3.81%	657,513.12 9,702.92	0.29% (1,463.25)	Aaa/AAA NA	2.10 1.97
Total Supranational		2,120,000.00	4.26%	2,115,642.70 2,118,363.19	100.05 3.80%	2,120,953.93 29,012.05	0.93% 2,590.74		0.96 0.91

US TREASURY									
912797SD0	UNITED STATES TREASURY 04/02/2026	16,000,000.00	03/30/2026 3.65%	15,995,200.67 15,998,400.22	99.99 3.69%	15,998,384.00 0.00	7.04% (16.22)	P-1/A-1+ F1+	0.01 0.00
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	1,000,000.00	05/09/2023 3.65%	945,976.56 990,414.52	98.92 3.77%	989,184.00 7,569.06	0.44% (1,230.52)	Aa1/AA+ AA+	0.63 0.61
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	500,000.00	11/29/2022 4.06%	465,292.97 492,778.77	98.70 3.77%	493,510.00 1,398.48	0.22% 731.23	Aa1/AA+ AA+	0.88 0.85
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,500,000.00	05/16/2023 3.59%	1,417,031.25 1,470,054.49	97.51 3.85%	1,462,675.50 12,772.79	0.64% (7,378.99)	Aa1/AA+ AA+	1.63 1.56
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	1,250,000.00	09/27/2024 3.51%	1,220,019.53 1,233,344.18	98.08 3.82%	1,226,025.00 4,273.14	0.54% (7,319.18)	Aa1/AA+ AA+	1.88 1.80
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	1,000,000.00	11/12/2024 4.34%	1,001,250.00 1,000,796.93	101.25 3.83%	1,012,500.00 3,804.35	0.45% 11,703.07	Aa1/AA+ AA+	2.42 2.27
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	1,300,000.00	11/10/2025 3.58%	1,297,105.47 1,297,473.07	99.22 3.82%	1,289,895.10 21,000.00	0.57% (7,577.97)	Aa1/AA+ AA+	2.54 2.37
91282CDF5	UNITED STATES TREASURY 1.375 10/31/2028	1,500,000.00	08/27/2025 3.62%	1,399,687.50 1,418,366.38	94.04 3.82%	1,410,586.50 8,660.22	0.62% (7,779.88)	Aa1/AA+ AA+	2.59 2.48
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	1,500,000.00	04/18/2024 4.72%	1,402,792.96 1,444,212.12	98.26 3.83%	1,473,867.00 17,739.99	0.65% 29,654.88	Aa1/AA+ AA+	2.63 2.46

HOLDINGS REPORT



City of Pittsburg Managed/Reporting Cons | Account #10639 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CEM9	UNITED STATES TREASURY 2.875 04/30/2029	1,500,000.00	09/18/2025 3.60%	1,463,378.91 1,468,765.18	97.22 3.84%	1,458,282.00 18,107.73	0.64% (10,483.18)	Aa1/AA+ AA+	3.08 2.88
9128286T2	UNITED STATES TREASURY 2.375 05/15/2029	1,000,000.00	03/17/2025 4.08%	935,390.63 951,511.07	95.74 3.83%	957,422.00 8,988.26	0.42% 5,910.93	Aa1/AA+ AA+	3.12 2.94
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	1,000,000.00	10/30/2025 3.64%	970,312.50 973,762.42	96.76 3.85%	967,578.00 9,217.03	0.43% (6,184.42)	Aa1/AA+ AA+	3.17 2.97
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	1,000,000.00	11/05/2024 4.20%	991,445.31 993,975.08	100.45 3.86%	1,004,453.00 6,629.83	0.44% 10,477.92	Aa1/AA+ AA+	3.33 3.08
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	1,750,000.00	12/13/2024 4.27%	1,665,712.89 1,688,807.26	97.64 3.87%	1,708,778.75 4,755.43	0.75% 19,971.49	Aa1/AA+ AA+	3.42 3.19
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	1,000,000.00	11/26/2025 3.53%	999,062.50 999,145.42	98.80 3.87%	987,969.00 95.63	0.43% (11,176.42)	Aa1/AA+ AA+	3.50 3.26
91282CFT3	UNITED STATES TREASURY 4.0 10/31/2029	1,000,000.00	06/16/2025 4.01%	999,687.50 999,743.86	100.40 3.88%	1,003,984.00 16,795.58	0.44% 4,240.14	Aa1/AA+ AA+	3.59 3.25
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	1,000,000.00	06/06/2025 4.02%	993,984.38 995,073.45	99.98 3.88%	999,766.00 12,987.64	0.44% 4,692.55	Aa1/AA+ AA+	3.67 3.34
91282CGB1	UNITED STATES TREASURY 3.875 12/31/2029	1,200,000.00	07/30/2025 3.91%	1,198,125.00 1,198,408.46	99.93 3.89%	1,199,203.20 11,689.23	0.53% 794.74	Aa1/AA+ AA+	3.75 3.43
91282CGJ4	UNITED STATES TREASURY 3.5 01/31/2030	1,750,000.00	12/30/2025 3.60%	1,743,232.42 1,743,645.19	98.61 3.89%	1,725,664.50 10,151.93	0.76% (17,980.69)	Aa1/AA+ AA+	3.84 3.53
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	1,500,000.00	12/09/2025 3.75%	1,484,648.44 1,485,721.71	98.48 3.91%	1,477,149.00 22,044.20	0.65% (8,572.71)	Aa1/AA+ AA+	4.08 3.71
91282CHF1	UNITED STATES TREASURY 3.75 05/31/2030	2,000,000.00	03/12/2026 3.80%	1,995,937.50 1,995,987.62	99.39 3.91%	1,987,812.00 25,137.36	0.87% (8,175.62)	Aa1/AA+ AA+	4.17 3.77
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	1,400,000.00	02/25/2026 3.60%	1,401,585.94 1,401,553.79	98.75 3.93%	1,382,554.60 138.66	0.61% (18,999.19)	Aa1/AA+ AA+	4.50 4.11
91282CPD7	UNITED STATES TREASURY 3.625 10/31/2030	2,000,000.00	03/05/2026 3.72%	1,991,953.13 1,992,076.20	98.71 3.94%	1,974,140.00 30,441.99	0.87% (17,936.20)	Aa1/AA+ AA+	4.59 4.11
91282CPR6	UNITED STATES TREASURY 3.625 12/31/2030	2,000,000.00	03/05/2026 3.73%	1,990,625.00 1,990,763.42	98.64 3.94%	1,972,812.00 18,225.14	0.87% (17,951.42)	Aa1/AA+ AA+	4.75 4.28
91282CPW5	UNITED STATES TREASURY 3.75 01/31/2031	2,000,000.00	03/09/2026 3.75%	2,000,000.00 2,000,000.00	99.15 3.94%	1,982,968.00 12,430.94	0.87% (17,032.00)	Aa1/AA+ AA+	4.84 4.35
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	2,000,000.00	03/05/2026 3.73%	1,979,531.25 1,979,823.66	98.06 3.94%	1,961,250.00 6,086.96	0.86% (18,573.66)	Aa1/AA+ AA+	4.91 4.45

HOLDINGS REPORT



City of Pittsburg Managed/Reporting Cons | Account #10639 | As of March 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CQG9	UNITED STATES TREASURY 3.875 03/31/2031	2,000,000.00	03/26/2026 4.02%	1,987,031.25 1,987,038.35	99.68 3.95%	1,993,594.00 211.75	0.88% 6,555.65	Aa1/AA+ AA+	5.00 4.50
Total US Treasury		52,650,000.00	3.78%	51,936,001.46 52,191,642.82	98.98 3.82%	52,102,007.15 291,353.32	22.91% (89,635.67)		2.47 2.27
Total Portfolio		228,196,099.18	1.98%	226,753,992.48 227,315,049.72	47.82 1.89%	227,388,024.95 714,324.89	100.00% 73,305.54		1.03 0.90
Total Market Value + Accrued						228,102,349.85			

TRANSACTIONS

TRANSACTION LEDGER



City of Pittsburg | Account #10607 | 01/01/2026 Through 03/31/2026 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/22/2026	06406RCG0	265,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	100.000	4.09%	(265,000.00)	0.00	(265,000.00)	0.00
Purchase	02/12/2026	36273VAD7	425,000.00	GMALT 2026-1 A3 3.88 01/22/2029	99.987	4.11%	(424,944.37)	0.00	(424,944.37)	0.00
Purchase	02/12/2026	92826CAY8	605,000.00	VISA INC 3.8 02/12/2029	99.885	3.84%	(604,304.25)	0.00	(604,304.25)	0.00
Purchase	02/13/2026	02079KBJ5	285,000.00	ALPHABET INC 3.7 02/15/2029	99.637	3.83%	(283,965.45)	0.00	(283,965.45)	0.00
Purchase	02/26/2026	91282CPA3	1,400,000.00	UNITED STATES TREASURY 3.625 09/30/2030	100.113	3.60%	(1,401,585.94)	(20,774.04)	(1,422,359.98)	0.00
Purchase	03/06/2026	91282CPD7	2,000,000.00	UNITED STATES TREASURY 3.625 10/31/2030	99.598	3.72%	(1,991,953.13)	(25,234.81)	(2,017,187.94)	0.00
Purchase	03/06/2026	91282CPR6	2,000,000.00	UNITED STATES TREASURY 3.625 12/31/2030	99.531	3.73%	(1,990,625.00)	(13,017.96)	(2,003,642.96)	0.00
Purchase	03/06/2026	91282CQD6	2,000,000.00	UNITED STATES TREASURY 3.5 02/28/2031	98.977	3.73%	(1,979,531.25)	(1,141.30)	(1,980,672.55)	0.00
Purchase	03/10/2026	91282CPW5	2,000,000.00	UNITED STATES TREASURY 3.75 01/31/2031	100.000	3.75%	(2,000,000.00)	(7,872.93)	(2,007,872.93)	0.00
Purchase	03/12/2026	3137FUZC1	1,000,000.00	FHMS K-111 A2 1.35 05/28/2030	90.266	3.94%	(902,656.25)	(412.50)	(903,068.75)	0.00
Purchase	03/13/2026	023135DD5	500,000.00	AMAZON.COM INC 4.25 03/13/2031	99.733	4.31%	(498,665.00)	0.00	(498,665.00)	0.00
Purchase	03/13/2026	91282CHF1	2,000,000.00	UNITED STATES TREASURY 3.75 05/31/2030	99.797	3.80%	(1,995,937.50)	(21,222.53)	(2,017,160.03)	0.00
Purchase	03/16/2026	002824BS8	1,000,000.00	ABBOTT LABORATORIES 4.0 03/15/2031	98.301	4.38%	(983,010.00)	(777.78)	(983,787.78)	0.00
Purchase	03/18/2026	47787DAD3	310,000.00	JDOT 2026 A3 3.87 08/15/2030	99.982	4.49%	(309,945.07)	0.00	(309,945.07)	0.00

TRANSACTION LEDGER



City of Pittsburg | Account #10607 | 01/01/2026 Through 03/31/2026 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Purchase	03/19/2026	09247XAR2	1,000,000.00	BLACKROCK FINANCE INC 1.9 01/28/2031	89.413	4.34%	(894,130.00)	(2,691.67)	(896,821.67)	0.00
Purchase	03/19/2026	02079KBK2	1,000,000.00	ALPHABET INC 4.1 02/15/2031	99.491	4.22%	(994,910.00)	(4,100.00)	(999,010.00)	0.00
Purchase	03/20/2026	3137F9Z79	1,000,000.00	FHMS K-125 A2 1.846 01/25/2031	90.652	4.00%	(906,523.44)	(974.28)	(907,497.72)	0.00
Purchase	03/31/2026	91282CQG9	2,000,000.00	UNITED STATES TREASURY 3.875 03/31/2031	99.352	4.02%	(1,987,031.25)	0.00	(1,987,031.25)	0.00
Total Purchase			20,790,000.00				(20,414,717.90)	(98,219.80)	(20,512,937.70)	0.00
TOTAL ACQUISITIONS			20,790,000.00				(20,414,717.90)	(98,219.80)	(20,512,937.70)	0.00
DISPOSITIONS										
Maturity	02/17/2026	3133EPJX4	(1,000,000.00)	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.625 02/17/2026	100.000	3.89%	1,000,000.00	0.00	1,000,000.00	0.00
Maturity	03/31/2026	9128286L9	(1,000,000.00)	UNITED STATES TREASURY 2.25 03/31/2026	100.000	3.39%	1,000,000.00	0.00	1,000,000.00	0.00
Total Maturity			(2,000,000.00)				2,000,000.00	0.00	2,000,000.00	0.00
Sale	02/11/2026	91282CFH9	(800,000.00)	UNITED STATES TREASURY 3.125 08/31/2027	99.496	3.72%	795,968.75	11,325.97	807,294.72	2,749.66
Sale	03/27/2026	91282CEW7	(1,250,000.00)	UNITED STATES TREASURY 3.25 06/30/2027	99.164	4.44%	1,239,550.78	9,651.24	1,249,202.02	6,393.18
Total Sale			(2,050,000.00)				2,035,519.53	20,977.21	2,056,496.74	9,142.84
TOTAL DISPOSITIONS			(4,050,000.00)				4,035,519.53	20,977.21	4,056,496.74	9,142.84

TRANSACTION LEDGER



City of Pittsburg Liquidity | Account #10617 | 01/01/2026 Through 03/31/2026 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/30/2026	912797SR9	28,000,000.00	UNITED STATES TREASURY 02/17/2026	99.818	3.70%	(27,949,040.00)	0.00	(27,949,040.00)	0.00
Purchase	02/27/2026	912797ST5	15,000,000.00	UNITED STATES TREASURY 03/03/2026	99.960	3.63%	(14,994,036.67)	0.00	(14,994,036.67)	0.00
Purchase	03/30/2026	912797SD0	16,000,000.00	UNITED STATES TREASURY 04/02/2026	99.970	3.65%	(15,995,200.67)	0.00	(15,995,200.67)	0.00
Total Purchase			59,000,000.00				(58,938,277.34)	0.00	(58,938,277.34)	0.00
TOTAL ACQUISITIONS			59,000,000.00				(58,938,277.34)	0.00	(58,938,277.34)	0.00
DISPOSITIONS										
Maturity	01/27/2026	912797SH1	(25,000,000.00)	UNITED STATES TREASURY 01/27/2026	100.000	3.60%	25,000,000.00	0.00	25,000,000.00	0.00
Maturity	01/31/2026	91282CBH3	(1,500,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	100.000	4.25%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	02/15/2026	912828P46	(1,500,000.00)	UNITED STATES TREASURY 1.625 02/15/2026	100.000	4.23%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	02/17/2026	912797SR9	(28,000,000.00)	UNITED STATES TREASURY 02/17/2026	100.000	3.70%	28,000,000.00	0.00	28,000,000.00	0.00
Maturity	03/03/2026	912797ST5	(15,000,000.00)	UNITED STATES TREASURY 03/03/2026	100.000	3.63%	15,000,000.00	0.00	15,000,000.00	0.00
Total Maturity			(71,000,000.00)				71,000,000.00	0.00	71,000,000.00	0.00
TOTAL DISPOSITIONS			(71,000,000.00)				71,000,000.00	0.00	71,000,000.00	0.00

TRANSACTION LEDGER



City of Pittsburg Managed/Reporting Cons | Account #10639 | 01/01/2026 Through 03/31/2026 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/22/2026	06406RCG0	265,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	100.000	4.09%	(265,000.00)	0.00	(265,000.00)	0.00
Purchase	01/30/2026	912797SR9	28,000,000.00	UNITED STATES TREASURY 02/17/2026	99.818	3.70%	(27,949,040.00)	0.00	(27,949,040.00)	0.00
Purchase	02/12/2026	36273VAD7	425,000.00	GMALT 2026-1 A3 3.88 01/22/2029	99.987	4.11%	(424,944.37)	0.00	(424,944.37)	0.00
Purchase	02/12/2026	92826CAY8	605,000.00	VISA INC 3.8 02/12/2029	99.885	3.84%	(604,304.25)	0.00	(604,304.25)	0.00
Purchase	02/13/2026	02079KBJ5	285,000.00	ALPHABET INC 3.7 02/15/2029	99.637	3.83%	(283,965.45)	0.00	(283,965.45)	0.00
Purchase	02/26/2026	91282CPA3	1,400,000.00	UNITED STATES TREASURY 3.625 09/30/2030	100.113	3.60%	(1,401,585.94)	(20,774.04)	(1,422,359.98)	0.00
Purchase	02/27/2026	912797ST5	15,000,000.00	UNITED STATES TREASURY 03/03/2026	99.960	3.63%	(14,994,036.67)	0.00	(14,994,036.67)	0.00
Purchase	03/06/2026	91282CPD7	2,000,000.00	UNITED STATES TREASURY 3.625 10/31/2030	99.598	3.72%	(1,991,953.13)	(25,234.81)	(2,017,187.94)	0.00
Purchase	03/06/2026	91282CPR6	2,000,000.00	UNITED STATES TREASURY 3.625 12/31/2030	99.531	3.73%	(1,990,625.00)	(13,017.96)	(2,003,642.96)	0.00
Purchase	03/06/2026	91282CQD6	2,000,000.00	UNITED STATES TREASURY 3.5 02/28/2031	98.977	3.73%	(1,979,531.25)	(1,141.30)	(1,980,672.55)	0.00
Purchase	03/10/2026	91282CPW5	2,000,000.00	UNITED STATES TREASURY 3.75 01/31/2031	100.000	3.75%	(2,000,000.00)	(7,872.93)	(2,007,872.93)	0.00
Purchase	03/12/2026	3137FUZC1	1,000,000.00	FHMS K-111 A2 1.35 05/28/2030	90.266	3.94%	(902,656.25)	(412.50)	(903,068.75)	0.00
Purchase	03/13/2026	023135DD5	500,000.00	AMAZON.COM INC 4.25 03/13/2031	99.733	4.31%	(498,665.00)	0.00	(498,665.00)	0.00
Purchase	03/13/2026	91282CHF1	2,000,000.00	UNITED STATES TREASURY 3.75 05/31/2030	99.797	3.80%	(1,995,937.50)	(21,222.53)	(2,017,160.03)	0.00

TRANSACTION LEDGER



City of Pittsburg Managed/Reporting Cons | Account #10639 | 01/01/2026 Through 03/31/2026 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Purchase	03/16/2026	002824BS8	1,000,000.00	ABBOTT LABORATORIES 4.0 03/15/2031	98.301	4.38%	(983,010.00)	(777.78)	(983,787.78)	0.00
Purchase	03/18/2026	47787DAD3	310,000.00	JDOT 2026 A3 3.87 08/15/2030	99.982	4.49%	(309,945.07)	0.00	(309,945.07)	0.00
Purchase	03/19/2026	09247XAR2	1,000,000.00	BLACKROCK FINANCE INC 1.9 01/28/2031	89.413	4.34%	(894,130.00)	(2,691.67)	(896,821.67)	0.00
Purchase	03/19/2026	02079KBK2	1,000,000.00	ALPHABET INC 4.1 02/15/2031	99.491	4.22%	(994,910.00)	(4,100.00)	(999,010.00)	0.00
Purchase	03/20/2026	3137F9Z79	1,000,000.00	FHMS K-125 A2 1.846 01/25/2031	90.652	4.00%	(906,523.44)	(974.28)	(907,497.72)	0.00
Purchase	03/30/2026	912797SD0	16,000,000.00	UNITED STATES TREASURY 04/02/2026	99.970	3.65%	(15,995,200.67)	0.00	(15,995,200.67)	0.00
Purchase	03/31/2026	90PAR\$00	353,782.52	City of Pittsburg	1.000	0.00%	(353,782.52)	0.00	(353,782.52)	0.00
Purchase	03/31/2026	90PIT\$01	17,231,352.16	City of Pittsburg	1.000	0.00%	(17,231,021.85)	0.00	(17,231,021.85)	0.00
Purchase	03/31/2026	91282CQG9	2,000,000.00	UNITED STATES TREASURY 3.875 03/31/2031	99.352	4.02%	(1,987,031.25)	0.00	(1,987,031.25)	0.00
Total Purchase			97,375,134.68				(96,937,799.61)	(98,219.80)	(97,036,019.41)	0.00
TOTAL ACQUISITIONS			97,375,134.68				(96,937,799.61)	(98,219.80)	(97,036,019.41)	0.00
DISPOSITIONS										
Maturity	01/27/2026	912797SH1	(25,000,000.00)	UNITED STATES TREASURY 01/27/2026	100.000	3.60%	25,000,000.00	0.00	25,000,000.00	0.00
Maturity	01/31/2026	91282CBH3	(1,500,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	100.000	4.25%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	02/15/2026	912828P46	(1,500,000.00)	UNITED STATES TREASURY 1.625 02/15/2026	100.000	4.23%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	02/17/2026	3133EPJX4	(1,000,000.00)	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.625 02/17/2026	100.000	3.89%	1,000,000.00	0.00	1,000,000.00	0.00

TRANSACTION LEDGER



City of Pittsburg Managed/Reporting Cons | Account #10639 | 01/01/2026 Through 03/31/2026 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	02/17/2026	912797SR9	(28,000,000.00)	UNITED STATES TREASURY 02/17/2026	100.000	3.70%	28,000,000.00	0.00	28,000,000.00	0.00
Maturity	03/03/2026	912797ST5	(15,000,000.00)	UNITED STATES TREASURY 03/03/2026	100.000	3.63%	15,000,000.00	0.00	15,000,000.00	0.00
Maturity	03/31/2026	9128286L9	(1,000,000.00)	UNITED STATES TREASURY 2.25 03/31/2026	100.000	3.39%	1,000,000.00	0.00	1,000,000.00	0.00
Total Maturity			(73,000,000.00)				73,000,000.00	0.00	73,000,000.00	0.00
Sale	02/11/2026	91282CFH9	(800,000.00)	UNITED STATES TREASURY 3.125 08/31/2027	99.496	3.72%	795,968.75	11,325.97	807,294.72	2,749.66
Sale	03/27/2026	91282CEW7	(1,250,000.00)	UNITED STATES TREASURY 3.25 06/30/2027	99.164	4.44%	1,239,550.78	9,651.24	1,249,202.02	6,393.18
Total Sale			(2,050,000.00)				2,035,519.53	20,977.21	2,056,496.74	9,142.84
TOTAL DISPOSITIONS			(75,050,000.00)				75,035,519.53	20,977.21	75,056,496.74	9,142.84

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Information contained herein is confidential. Prices are provided by ICE Data Services Inc (“IDS”), an independent pricing source. In the event IDS 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.

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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.

LGIP Yields: Reported yields for local government investment pools may be presented as either the 30-day yield or the monthly distribution yield, as applicable. For certain funds, the 30-day yield is calculated using reported daily yield data. Yield calculations are subject to change and may not be directly comparable across funds.

LAIF Yields: Additional Disclosure for CA Clients - As a result of a reporting lag from the Local Agency Investment Fund (LAIF), reported LAIF yields represent the most recently available Daily Effective Yield and may reflect data from approximately 7–10 days prior to month-end.

Benchmark	Disclosure
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.



STAFF REPORT

MEETING DATE: May 18, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Samuelson, Public Works Director/City Engineer
Savon Reese, Associate Engineer

SUBJECT: Adoption of a City Council Resolution Accepting Project 4067
2025/26 CDBG ADA Curb Ramp Installation as Complete
and Authorizing the City Engineer to File a Notice of
Completion

EXECUTIVE SUMMARY

Project 4067, 2025/26 CDBG ADA Curb Ramp Installation (Project) constructed 34 curb ramps in the neighborhoods located near Crestview Drive between Hillsdale Drive and West Buchanan Road. Adoption of this resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

FISCAL IMPACT

The Project had an approved budget of \$299,954, which included \$279,954 from the Community Development Block Grant (CDBG), and \$20,000 of Measure J funding.

The total anticipated expenditures for the Project including design, staff time, and construction are \$299,954. All CDBG grant funds have been expended.

An updated CIP Project Sheet is attached to this report.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution accepting the Project as complete and authorizing the City Engineer to execute a Notice of Completion.

BACKGROUND

On July 7, 2025, City Council adopted Resolution No. 25-14641, approving the Community Development Block Grant 2025-2026 Annual Action Plan and the CDBG subcommittee recommendation authorizing funding for the Project in the amount of \$279,954.

Advertising for the Project began on December 4, 2025, and construction bids were opened on January 8, 2026.

On February 2, 2026, City Council adopted Resolution No. 26-14731 awarding a construction contract to the lowest responsive, responsible bidder, Modernscapes Innovations in the amount of \$244,565 and allocating an additional \$20,000 from Measure J to the Project.

On April 13, 2026, the contractor completed construction of the Project.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee meeting.

STAFF ANALYSIS

Project 4067, 2025/26 CDBG ADA Curb Ramp Installation constructed accessible ramps and sidewalks at various locations throughout the City, improving access to public transportation, schools, businesses, and other community facilities for pedestrians, the mobility impaired, and physically challenged persons.

During construction, there were a total of two contract change orders that resulted in a combined increase of \$34,307.00 for a total contract amount of \$278,872.00.

ATTACHMENTS: Resolution
CIP Project Sheet

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting Project 4067, 2025/26)
CDBG ADA Curb Ramp Installation as)
Complete, and Authorizing the City)
Engineer to File a Notice of Completion)

RESOLUTION NO. 26-

WHEREAS, Project 4067, 2025/26 CDBG ADA Curb Ramp Installation (Project) constructed 34 curb ramps in the neighborhoods located near Crestview Drive between Hillsdale Drive and West Buchanan Road; and

WHEREAS, on July 7, 2025, City Council adopted Resolution No. 25-14641, approving the Community Development Block Grant (CDBG) 2025-2026 Annual Action Plan and the CDBG subcommittee recommendation authorizing funding for the Project in the amount of \$279,954; and

WHEREAS, advertising for the Project began on December 4, 2025, and construction bids were opened on January 8, 2026; and

WHEREAS, on February 2, 2026, City Council adopted Resolution No. 26-14731 awarding a construction contract to the lowest responsive, responsible bidder, Modernscapes Innovations in the amount of \$244,565 and allocating an additional \$20,000 from Measure J to the Project; and

WHEREAS, on April 13, 2026, the contractor completed the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts the Project as complete and authorizes 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 18th day of May 2026, by the following vote:

- AYES:
- NOES:
- ABSTAINED:
- ABSENT:

Dionne Adams, Mayor

ATTEST BY:

Alice E. Evenson, City Clerk

Project Title:

Project #:

2025/26 CDBG ADA Curb Ramp Installation Project

4067



Project Category:	Roadway Infrastructure
Location:	Various locations around the City
Project Manager:	S. Reese
Project Priority:	1C – Essential
Project Status:	Complete
Est. Completion Date:	2025/26

Description/Justification:

This project is for the construction of multiple curb ramps where there were none or out of ADA compliance ramps in various neighborhoods.

Supplemental Information:

Funding Source: HUD CDBG Grant.

PROJECT FINANCING		CURRENT		PROPOSED				TOTAL	
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
1101	Staff Time			\$ 19,728					\$ 19,728
2281	Construction			\$ 280,226					\$ 280,226
TOTAL				\$ 299,954					\$ 299,954
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
233	CDBG			\$ 279,954					\$ 279,954
204	Measure J			\$ 20,000					\$ 20,000
TOTAL				\$ 299,954					\$ 299,954



STAFF REPORT

MEETING DATE: May 18, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Samuelson, Public Works Director / City Engineer
Jolan Longway, Development Services Supervisor

SUBJECT: Adoption of a City Council Resolution Authorizing City Manager to Execute Amended and Restated Contra Costa Clean Water Program Agreement

EXECUTIVE SUMMARY

The City's agreement with the Contra Costa Clean Water Program (CCCWP) has expired. As co-permittee under the San Francisco Bay Regional Water Quality Control Board's Municipal Regional Stormwater NPDES Permit (MRP), authorization to execute of an amended and restated agreement with the CCCWP is necessary to allow for the City's continued participation to implement joint obligations required by the MRP.

FISCAL IMPACT

NPDES funds from a special stormwater assessment described in the Stormwater Utility Area Agreement approved on July 7, 2003 with City Council Resolution No. 03-9854 will continue to fund the City's NPDES Permit activities.

RECOMMENDATION

City Council adopt the Resolution authorizing the City Manager to Execute the amended and restated Contra Costa Clean Water Program Agreement.

BACKGROUND

The County of Contra Costa, the Contra Costa County Flood Control and Water Conservation District (District), and nineteen (19) cities and towns in Contra Costa County have joined to form the Contra Costa Clean Water Program (Program). The City of Pittsburg, in conjunction with the District and other governmental entities, has been

required by the Federal Government and San Francisco Bay and Central Valley Regional Water Quality Control Boards to participate in the development and implementation of a Joint Municipal National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges.

On July 7, 2003, the City Council adopted Resolution No. 03-9854 Approving and Authorizing the “Stormwater Utility Area Agreement between the Contra Costa County Flood Control and Water Conservation District and the City of Pittsburg” (SUA Agreement), which provides for the imposition, collection, and administration of Stormwater Utility Assessments for the funding of NPDES Permit activities.

On July 31, 2003, the City Council adopted Resolution No. 03-9861 approving the first amendment to the SUA Agreement to implement a joint inspection program to provide commercial and industrial business inspections and illicit discharge control inspection activities (Inspection Program) on behalf of the City.

On January 5, 2004, the City Council adopted Resolution No. 04-9980 approving a revision to the First Amendment of the SUA Agreement to extend the term of the Inspection Program and modify the procedure for formal enforcement actions.

On November 18, 2013, the City Council adopted Resolution No. 13-12058 approving the third amendment to the SUA Agreement to grant authority to the District allowing them to execute the Amended and Restated Inspection Agreement on behalf of the municipalities to continue administering the Inspection Program.

SUBCOMMITTEE FINDINGS

This item was not presented at a subcommittee.

STAFF ANALYSIS

The Program was developed to help co-permittees comply with NPDES Permit requirements. The Program has led to cooperative efforts between the County, cities and the District, which have helped to minimize costs associated with complying with the MRP. Current MRP stormwater monitoring requirements for: Low Impact Development, Trash Outfall, Receiving Water, and Pollutants of Concern are some of the Program’s most expensive provisions to implement. Without group participation for these shared costs, compliance with these permit provisions would be cost prohibitive for each permittee.

This Amended and Restated Program Agreement will be effective July 1, 2026 through June 30, 2041, and will remain in effect until terminated in writing by all co-permittees party to this agreement.

ATTACHMENTS: Resolution
Amended and Restated Contra Costa Clean Water Program Agreement

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing City Manager to Execute)
Amended and Restated Contra Costa)
Clean Water Program Agreement)

RESOLUTION NO. 26-

WHEREAS, the Municipal Regional Stormwater NPDES Permit, NPDES Permit No. CAS612008 issued by the San Francisco Bay Regional Water Quality Control Board (“Municipal Regional Permit”), requires the City as a permittee, to implement best management practices and other control measures in order to control the discharge of pollutants through its municipal stormwater system; and

WHEREAS, the cities of Antioch, Brentwood, Clayton, Concord, El Cerrito, Hercules, Lafayette, Martinez, Oakley, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, and Walnut Creek; the towns of Danville and Moraga; and the County of Contra Costa and Contra Costa County Flood Control and Water Conservation District (“Co-Permittees”) are joint permittees under the Municipal Regional Permit; and

WHEREAS, the Co-Permittees have historically been parties to a joint program agreement to establish the “Contra Costa Clean Water Program” for the purpose of administering joint obligations under the Municipal Regional Permit on behalf of the Co-Permittees; and

WHEREAS, the Co-Permittees desire to extend the joint program agreement by entering into an amended and restated agreement effective July 1, 2026 through June 30, 2041; and

WHEREAS, the City desires to remain a party to the Contra Costa Clean Water Program by entering into the amended and restated joint program agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes the City Manager to execute the Amended and Restated Contra Costa Clean Water Program Agreement effective July 1, 2026 – June 30, 2041 attached hereto as Exhibit A

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of May 2026, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**AMENDED AND RESTATED
CONTRA COSTA CLEAN WATER
PROGRAM AGREEMENT
(July 1, 2026 – June 30, 2041)**

**Amended and Restated Contra Costa Clean Water
Program Agreement between
The Contra Costa County Flood Control
and Water Conservation District
and
Agencies Named Below**

THIS AMENDED AND RESTATED AGREEMENT (“Agreement”) is jointly entered into by the Contra Costa County Flood Control and Water Conservation District (“District”); the cities of Antioch, Brentwood, Clayton, Concord, El Cerrito, Hercules, Lafayette, Martinez, Oakley, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, and Walnut Creek; the towns of Danville and Moraga; and, the County of Contra Costa (collectively, the “Parties” and individually each a “Party”; the Parties are sometimes referred to herein as "Co-Permittees" or individually as “Co-Permittee”, and sometimes as “Agencies" or individually as “Agency”). This Agreement is entered into as of July 1, 2026 (“Effective Date”).

RECITALS

A. The Parties are joint permittees under the Municipal Regional Stormwater National Pollutant Discharge Elimination System ("NPDES") Permit issued by the San Francisco Bay Regional Water Quality Control Board. NPDES Permit No. CAS612008 or an equivalent regional stormwater NPDES permit issued to the Parties is collectively referred to herein as the “Municipal Regional NPDES Permit.” Under current law, each issuance of the Regional Municipal NPDES Permit is expected to expire five years from its effective date, but may be amended, revoked, or reissued before the expiration date, or administratively extended beyond the expiration date pending reissuance.

B. The cities, towns and County have previously entered into joint program agreements with the District. As set forth more particularly in Section B below, the Parties wish to extend the joint agreement until terminated by the written agreement of all Co-Permittees then Parties to this Agreement. The purpose of this Agreement is to amend and extend the prior agreement on the terms set forth herein.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

A. Program Activities.

In accordance with the management and organizational structure set forth herein, the Contra Costa Clean Water Program (“Program”) shall administer the joint obligations under the Regional Municipal NPDES Permit on behalf of the Parties and implement the activities jointly carried out pursuant to this Agreement by the Parties including, but not limited to, the following

activities:

1. Provide the necessary administrative, technical, and clerical resources to implement all Program activities directed by the Management Committee in order to implement the Municipal Regional NPDES Permit. By way of example, this includes the development of an old industrial control measure plan pursuant to Provision C.11.c of the current Municipal Regional NPDES Permit. Administrative activities may include attending all Management Committee and sub-committee meetings, and preparing committee staff reports, minutes and/or summaries of committee actions.

2. Administer all consulting services contracts (technical, legal, public relations and associated services) including the coordination, invoicing, and monitoring of all such activities.

3. Represent the Program at federal, state, regional and local governmental, civic, professional, and political organizations and agencies.

4. Coordinate the yearly compilation of the Program's (Group Program) Annual Reports for submittal to the appropriate Regional Water Quality Control Boards, but not the individual agencies' annual reports under the Municipal Regional NPDES Permit. However, the Program will develop Municipal Regional NPDES Permit compliance plans for individual agencies.

5. Conduct monitoring activities, which may include the permitting, environmental review of, purchase, installation and testing of equipment at designated sites.

6. Ensure all regulatory fees and assessments collected by the Agencies and necessary to obtain and implement the Municipal Regional NPDES Permit are lawful, appropriate and, if so, paid.

7. Ensure adequate information is available to all Co-Permittees for implementation of a comprehensive stormwater management ordinance and its regulations in compliance with the Municipal Regional NPDES Permit.

8. Implement a comprehensive public information/participation program on behalf of all Co-Permittees. The Program will be responsible for developing independently or in cooperation with the Bay Area Municipal Stormwater Collaborative ("BAMSC") original public information materials; and, Co-Permittees shall be responsible for reproducing and distributing these materials.

9. As part of the Program's annual budgeting process, the Management Committee may fund the Program's participation in special studies determined by the Program, the Regional Water Quality Control Boards, BAMSC, California Stormwater Quality Association (CASQA), if any, or other appropriate entities. Such participation may include funding or in-kind

services, such as Program representation on BAMSC as determined by the Management Committee.

10. Ensure adequate information is available for Co-Permittees to implement a comprehensive program for field inspection and investigation activities for unauthorized connections and illegal dumping.

11. Ensure adequate information is available for Co-Permittees to implement source controls, site design measures, and stormwater treatment and runoff control measures on new development and redevelopment projects, and to ensure ongoing operation and maintenance of post-construction stormwater management facilities.

12. Ensure adequate information is available for Co-Permittees to mitigate impacts to stormwater quality resulting from construction activities specifically focusing on proper site management; erosion control; sediment control; run-on and runoff control; non-stormwater management control; and, proper operation and maintenance of such construction site control best management practices (“BMPs”).

13. Expend funds collected by assessments for the District’s Stormwater Utility Areas Nos. 1 through 18 (“SUA”) and other sources in accordance with applicable law and regulations and the Program’s annual budget, as adopted by the Management Committee.

B. Termination.

This Agreement will remain in effect until terminated by the written agreement of all Co-Permittees then parties to this Agreement. Should any individual Co-Permittee desire to withdraw from the Program and terminate its obligations under this Agreement at any time, the following conditions must be met:

1. The Co-Permittee shall provide written notice to the Program Manager (as defined below) and Management Committee chairperson and vice chairperson of its intention to withdraw from the Program by no later than 5:00 p.m., of the December 31 immediately preceding the commencement of the following fiscal year (July 1 - June 30) before which it is seeking to terminate its obligations under this Agreement. To ensure an orderly transition, the withdrawing Co-Permittee shall also obtain written confirmation from the Regional Water Quality Control Board Executive Officer that such Co-Permittee has obtained or will obtain coverage under an NPDES Permit for its municipal stormwater discharges. A copy of the Executive Officer’s written confirmation shall be provided to the Management Committee chairperson and vice chairperson along with the notice of withdrawal.

2. The Co-Permittee shall be committed to fulfill all of its financial obligations outlined in this Agreement through the end of the fiscal year (June 30) in which it submits its notice of withdrawal. Termination shall be effective as of 11:59 p.m. on June 30 of that fiscal year.

3. The Co-Permittee shall also fulfill all of its individual obligations for projects, studies, and other programs and activities undertaken on behalf of the Program or BAMSC through the duration of any such projects, studies, programs, and activities. The terminating Co-Permittee's obligations under this Section B.3. shall survive termination as to that Co-Permittee until the terminating Co-Permittee's obligations under this Section are fully satisfied.

4. In the event that a Co-Permittee does not fully fund its obligations under this Agreement from its SUA assessments or appropriate sufficient funds for any fiscal year beyond the 2025-2026 fiscal year, this Agreement shall cover payment for the Co-Permittee's financial obligations only to the conclusion of the last fiscal year in which the Co-Permittee appropriates sufficient funds. Thereafter, such Co-Permittee's financial obligations shall be automatically suspended, and the Co-Permittee shall receive no benefit arising out of this Agreement, until the Co-Permittee appropriates sufficient funding to meet its financial obligations in such fiscal year(s).

C. Management Committee.

1. The Management Committee ("MC") is the Program's decision-making body. It shall be responsible for setting policies, providing directions, approving contracts and agreements, approving group submittals to the Regional Water Quality Control Boards, authorizing expenditures, and advising on staffing in accordance with Section J below.

2. Each Co-Permittee's manager (i.e., city or town manager or county administrator) shall designate in writing and submit to the Program Manager, and chairperson or vice chairperson of the Management Committee, the Management Committee representative and alternate(s) for their jurisdiction. The designated Management Committee representative and alternate(s) may be identified by job classifications or as named individuals. The Co-Permittee's manager shall designate at least one (1) Management Committee representative and no less than two (2) alternate Management Committee representatives. The Management Committee representative or, in the absence of the representative, one alternative Management Committee representative, shall vote on behalf of their Agency at all Management Committee meetings. Each Co-Permittee shall have only one vote on the Management Committee, even if both the designated representative and an alternate(s) attend the same meeting. The voting decisions of the Management Committee representatives shall be binding upon their Agency, provided they are consistent with the delegations of authority contained in this agreement.

3. A Management Committee representative shall be an individual responsible for supervising or administering the stormwater management program for their appointing Agency. An alternate should, but need not, meet the foregoing criteria.

4. A Management Committee representative's term shall continue for the entire term of the Agreement unless changed by the Co-Permittee's manager by providing written notification to the Program Manager.

5. Any decision made by the Management Committee shall be binding upon all Co-Permittees, provided it is consistent with the delegations of authority in this Agreement. Except to the extent expressly set forth in this Agreement, nothing in this Agreement delegates legislative authority of any Agency or the discretion vested in each Agency's governing body. If the Management Committee acts in a manner inconsistent with the authority delegated by this Agreement, any such action shall not be binding upon any Agency unless approved or ratified by that Agency's governing body. This Agreement does not create a joint exercise of powers agency separate from the agencies, and the Contra Costa Clean Water Program is not a legal person that can enter into contracts or sue and be sued.

6. The Management Committee chairperson and vice chairperson shall be selected by a majority vote of the Management Committee members at each May Management Committee meeting and shall hold those offices beginning July 1 and ending June 30 of the following fiscal year.

D. Sub-committee Structures.

The following Program sub-committees are hereby established:

1. Administrative Committee ("AC") is a sub-committee responsible for administration, strategic planning, personnel, budget recommendations and conflict resolution.

2. Monitoring Committee ("MonCom") is a sub-committee responsible for water quality monitoring activities and coordination of associated special studies/projects. MonCom is responsible for overseeing the preparation of guidance on TMDL pollutant control programs, stormwater quality management programs, and for reviewing, researching, and making recommendations to the Management Committee on matters related to pollutant control and load-reduction planning, tracking, and reporting.

3. Development Committee ("DC") is a sub-committee responsible for preparing guidance and training on construction site stormwater quality management programs, post-construction stormwater quality management programs, and for reviewing, researching, and making recommendations to the Management Committee on matters related to land development activities.

4. Public Information/Participation Committee ("PIP") is a sub-committee responsible for development of stormwater pollution prevention materials and products, information dissemination, training, marketing and public outreach for the Program and to assist each Co-Permittee.

5. Municipal Operations Committee ("MOC") is a sub-committee responsible for development of guidance and training on stormwater pollution prevention activities for municipal maintenance activities, commercial/industrial inspection programs, illicit discharge control activities, trash load reduction activities, and other municipal stormwater activities.

6. Regional Alternative Compliance (“RAC”) Committee is a sub-committee responsible for overseeing implementation of the RAC System and advising the Management Committee, Program Manager, and District regarding the RAC System.

7. Select or Ad Hoc (“Ad Hoc”) Workgroups are established by the Management Committee as needed for a temporary period for the purposes of reviewing, researching and making recommendations to the Management Committee or a sub-committee on a permit compliance matter or a permit requirement covering multiple sub-committees (such as cost reporting, and asset management). Select or Ad Hoc Workgroups may act on behalf of the Management Committee or sub-committee if approved and directed by the Management Committee.

8. The Management Committee may amend the responsibilities of each sub-committee, dissolve a sub-committee, or add a new sub-committee.

9. Each Co-Permittee shall only be allowed one vote per sub-committee. Co-Permittees may participate in the discussions of any sub-committee. However, participants at sub-committee meetings, other than approved members, shall not be allowed to vote on any item under consideration.

10. The first order of business for each sub-committee at its June meeting is to choose a chairperson and vice chairperson, who will serve as chairperson and vice chairperson for the following fiscal year. The second order of business for each sub-committee at its June meeting is to establish the sub-committee's work plan for the following fiscal year dealing with its goals, objectives, time lines and related items, consistent with the requirements in the Municipal Regional NPDES Permit. Upon preparation of the sub-committee's work plan, it shall be provided to the Management Committee for review and approval.

E. Committee Membership.

1. For the purposes of this agreement, a “Small Municipality” is designated as having a population of less than 50,000, a “Medium Municipality” is designated as having a population of between 50,000 and 85,000; and a “Large Municipality” is designated as having a population of more than 85,000, based on population data from the State of California's Department of Finance. Contra Costa County is deemed a “Large Municipality”. The population data published in January of each year will be used for determining each Co-Permittee's designation for the following fiscal year. Refer to **Exhibit C** for the Committee membership designation as of the effective date of this Agreement.

2. Each Co-Permittee designated as a “Small Municipality” shall have one voting representative on the Management Committee and a minimum of one voting representatives on one sub-committee.

3. Each Co-Permittee designated as a “Medium Municipality” shall have one voting representative on the Management Committee and a minimum of one voting representative on two sub-committees.

4. Each Co-Permittee designated as a “Large Municipality” shall have one voting representative on the Management Committee and a minimum of one voting representative on three sub-committees as follows (except as stipulated in Section E.10. below):

- Administrative Committee
- Monitoring Committee
- Development Committee
- Public Information/Participation Committee
- Municipal Operations Committee, or
- BAMSC sub-committee duly recognized by the Management Committee

5. The District shall be a permanent member of the Administrative Committee, and it shall participate as a voting member on at least one additional sub-committee.

6. Contra Costa County shall be a voting member on at least two sub-committees.

7. The Management Committee chairperson for any fiscal year shall also serve as chairperson of the Administrative Committee for that same fiscal year.

8. By the end of May of each fiscal year, the incoming Management Committee chairperson who will take office July 1, shall consult with all Co-Permittees and recommend membership on all sub-committees effective July 1 of the next fiscal year. Recommendations shall be considered and acted upon by the Management Committee at its May meeting. Sub-committee members shall be encouraged to rotate every two years.

9. Participation in any Ad Hoc Workgroup duly created by the Management Committee shall be voluntary.

10. Each of the following sub-committees shall have the following minimum number of members:

- | | |
|----------------------------|---|
| • Administrative Committee | 8 |
| • Monitoring Committee | 5 |
| • Development Committee | 5 |

- Public Information/Participation Committee 5
- Municipal Operations Committee 5

11. BAMSC Committee. Co-Permittees serving as voting members of any BAMSC sub-committee shall represent all Program Co-Permittees. Co-Permittees designated as voting members of a BAMSC subcommittee shall also participate on the Program’s sub-committee that has similar or equivalent subject matter jurisdiction, as determined by the Management Committee to best serve the interests of the Program.

12. Administrative Committee. The Management Committee will select members for the Administrative Committee that enhance the Administrative Committee’s manageability and overall effectiveness in attaining goals and objectives, taking into account factors that encourage awareness of matters affecting the Program. More specifically, the Administrative Committee shall consist of the following minimum membership and conditions, and shall generally follow the rotation guidelines contained in **Exhibit "A"**:

- Management Committee chairperson 1
 - Flood Control District 1
 - Large Municipality 2
 - Medium Municipality 2
 - Small Municipality 2
- Total 8

a) The Management Committee chair may recommend additional members for the Administrative Committee pursuant to Section E.8. above.

b) In any fiscal year in which the Management Committee chairperson represents a municipality that is scheduled for membership on the Administrative Committee under the rotation guidelines in **Exhibit "A"**, then the Management Committee shall select another Co-Permittee for membership on the Administrative Committee from the municipality category from which the Management Committee chairperson represents. If the Management Committee chair represents the Flood Control District, then the Management Committee shall select another Co-Permittee from any of the three municipalities.

c) For the duration of a Co-Permittee’s term as the “Large Municipality” member serving on the Administrative Committee, that Co-Permittee shall also serve as the voting member of two additional sub-committees of their choice.

d) Administrative Committee voting membership can only be changed during the fiscal year by the Management Committee chairperson, provided the minimum membership per Section E.12. is maintained.

13. A quorum for each sub-committee shall consist of a majority of its voting members.

14. A sub-committee may adopt by-laws to govern its organizational structure and meetings, consistent with the terms of this Agreement.

F. Meeting Attendance

1. Program staff will take attendance at all meetings. Attendance at all Management Committee and sub-committee meetings shall be published in each meeting's minutes/summary and the Program's annual report provided to the Regional Water Quality Control Board.

2. Management Committee representatives and sub-committee members are expected to attend at least 80% of their regularly scheduled meetings. If a Management Committee representative or a sub-committee member misses two consecutive meetings, then Program staff shall contact the member of the committee to clarify the rules and understand the reason for the repeated absences. If absences continue, then the Membership Committee may request that the Co-Permittee's manager appoint a new representative to the Management Committee or sub-committee, as the case may be.

G. Program Costs Participation and Allocation.

1. The program costs for Fiscal Year 2024-2025 are apportioned among the co-permittees as set forth in **Exhibit B**, attached hereto. In Fiscal Year 2025-2026, and in each fiscal year thereafter, all program costs for that fiscal year shall be apportioned among Co-Permittees proportionally based on each Co-Permittee's population as of January 1 immediately preceding the fiscal year, in relation to the total population of all Co-Permittees as of January 1 immediately preceding the fiscal year, calculated as follows:

$$\left[\frac{\text{Co-permittee's population as of January 1}}{\text{All co-permittee's population as of January 1}} \right] \times 100 = \text{Percentage of Program Costs Apportioned to Co-Permittee ("Cost Sharing Formula").}$$

Population data will be based on data annually published by the State of California, Department of Finance, on January 1 immediately preceding the Fiscal Year for which the calculation is made. The population data published in January of the preceding year will be used to form the cost allocations of the following fiscal year.

2. The Management Committee shall annually prepare and approve a budget setting forth all anticipated Program costs and revenues for the following fiscal year.

3. Each Co-Permittee shall pay its share of the annual budget in accordance with the Cost Sharing Formula. If a Co-Permittee receives SUA assessments, then the District will apply lawfully collected SUAs to such Co-Permittee's share of the annual budget. District staff shall annually submit an invoice to each Co-Permittee for each fiscal year reflecting each Co-Permittee's Program costs no later than February 28th of each year (for the first SUA disbursement statement); June 30th (for the second SUA disbursement statement); and October 31st (for the third SUA disbursement statement). Upon receiving an invoice from the Program, each Co-Permittee shall pay its invoice to the District within sixty (60) days of the invoice's date.

4. A Co-Permittee will be delinquent if its invoiced payment is not received by the District within sixty (60) days after the invoice's date. The District will follow the procedure listed below, or such other procedure that the Management Committee directs to effectuate payment: 1) verbally contact the Co-Permittee's manager; and 2) submit a formal letter from the Management Committee's chairperson to the Co-Permittee. If payment is not received within ninety (90) days of the invoice date, then the delinquent co-permittee may be subject to termination from this Agreement and withdrawal under Section B. Thereafter, the Cost Share Formula shall be revised to reflect the new Program membership and the Management Committee shall revise its budget and Program cost allocations in accordance with the Cost Sharing Formula to account for the delinquent Permittee's costs. A terminated Co-Permittee shall remain obligated to District for its delinquent payments and any other obligations incurred prior to the date of termination.

5. The Management Committee may suspend or modify the scope of work being performed by any contractor retained by the District whenever any Co-Permittee has not paid its invoice within ninety (90) days of the invoice date.

6. Any delinquent payments by a Co-Permittee shall accrue compound interest at the average rate of interest paid by the Local Agency Investment Fund during the time that the payment is delinquent.

H. Optional Services.

Additional services requested by a Co-Permittee to fulfill requirements of the Regional Municipal NPDES Permit may be provided by Program staff as long as the services minimally burden Program staffing and are approved by the Management Committee. Such requests shall be submitted in writing to the Management Committee and shall explain the services requested of Program staff or contractors. Such services shall be completely paid for by the requesting Co-Permittee at the fully burdened labor rate of the applicable Program staff, and the Program shall bear no financial responsibility for the requested services. Such services requested by a Co-Permittee may include consultant or contractor assistance involving a contract directly between the individual Co-Permittee and the District, at the District's discretion. The Program shall bear no financial responsibility for such contracts.

I. Contracting.

1. In accordance with the procedures set forth herein, and on behalf of the Program, the District shall enter into and administer all contracts for the Program and implementation of the Municipal Regional NPDES Permit. The District shall pay all contractors in a timely manner in accordance with the terms of the applicable contract.

2. Prior to the District entering into a contract or amending a contract on behalf of the Program, the Management Committee shall establish an independent selection committee as an Ad Hoc Workgroup pursuant to Section D.7. The independent selection committee may prepare an RFP, conduct interviews and take such other actions as requested by the Management Committee. The independent selection committee shall thereafter make a recommendation on a proposed contract and contractor to the Management Committee. Upon considering the independent selection committee's recommendation, the Management Committee shall thereafter make a recommendation to the District, which shall have final approval authority over the contract and contractor.

3. Contracts may be entered into with a maximum term of five years, provided each contract must include either a termination for convenience clause, or a clause allowing termination for non-appropriation of funds. Contracts entered into for a period less than five years may be extended, based upon satisfactory performance, for a total contract term of five years.

4. For a contract scope of work designated as a "technical service" by the Management Committee, then the independent selection committee shall also consider responses from Co-Permittees who respond in writing and request to provide the requested technical service as part of an RFP process.

5. Notwithstanding anything to the contrary above, all contracting processes on behalf of the Program shall comply with the District's procurement process.

6. If a Co-Permittee other than Contra Costa County or the District intends to contract on behalf of the Program, then a separate agreement between the District and such Co-Permittee shall be executed setting forth the terms of the Co-Permittee's contracting role. The Management Committee shall review and approve such separate agreement.

J. Staffing.

1. The Program is not a legal entity capable of employing staff, suing or being sued, or entering into contracts, among other activities that only legal entities may perform. Program staff, including the Program Manager, are employees of Contra Costa County and/or the District, who are assigned to administer the Program. The Program Manager is the primary Contra Costa County employee assigned to manage the Program. In the event that Contra Costa County does not assign an employee to serve as the Program Manager and the Program Manager position is vacant, the Management Committee may recommend that the District contract with a qualified firm or public agency to perform the services of Program Manager until Contra Costa County appoints a Program Manager. The Management Committee may also request that the

District contract for other Program services that are not performed by a Contra Costa County employee in accordance with Section I above.

2. To the extent requested by the District and/or Contra Costa County, the Management Committee shall annually advise the District and/or Contra Costa County regarding staff evaluations, job classifications and salary ranges. With respect to any Program staff who qualify as independent contractors, the Management Committee shall annually advise the District regarding the consultant's satisfactory performance of their contractual obligations. The Administrative Committee shall advise the Management Committee on such evaluations.

3. The Management Committee shall negotiate an administrative overhead rate with any appropriate agency providing services to the Program.

4. Program staff shall provide a written record of all policies, rules and regulations duly adopted by the Management Committee.

5. Contra Costa County shall be responsible for all health and safety trainings and other certifications required by law for its employees; however, the Program may pay for Program staff training that relates to the Municipal Regional NPDES Permit.

K. Indemnification.

Each Party to this Agreement agrees to protect, indemnify and hold harmless the other parties and their officers, employees, contractors and volunteers from and against all claims, demands, liabilities, losses, expenses, and damages (collectively, "Liabilities") but only to the extent that the Liabilities arise out of or are connected with the negligence or willful misconduct of the indemnifying Party or any of its officers, employees, contractors, or volunteers while performing the indemnifying Party's obligations under this Agreement. This section shall survive and remain enforceable following the termination or expiration of this Agreement, or following any Party's withdrawal from this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____

**CONTRA COSTA COUNTY
FLOOD CONTROL AND WATER
CONSERVATION DISTRICT:**

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF ANTIOCH

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF BRENTWOOD

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF CLAYTON

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF CONCORD

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

COUNTY OF CONTRA COSTA

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

TOWN OF DANVILLE

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF EL CERRITO

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF HERCULES

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF LAFAYETTE

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF MARTINEZ

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

TOWN OF MORAGA

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF OAKLEY

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF ORINDA

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF PINOLE

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF PITTSBURG

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF PLEASANT HILL

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF RICHMOND

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF SAN PABLO

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF SAN RAMON

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

Dated: _____

CITY OF WALNUT CREEK

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Attorney

DRAFT

EXHIBIT "A"

**CONTRA COSTA CLEAN WATER PROGRAM
ADMINISTRATIVE COMMITTEE
PARTICIPATION ROTATION GUIDELINE**

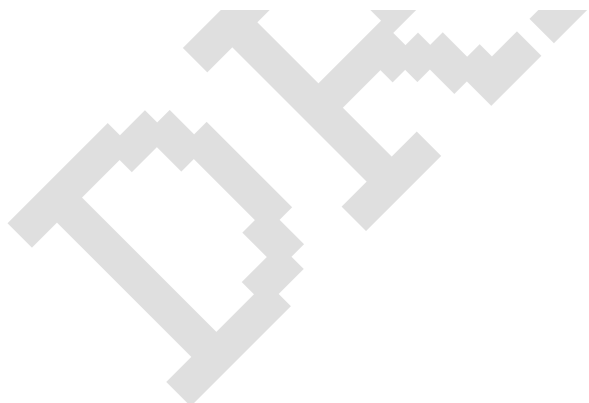
Municipalities by Size Designation & Geographic	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33
Countywide (All)							
Flood Control District	x	x	x	x	x	x	x
Appointed Management Chair							
Agency:	x	x	x	x	x	x	x
Large-Size Communities							
All: Contra Costa County				x			x
Central: Concord				x			x
Central: Walnut Creek		x			x		
East: Antioch			x				
East: Pittsburg	x					x	
Lamorinda: San Ramon	x		x		x		
West: Richmond		x				x	
Medium-Size Communities							
Central: Martinez		x			x		
Central: Pleasant Hill	x			x			x
East: Oakley			x			x	
East: Brentwood		x			x		
Lamorinda: Danville	x			x			x
West: San Pablo			x			x	
Small-Size Communities							
Central: Clayton		x			x		
Lamorinda: Lafayette	x				x		
Lamorinda: Orinda				x			x
Lamorinda: Moraga		x				x	
West: Hercules	x			x			
West: El Cerrito			x			x	
West: Pinole			x				x

EXHIBIT "B"

**CONTRA COSTA CLEAN WATER PROGRAM
GROUP COSTS METHODOLOGY & ALLOCATION
FOR FISCAL YEAR 2025/26**

City/County/State	January 1, 2023	January 1, 2024 ⁽¹⁾	Percent Change	Prorated % of Program ⁽²⁾	SUA Budget ⁽³⁾ Allocation
CONTRA COSTA COUNTY	1,145,274	1,146,626	0.12%		\$ 4,000,000
ANTIOCH	115,282	115,632	0.3	10.08%	\$ 403,382
BRENTWOOD	64,496	64,811	0.5	5.65%	\$ 226,093
CLAYTON	10,687	10,683	0.0	0.93%	\$ 37,268
CONCORD	121,663	121,513	-0.1	10.60%	\$ 423,898
DANVILLE	42,736	42,567	-0.4	3.71%	\$ 148,495
EL CERRITO	25,409	25,700	1.1	2.24%	\$ 89,654
HERCULES	26,202	26,063	-0.5	2.27%	\$ 90,921
LAFAYETTE	24,823	24,808	-0.1	2.16%	\$ 86,543
MARTINEZ	36,425	36,439	0.0	3.18%	\$ 127,117
MORAGA	16,858	16,784	-0.4	1.46%	\$ 58,551
OAKLEY	44,929	45,736	1.8	3.99%	\$ 159,550
ORINDA	19,231	19,191	-0.2	1.67%	\$ 66,948
PINOLE	18,278	18,192	-0.5	1.59%	\$ 63,463
PITTSBURG	74,736	75,085	0.5	6.55%	\$ 261,934
PLEASANT HILL	33,447	33,352	-0.3	2.91%	\$ 116,348
RICHMOND	113,122	112,735	-0.3	9.83%	\$ 393,276
SAN PABLO	31,163	31,088	-0.2	2.71%	\$ 108,450
SAN RAMON	82,754	82,525	-0.3	7.20%	\$ 287,888
WALNUT CREEK	69,010	69,433	0.6	6.06%	\$ 242,217
UNINCORP. COUNTY	174,023	174,289	0.2	15.20%	\$ 608,006
				<u>100.00%</u>	<u>\$ 4,000,000</u>

1. Population estimate based on State of California Department of Finance (E-1) City/County projections- January 1, 2025. Figures are updated in May of each year.
2. Percentages based on prorata of population.
3. SUA funds allocated for budget purposes, which by policy is set at \$4M.





STAFF REPORT

MEETING DATE: May 18, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Samuelson, Public Works Director/City Engineer
Jolan Longway, Development Services Supervisor

SUBJECT: Adoption of a City Council Resolution Approving Participation in and Execution of Agreements with the Contra Costa County Regional Alternative Compliance Joint Powers Authority

EXECUTIVE SUMMARY

Contra Costa County wishes to establish the Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority (JPA) as a mechanism for participating Contra Costa Clean Water Program permittees to achieve compliance with stormwater permit regulations relating to Low Impact Development and Green Stormwater Infrastructure (GSI) obligations. Participation in this effort requires the City to approve the JPA; appoint a board member representative and alternate; authorize the JPA to establish one or more community facilities districts; and approve a Joint Community Facilities Agreement.

FISCAL IMPACT

Participation in the RAC JPA will require the City to contribute to the JPA's annual operating cost, which, under the Draft JPA, is shared equally among all member agencies unless modified by the agreement. The amount of this cost will be presented separately upon confirmation of the final annual budget from the JPA Board. The amount is expected to be nominal because the cost of administering the CFD, the primary function of the JPA, will be paid for out of a special tax collected by the CFD.

Participation may also generate revenue for the City when staff carry out responsibilities such as off-site GSI verification or buyer approvals, as jurisdictions receive payment for performing these duties. There is no fiscal obligation for off-site GSI maintenance

associated with private development projects, because a CFD special tax cover these costs. Public agency buyers fund operations and maintenance directly through agreements with the JPA.

At this time, staff anticipates that JPA membership costs can be absorbed within the City's existing operating budget. If adjustments or supplemental appropriations become necessary, staff will return to the Council with recommendations.

RECOMMENDATION

Staff recommends City Council adopt the attached Resolution:

1. Approving participation in the Contra Costa County RAC JPA, approving the proposed JPA, and authorizing the City Manager to execute the JPA.
2. Appoint Jolan Longway, Development Services Supervisor, as the JPA Board Representative and April Chamberlain, Administrative Analyst II as the Alternate
3. Direct staff to take such actions as necessary to participate in the RAC System, including preparation of an ordinance to revise the City's stormwater ordinance to incorporate participation in the RAC System as an approved alternative compliance for meeting applicable stormwater treatment requirements.
4. Authorize staff to collaborate with the RAC JPA Administrator to support RAC System implementation.
5. Authorize the JPA to establish one or more community facilities districts (CFD), accept applications from property owners, annex properties to the CFD, and levy special taxes to finance on-going maintenance costs for Off-Site GSI Projects; and approve a joint community facilities agreement

BACKGROUND

The Municipal Regional Stormwater Permit (MRP) imposes several obligations on local governments. Under Provision C.3.d, regulated new development and redevelopment projects must incorporate on-site Low Impact Development (LID) or GSI to treat stormwater before it reaches local waterways. Many sites—particularly small infill properties, parcels with steep slopes, or locations with underground utility conflicts—face serious constraints that make on-site treatment difficult or infeasible.

In addition, under MRP Provision C.3.j, municipalities must retrofit a quantifiable amount of existing impervious surface with GSI over the permit term. This requirement can be costly and resource-intensive when implemented through numerous small, distributed projects. Moreover, cities must comply with pollutant load reduction targets under the Polychlorinated Biphenyls Total Maximum Daily Load (Provision C.12.c), which require locating stormwater treatment facilities in areas with historically high pollutant loads.

To address these challenges, Contra Costa County, the Cities of San Pablo and Walnut Creek, and the County Flood Control District partnered with the EPA to pilot the RAC System, as outlined in the Regional Alternative Compliance System Public Fact Sheet.

Existing rules and guidance authorizing alternative compliance pathways legally support the RAC System. The San Francisco Bay Water Board reviewed and approved the RAC System under MRP Provision C.3.e, the section explicitly devoted to alternative compliance.

To effectively manage the RAC System, participating agencies are forming a JPA. The JPA is responsible for administering off-site GSI certification, compliance unit accounting, project verification, long-term maintenance funding mechanisms, and annual reporting to the Water Board.

SUBCOMMITTEE FINDINGS

This item was not presented at a subcommittee.

STAFF ANALYSIS

The Contra Costa Clean Water Program (CCCWP) was established in 1991 by Contra Costa municipalities in anticipation of municipal stormwater permitting requirements under the federal Clean Water Act and California water quality laws, with encouragement from regional water regulators. CCCWP is a collaborative program composed of 19 Contra Costa cities and towns, the unincorporated Contra Costa County, and the Flood Control and Water Conservation District, whose main objective is to jointly implement National Pollutant Discharge Elimination System (NPDES) stormwater permit requirements. Some permit provisions are most cost-effective to implement on a regional basis, such as water quality monitoring, public education, and special studies.

The CCC RAC System is an innovative, regionally supported approach to fulfilling state-mandated stormwater treatment obligations. Developed through a partnership between CCCWP, the U.S. Environmental Protection Agency (EPA), and the San Francisco Bay Regional Water Quality Control Board (“San Francisco Bay Water Board”), the RAC System provides an off-site, alternate compliance mechanism for the GSI that would normally be required on-site. The RAC System allows both public agencies and private developers to purchase “compliance units” generated by certified Off-Site GSI projects constructed elsewhere in the county. These units represent an equivalent amount of stormwater treatment required for regulatory compliance.

The RAC System addresses long-standing challenges: constrained development sites, high costs of distributed GSI projects, and the need to target legacy pollutant areas. Participation in the RAC System is enabled through a new JPA, which provides administrative support, financial mechanisms, and the governance structure necessary to manage Off-Site GSI projects and maintain ongoing compliance. Importantly, the JPA would enable the participating agencies to levy a special tax under the Mello-Roos Community Facilities Act of 1982, as amended (Mello-Roos Act) on private properties

(Participating Properties) that voluntarily choose to participate in the RAC System to fund maintenance of the off-site GSI projects.

Pursuant to the Mello-Roos Act, in order for the JPA to form a community facilities district (CFD) that may include Participating Properties in the City (either at the time of CFD formation or by annexation to the CFD) and levy special taxes to finance maintenance of Off-Site GSI projects, the JPA and the City must enter into a joint community facilities agreement or joint exercise of powers agreement.

The RAC System creates a countywide marketplace in which Off-Site GSI projects, facilities intentionally constructed to treat stormwater from areas beyond their immediate footprint generate standardized “compliance units.” These units are quantified based on the drainage area treated, pollutant removal performance, rainfall zone, and land use characteristics.

Once certified by the local jurisdiction where they are located, Off-Site GSI projects can make their compliance units available for purchase. Public agencies or private developers who cannot feasibly meet on-site stormwater retention requirements may instead purchase sufficient units to meet their MRP obligations. The purchaser also pays for maintenance of the Off-Site GSI projects to ensure the long-term performance of the Off-Site GSI project.

The Draft JPA establishes a governance structure for administering the RAC System. The JPA is authorized to manage the financial, administrative, and regulatory responsibilities that accompany the program, including forming a community facilities district (CFD) under the Mello-Roos Act to levy special taxes on Participating Properties that voluntarily choose to participate in the RAC System to fund maintenance of the Off-Site GSI projects.

Pursuant to the Mello-Roos Act, in order for the JPA to form a community facilities district (CFD) that may include Participating Properties in the City (either at the time of CFD formation or by annexation to the CFD) and levy special taxes to finance maintenance of Off-Site GSI projects, the JPA and the City must enter into a joint community facilities agreement or joint exercise of powers agreement. The JPA can efficiently levy the special tax under the Mello-Roos Act without the need for each individual participant to establish a new CFD within their jurisdiction. Because public agencies are not subject to CFD special taxes, the JPA would collect a separate fee from public agencies that purchase compliance credits through the RAC System.

The CFD provides a stable, predictable revenue stream to maintain Off-Site GSI facilities, which is essential to ensuring the continued functionality of systems relied upon for compliance. Public agencies that purchase compliance units pay directly to the JPA rather than through property tax mechanisms, which simplifies public-sector participation.

The RAC System offers several benefits that are particularly important for agencies seeking flexible, affordable ways to meet stormwater regulations.

1. It provides a solution for constrained project sites where onsite GSI is impractical. Rather than granting variances or requiring redesigns, staff can direct applicants to a consistent, regionally approved alternative compliance mechanism.
2. It supports more cost-effective stormwater treatment. Large regional GSI facilities can achieve economies of scale, reducing both upfront construction and ongoing maintenance costs per acreage treated compared to multiple small installations dispersed across the city.
3. RAC participation aligns with regional water quality goals. Off-Site GSI facilities can be strategically located in areas with high legacy pollutant loads, helping the City make measurable progress toward PCBs and other TMDL targets.
4. RAC participation reduces local administrative burden. The RAC Tracking Tool—maintained by the JPA—stores compliance unit records, tracks buyer/seller transactions, ensures proper verification and maintenance documentation, and houses all regulatory reporting materials. Without participation in the JPA, these administrative tasks would fall solely on local staff.

Participation in the RAC JPA is consistent with the City's obligation to comply with state and federal water quality regulations. Furthermore, the program supports regional GSI planning efforts and broad sustainability policies that encourage multi-benefit infrastructure projects, pollutant reduction, and improvements in water quality.

Participation in the RAC JPA will provide flexibility for the City to meet its own permit obligations for the following permit provisions:

- C.3.d Regulated Projects - stormwater treatment resulting from pavement projects, new roadways created or extended, or other capital projects which create new impervious surface (NPDES C.3 Regulated Projects)
- C.3.j Green Stormwater Infrastructure Retrofit Targets - The City has met its current obligatory GSI retrofits (4.6 acres) prior to the June 30, 2027 deadline with the use of grant funds. However there is currently insufficient funding for future planned Green Stormwater Infrastructure (GSI) projects to meet future MRP 4 permit requirements.

The attached resolution provides that the JPA Agreement, together with the resolution constitutes a joint community facilities agreement. The resolution authorizes the JPA to undertake and conduct proceedings under the Mello Roos Act to form the CFD with boundaries that include Participating Properties within the City's jurisdiction, to annex Participating Properties within the City's jurisdiction to the CFD, and to levy a special tax on such Participating Properties; provided that the owners of the Participating Properties at the time of formation of the CFD or annexation to the CFD, as applicable, execute a ballot or unanimous approval in favor of the levy of the special tax in accordance with the Mello-Roos Act.

ATTACHMENTS: Resolution
Regional Alternative Compliance System Public Fact Sheet
Exhibit A RAC JPA Agreement

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving Participation in and Execution)
Of Agreements with the Contra Costa)
County Regional Alternative Compliance)
(RAC) Joint Powers Authority _____)

RESOLUTION NO. 26-

WHEREAS, the City is a “public agency,” as defined in the Joint Exercise of Powers Act, California Government Code Section 6500, et seq., and is authorized to enter into an agreement to exercise powers common to the member public agencies; and

WHEREAS, the City desires to participate in the Contra Costa County Regional Alternative Compliance (“RAC”) System, which is a program designed to offer a flexible, cost-effective, and scientifically defensible compliance option for the Municipal Regional Stormwater National Pollutant Discharge Elimination System (“NPDES”) Permit issued by the San Francisco Bay Regional Water Quality Control Board, Permit No. CAS612008; and

WHEREAS, the proposed joint powers authority (“JPA”) is being formed to (i) establish a community facilities district (“CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (“Mello-Roos Act”) in order to finance on-going maintenance costs for “Off-Site GSI Projects” constructed pursuant to the RAC System, and (ii) take other actions in furtherance of the RAC System; and

WHEREAS, a joint exercise of powers agreement between participating cities, Contra Costa County, and the Contra Costa Flood Control and Water Conservation District has been prepared to establish the proposed JPA that will implement the RAC System; and

WHEREAS, the proposed agreement will take effect on the earlier of July 1, 2026, Provided that two proposed member agencies have executed the agreement by such date, or when all proposed member agencies have executed the agreement; and

WHEREAS, each member of the proposed JPA may appoint a representative to serve on the JPA’s Board and an alternative member to serve in the absence of the appointed representative; and

WHEREAS, with respect to the CFD:

(1) the JPA may establish the CFD to finance the maintenance of Off-Site GSI Projects pursuant to Section 53313.5(f) of the Mello-Roos Act, which authorizes community facilities districts to finance the acquisition, improvement, rehabilitation, or maintenance of any real or other tangible property, whether privately or publicly owned, for flood and storm protection services, including, but not limited to, storm drainage and treatment systems;

(2) the City desires to allow the owners (“Participating Owners”) of property being developed

within its jurisdiction (“Participating Properties”) to participate in the CFD in order to finance on-going maintenance costs for Off-Site GSI Projects constructed pursuant to the RAC System, whether those Off-Site GSI Projects are located within the boundaries of the City or not, and to allow the JPA to conduct proceedings to form the CFD, annex Participating Properties to the CFD and levy special taxes on such Participating Properties;

(3) both the JPA and the City are “local agencies” under the Mello-Roos Act;

(4) the Mello-Roos Act permits two or more local agencies to enter into a joint community facilities agreement or joint exercise of powers agreement to exercise any power authorized by the Mello-Roos Act;

(5) the City desires to enter into such an agreement with the JPA to authorize the JPA to form the CFD and annex to the CFD Participating Properties located within the territorial limits of the City for the purpose of financing the maintenance of Off-Site GSI Projects, whether those Off-Site GSI Projects are located within the boundaries of the City or not; and

(6) the City will not be responsible for the conduct of any proceedings to form the CFD, annex Participating Properties to the CFD, levy or collect special taxes, or any required remedial action in the case of delinquencies in such special tax payments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby:

1. Approves the “Joint Powers Agreement Between Participating Cities, Contra Costa County, and the Contra Costa Flood Control and Water Conservation District for Implementation of the Contra Costa County Regional Alternative Compliance System,” attached hereto as Exhibit “A” to this Resolution.

2. Prior to the effective date of the Agreement, the City Council hereby authorizes minor and technical revisions to the Agreement approved in Section 1 that do not change the overall intent of the Agreement or increase liability or cost exposure.

3. Appoints Jolan Longway, Development Services Supervisor as the representative on the JPA’s Board and April Chamberlain, Administrative Analyst II as the alternative representative on the JPA’s Board.

4. Authorizes the City Manager to execute the Agreement.

5. Directs staff to take such actions as necessary to participate in the RAC System, including preparation of an ordinance to revise the City’s stormwater ordinance to incorporate participation in the RAC System as an approved alternative compliance for meeting applicable stormwater treatment requirements.

6. Authorize staff to collaborate with the RAC JPA Administrator to support RAC System implementation.

7. The Agreement, together with the terms and provisions of this Resolution, shall together constitute a separate joint community facilities agreement between the City and the JPA under the Mello-Roos Act for the CFD. The City Council hereby authorizes the JPA to form one or more community facilities districts to accomplish the purposes of this Resolution, and each such community facilities district shall constitute a CFD as that term is used in this Resolution.

8. The adoption by the JPA of a resolution of intention to form the CFD under the Mello-Roos Act to finance on-going maintenance costs for Off-Site GSI Projects constructed pursuant to the RAC System shall constitute acceptance by the JPA of the terms of this Resolution with respect to such CFD.

This Resolution shall constitute full approval under Section 8.2 of the Agreement for the JPA to undertake and conduct proceedings under the Mello Roos Act to form the CFD with boundaries that include Participating Properties within the City's jurisdiction, to annex Participating Properties within the City's jurisdiction to the CFD, and to levy a special tax on such Participating Properties; provided that the Participating Owners, who shall be the legal owners of such property at the time of formation of the CFD or annexation to the CFD, as applicable, execute a ballot or unanimous approval in favor of the levy of the special tax in accordance with the Mello-Roos Act.

The City Council hereby determines that the Agreement, together with the terms and provisions of this Resolution, are beneficial to the residents/customers of the City and of the future residents of the area within the CFD.

The City Council hereby determines that all of the Off-Site GSI Projects constructed pursuant to the RAC System that will be maintained by Participating Properties within the City's jurisdiction are necessary to meet increased demands placed upon the City as a result of development occurring or expected to occur within City.

City hereby consents to the formation of, and annexation of Participating Properties to, the CFD in accordance with this Resolution, and consents to the assumption of jurisdiction by the JPA for the proceedings respecting the CFD with the understanding that the JPA will hereafter take each and every step required for or suitable for consummation of the proceedings to form the CFD or annex Participating Properties to the CFD, and the levy, collection and enforcement of the special tax, all at no cost to the City and without binding or obligating the City's general fund or taxing authority.

The City Council hereby authorizes and directs appropriate officials and staff of the City to execute and deliver such certificates, agreements and documents, and to take all such other lawful actions, as are reasonably required by the JPA in accordance with the formation of the CFD, the annexation of Participating Properties to the CFD, the levy of special taxes and the financing of on-going maintenance costs for Off-Site GSI Projects constructed pursuant to the RAC System.

The Clerk shall certify to the adoption of this Resolution and shall forward a copy of it to the Contra Costa Flood Control and Water Conservation District.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

JOINT POWERS AGREEMENT
Between Participating Cities, Contra Costa County, and the Contra Costa Flood Control
and Water Conservation District to Establish the Contra Costa County Regional
Alternative Compliance Joint Powers Authority for
Implementation of the Contra Costa County Regional Alternative Compliance System

This Joint Powers Agreement (“Agreement”) dated July 1, 2026, is made and entered into pursuant to the provisions of Title 1, Division 7, Chapter 5, Article 1 (Section 6500 *et seq.*) of the California Government Code relating to the joint exercise of powers among [INSERT FINAL LIST OF PARTICIPATING AGENCIES] (collectively, “Member Agencies” and each, individually, a “Member Agency”). The term “Member Agencies” shall also include a public agency added to this Agreement in accordance with Section 14.

RECITALS

A. The joint powers authority (“JPA”) formed pursuant to this Agreement to administer the Contra Costa County Regional Alternative Compliance (“RAC”) System is authorized to (i) establish a community facilities district pursuant to the Mello-Roos Community Facilities Act of 1982 (“Mello-Roos Act”) in order to finance on-going maintenance costs for “Off-Site GSI Projects” constructed pursuant to the RAC System, and (ii) take other actions in furtherance of the RAC System.

B. The RAC System is a program designed to offer a flexible, cost-effective, and scientifically defensible compliance option for the Municipal Regional Permit’s development provisions requiring post-construction stormwater treatment. The Municipal Regional Permit is a Municipal Regional Stormwater National Pollutant Discharge Elimination System (“NPDES”) Permit issued by the San Francisco Bay Regional Water Quality Control Board, Permit No. CAS612008.

C. The RAC System allows the owners of regulated developments and certain public agencies (buyers) to purchase “compliance units” in green stormwater infrastructure (GSI) treatment facilities or “Off-Site GSI Projects” constructed elsewhere within the County.

D. The developers of the Off-Site GSI Projects, which may be public agencies or private entities, generate the “compliance units” that can be exchanged through the RAC System and purchased by the buyers (owners of the regulated developments and public agencies that cannot treat stormwater on their own sites). Private buyers will contribute to the cost of operating and maintaining the Off-Site GSI Projects by annexing their development sites into the proposed community facilities district formed by the JPA. Public agencies that are buyers will pay fees directly to the JPA as an alternative funding mechanism because such public agencies cannot be levied a special tax under the proposed community facilities district.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter set forth, it is agreed by and among the Member Agencies as follows:

1. DEFINITIONS

Capitalized terms used in the Agreement shall have the meanings specified below, unless the context requires otherwise.

1.1 “Act” means the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 *et seq.*).

1.2 “Agreement” means this Joint Powers Agreement.

1.3 “Board” means the Board of Directors for the Joint Powers Authority.

1.4 “Effective Date” means the date on which this Agreement shall become effective and the JPA shall exist as a separate public agency, as further described in Section 5.

1.5 “JPA” means the Contra Costa County Regional Alternative Compliance Joint Powers Authority.

1.6 “Off-Site GSI Project” means a green stormwater infrastructure project eligible to exchange compliance credits under the RAC System.

1.7 “RAC System” means the Contra Costa County Regional Alternative Compliance System.

2. NAME OF THE JPA

The JPA shall be known as the Contra Costa County Regional Alternative Compliance Joint Powers Authority.

3. PURPOSE

The purpose of this Agreement is to establish an independent public agency in order to exercise powers common to each Member Agency and any other powers granted to the JPA under applicable law, including the Act and the Mello-Roos Act. The JPA shall administer the RAC System.

4. ESTABLISHMENT OF THE JPA

4.1 Separate Legal Entity. The JPA, as a joint powers authority, is a separate entity from the Member Agencies and is responsible for the administration of this Agreement.

4.2 Filing of Notices with Secretary of State and County Clerk. Within thirty (30) days after the Effective Date of this Agreement, the JPA shall cause a notice of this Agreement to be prepared and filed with the office of the California Secretary of State and the State Controller containing the information required by California Government Code Section 6503.5.

4.3 Filing of Notices with County and LAFCO. Within seventy (70) days after the Effective Date of this Agreement, the JPA shall cause a statement of the information concerning the JPA, required by California Government Code Section 53051, to be filed with the office of the California Secretary of State, the Contra Costa County Clerk, and the Contra Costa County Local Agency Formation Commission (LAFCO) stating the facts required to be stated pursuant to subdivision (a) of Government Code Section 53051.

5. TERM

The Agreement shall become effective upon the earlier date of July 1, 2026, provided that two Member Agencies have executed the Agreement by such date, or when all Member Agencies have executed the Agreement (“Effective Date”). The Agreement will remain effective until the JPA is dissolved through procedures outlined in Section 18 of this Agreement.

6. POWERS AND OBLIGATIONS OF THE JPA

6.1 General Powers. The JPA shall have the power in its own name to exercise any and all common powers of its Member Agencies and such additional powers accorded to it by law reasonably related to the purposes of the JPA, including, but not limited to, the powers to:

a. Acquire, lease, construct, own, manage, maintain, dispose of or operate (subject to the limitations herein) any buildings, works or improvements within the boundaries of the Member Agencies deemed necessary by the Board to implement the RAC System;

b. Acquire, hold, manage, maintain, or dispose of any other property within the boundaries of the Member Agencies by any lawful means, including without limitation gift, purchase, lease, lease-purchase, license, eminent domain or sale to support the RAC System;

c. Seek, receive, and administer funding from any available public, non-profit, foundation or private source, including grants or loans under any available Federal, State and local programs to support the RAC System;

d. Make and enter into other contracts;

e. Form and implement one or more community facilities districts pursuant to the Mello-Roos Act;

f. Incur all authorized debts, liabilities, and obligations, subject to the limitations herein to accomplish the stated purposes and objectives of the JPA;

g. Receive gifts, contributions and donations of property, funds, services and other forms of financial or other assistance from any persons, firms, corporations or governmental entities;

h. Sue and be sued in its own name;

i. Seek the adoption or defeat of any Federal, State or local legislation or regulation necessary or desirable to accomplish the stated purposes and objectives of the JPA;

j. Adopt rules, regulations, policies, bylaws and procedures governing the operation of the JPA;

k. Invest money pursuant to California Government Code Section 6505.5 that is not required for the immediate necessities of the JPA, as the JPA determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the California Government Code as it now exists or may hereafter be amended;

l. Carry out and enforce all the provisions of this Agreement; and

m. Exercise all other powers not specifically mentioned herein, but common to Member Agencies, and authorized by California Government Code Section 6508 as it now exists or may hereafter be amended.

6.2 Specific Powers and Obligations. The JPA shall have the power in its own name to exercise the following specific powers and obligations to:

a. Conduct an audit of the records and accounts of the JPA annually by an independent certified public accountant and ensure that copies of such audit report shall be filed with the State Controller and the County Auditor, and shall be provided to the Member Agencies no later than fifteen (15) days after receipt of such audit reports by the JPA;

b. Use any statutory power available to it necessary or desirable to finance the exercise of any power of the JPA; and

c. Defend, hold harmless and indemnify, to the fullest extent permitted by law, each Member Agency from any liability, claims, suits or other actions.

7. BOARD OF DIRECTORS

7.1 JPA Governing Board. The JPA shall be governed by a Board of Directors. Each director shall have a single vote on matters coming before the Board.

7.2 Board Members and Alternates. Within thirty (30) days after the Effective Date of this Agreement, each Member Agency shall designate and appoint one its officers, officials, or employees to serve as its representative on the Board. Within thirty (30) days after a new Member Agency becomes a party to this Agreement, the Member Agency shall designate and appoint one of its officers, officials, or employees to serve as its representative on the Board. Each Member Agency may appoint an alternate representative who is authorized to serve on the

Board only in the absence of the Member Agency's primary representative, with the same authority as the primary representative. All primary representatives and alternates shall serve until they are replaced by the appointing Member Agency, or until the withdrawal of the Member Agency from this Agreement, or until such time as they are no longer an officer, official, or employee of the Member Agency. Board members and their alternates shall serve without compensation, but they shall be entitled to reimbursement of expenses they actually incur in connection with their service on the Board, provided such expense is authorized in advance by the Board.

7.3 Qualifications. Each Member Agency shall determine the officers, officials, or employees that will serve as the Member Agency's primary representative, and their alternate, on the Board of Directors.

7.4 Board Officers. The Board shall annually select one of its members to serve as Chair and another member to serve as Vice Chair.

a. If the Chair is unable to continue serving on the Board, then the Vice-Chair shall become Chair. The Board shall then select a new Vice Chair from among the remaining members of the Board.

b. If the Vice Chair is unable to continue serving on the Board, the Board shall select a new Vice Chair from among the remaining members of the Board.

c. The Chair shall preside over all meetings of the Board and perform such other duties as may be imposed by the Board in accordance with applicable law and this Agreement.

d. The Vice-Chair shall preside over all meetings of the Board in the Chair's absence and perform such other duties as may be imposed by the Board in accordance with applicable law and this Agreement when the Chair is absent.

7.5 Additional Officers and Consultants. The Board may appoint any additional officers deemed necessary or desirable. The Board may also retain such consultants or independent contractors as may be deemed necessary.

7.6 Bonding Requirements. The officers or persons designated to have charge of, handle, or have access to any funds or property of the JPA shall be so designated and empowered by the Board. Each such officer or person may be required to file an official bond with the JPA in an amount established by the Board.

7.7 Subcommittees. The Board may create permanent or ad hoc subcommittees to give advice to the Board on such matters as may be referred to such subcommittee by the Board.

7.8 Meetings. The Board shall hold publicly noticed meetings in accordance with a schedule established by the Board. The Board shall meet no less than once per year. Meetings shall be conducted and noticed in accordance with the provisions of the Ralph M. Brown Act.

7.9 Voting. All voting powers of the JPA shall reside in the Board.

7.10 Quorum; Votes for Board Actions. A majority of the members of the Board, or their alternates, shall constitute a quorum for the transaction of business, except that less than a quorum of the Board may adjourn a meeting for lack of quorum. Except as provided in Section 14 or where a larger affirmative vote is required by law, any action of the Board shall require an affirmative vote of a majority of the Directors present at a meeting, provided that a quorum of the Board is present.

7.11 Approval of Annual Budget. The JPA's fiscal year shall begin July 1 of each calendar year, and it shall end on June 30 of the next calendar year; provided, however, that the JPA's first fiscal year shall begin the date this Agreement becomes effective, and it shall end on the June 30 occurring thereafter. In each fiscal year after the first fiscal year, prior to April 1 of each year, the Manager shall prepare and present a proposed budget for the following fiscal year to the Board for its review and consideration; and prior to July 1 of each year, the Board shall consider approving the final budget for the following fiscal year.

7.12 Minutes. The Secretary shall cause minutes of all meetings of the Board to be drafted. Upon approval by the Board, such minutes shall become a part of the official records of the JPA.

7.13 Conflicts of Interest.

a. California Political Reform Act. Board members shall be considered "public officials" within the meaning of the California Political Reform Act of 1974, as amended, and its regulations, for purposes of financial disclosure, conflict of interest and other requirements of such Act.

b. Levine Act. Board members are "officials" within the meaning of California Government Code Section 84308 (the "Levine Act") and subject to the restrictions of such act on the acceptance, solicitation or direction of contributions.

8. POWERS AND DUTIES OF GOVERNING BOARD

8.1 Powers and Duties. In addition to exercising the powers and obligations of the JPA set forth in Section 6, or as otherwise provided by law, the JPA Board of Directors shall have the following powers:

a. Perform the activities described in Section 8.2 with respect to the community facilities district described therein;

b. Perform activities necessary and convenient to assist Member Agencies comply with the Municipal Regional Permit and to implement the RAC System, including filing required documentation with the San Francisco Regional Water Quality Control Board;

c. Review and recommend an annual budget to the Member Agencies, which shall include the proposed contribution from each Member Agency;

d. Make and enter into contracts or sub-contracts, and authorize by resolution officers or agents to execute such contracts;

- e. Incur debt, liabilities and obligations on behalf of the JPA as authorized by law;
- f. Invest JPA funds pursuant to an investment policy of the JPA adopted by the Board of Directors;
- g. Receive contributions, donations or grants of property, funds, services, or other forms of assistance from any source;
- h. Coordinate JPA activities with other Joint Powers Authorities or public agencies established for similar purposes in pursuing the common purposes set forth above;
- i. Appoint a Legal Advisor for the JPA;
- j. Appoint, suspend and or terminate the Manager or enter into and terminate agreements for Management Services;
- k. Appoint a Secretary;
- l. Adopt, and amend from time to time, bylaws, rules, and regulations for the conduct of meetings of the Board and of the affairs of the JPA consistent with this Agreement; and
- m. Adopt, and amend from time to time, a conflict of interest code.

8.2 Community Facilities District. The Board of Directors will consider forming one or more community facilities districts (each, a “CFD”) in accordance with the Mello-Roos Act to finance maintenance of Off-Site GSI Projects. If a CFD is formed by the Board, the following will apply:

- a. The CFD will levy special taxes on development sites owned by private buyers to finance maintenance of Off-Site GSI Projects. Off-Site GSI Projects may be publicly-owned or privately-owned. The JPA is authorized and empowered to enter into agreements with owners of Off-Site GSI Projects to provide for CFD funding of maintenance.
- b. The CFD will initially be formed to include (i) original CFD boundaries that consist of a single property within the jurisdiction of one of the Member Agencies, and (ii) a future annexation area that includes the remaining territory of the initial Member Agencies. As a result of such agencies executing this Agreement, no further approval shall be required from such Member Agencies for the Board of Directors to include such Member Agencies’ territory in the original CFD boundaries or the CFD’s future annexation area or to annex properties in such Member Agencies’ territory to a CFD.
- c. As additional public agencies join the CFD, the Board of Directors will consider adding such agencies’ territory to the CFD’s future annexation area. As a result of such agencies executing this Agreement, no further approval shall be required from such agencies for the Board of Directors to add such agencies’ territory to the CFD’s future annexation area or to annex properties in such Member Agencies’ territory to a CFD.

d. Each Member Agency shall approve this Agreement by adopting a resolution in the form determined by the JPA. The terms and provisions of such resolution along with this Agreement shall constitute a joint exercise of powers agreement as defined in Section 53316.2 of the Mello-Roos Act between the JPA and a Member Agency.

e. The Board of Directors will be responsible for considering the levy of special taxes to fund maintenance of Off-Site GSI Projects and administering the CFD. The Board of Directors may engage necessary consultants to assist with the formation and administration of a CFD.

f. The Board of Directors shall be responsible for preparing and approving all reports and notices required by the Mello-Roos Act. The Board of Directors may delegate to the Manager, or contract with another person or entity, the preparation of reports and notices required by the Mello-Roos Act, provided that the Board of Directors retains discretion to approve the reports and notices prior to submission, circulation, or publication.

9. OPERATIONS AND FACILITIES

9.1 Principal Office. The principal physical office of the JPA shall be established by Board resolution at one of the Member Agencies' offices or at another suitable location within a Member Agency's jurisdiction.

9.2 Assumption of Responsibilities by the JPA. As soon as practicable after the Effective Date of this Agreement, a notice of an organizational meeting of the Board shall be published. During the first meeting, the Board shall designate a Manager, or engage a contractor to perform Management Services, who shall have the authority described in Section 11 and as otherwise delegated by the Board.

9.3 Delegation of Authority; Transfer of Records, Accounts, Funds and Property. The JPA shall establish procedures by which it may receive the transfer of records, accounts, funds or property from Member Agencies or other entities.

10. NO EMPLOYEES

10.1 The JPA shall not hire employees or retain consultants that could otherwise be classified as common law employees.

11. MANAGER OF THE JPA

11.1 Powers and Duties. The Manager contracted by the Agency may be a staff person of one of the Member Agencies, a consultant, an independent contractor, or an employee of another entity who can perform the responsibilities and duties described in this section JPA, as determined by the Board in its sole discretion. The Manager shall have the following powers, responsibilities and duties:

a. Plan, coordinate and supervise the operation of the JPA on a day-to-day basis to ensure that the policies and direction of the Board are implemented operationally and administratively;

- b. Make recommendations to the Board regarding the operations of the JPA and, if formed, the CFD;
- c. Supervise and manage JPA contractors;
- d. Establish administrative policies and procedures for the JPA consistent with and in order to implement directives from the Board;
- e. Prepare the annual budget for submission to the Board;
- f. Support compliance activities for the Member Agencies' compliance with the Municipal Regional Permit through the RAC System; and
- g. Such other powers and authority delegated by the Board.

12. TREASURER AND AUDITOR

12.1 The Auditor of the JPA shall be the duly [elected / appointed] [Auditor / Auditor-Controller] of [insert Member Agency]. The Auditor shall draw warrants or check-warrants against funds of the JPA held by the Treasurer when the demands are approved by the Board of Directors or other person designated for that purpose and delegated that authority. The Board may transfer the responsibilities of Auditor to any person or entity authorized by Government Code Section 6505.5.

12.2

12.3 The Treasurer of the JPA shall be the duly [elected / appointed] [Treasurer / Treasurer-Tax Collector] of [insert Member Agency]. The Treasurer shall receive, have custody of, and disburse of all monies of the JPA. The Board may transfer the responsibilities of Treasurer to any person or entity authorized by Government Code Section 6505.5.

13. INSURANCE AND LIABILITY

13.1 Insurance Coverage. The JPA shall be responsible for obtaining insurance coverage for its activities, as the Board deems appropriate.

13.2 Limitation on Liability. No debt, liability, or obligation of the JPA shall constitute a debt, liability, or obligation of any Member Agency. Except as expressly authorized by the Member Agencies, no Member Agency shall be responsible for the acts and omissions of another Member Agency's officers or employees nor shall a Member Agency incur any liabilities arising out of the services and activities of another Member Agency's officers or employees.

14. ADDITION OF MEMBER AGENCIES

The addition of any other agency as a Member Agency to the JPA shall require the approval of three-quarters of the entire Board. Upon approval by the Board, the new Member Agency shall execute a copy of this Agreement and return it to the JPA to be appended to the official version

of this Agreement. Recognizing the effort of the original Member Agencies to establish the JPA, the Board may require a financial contribution to become a member of the JPA.

15. MAINTENANCE AND OPERATION COSTS: COST ALLOCATION

15.1 Records and Accounts. The JPA shall cause to be kept accurate and correct books of account, showing capital costs (if any), and maintenance and operation costs of the JPA. The aforementioned described books and records shall be open to inspection at all times during normal business hours by Member Agencies. The Treasurer shall cause all financial records of the JPA to be audited by an independent public accountant or certified public accountant at least once a fiscal year and a copy of the audit to be delivered promptly to each Member Agency.

15.2 Allocation of Operating Expenses. Unless changed by mutual agreement of the Member Agencies, the operating costs and expenses in the budget shall be shared equally by the Member Agencies. Notwithstanding the foregoing, any remaining operating costs and expenses associated with the operation and maintenance of the Off-Site GSI Projects and the administration of the CFD, which are not fully paid for by special taxes collected by the CFD, shall be apportioned to the Member Agencies based upon the maximum special taxes levied in each Member Agency's jurisdiction.

16. WITHDRAWAL OF A MEMBER AGENCY FROM THE JOINT POWERS AUTHORITY

A Member Agency may withdraw from this Agreement by filing written notice of intention to do so with the Manager and Chair no later than 5:00 p.m. of the December 31st immediately preceding the commencement of the following fiscal year (July 1 - June 30). The Member Agency's withdrawal shall be effective at 11:59 p.m. on June 30th of the fiscal year in which the notice of intention was received. Withdrawal shall not relieve the Member Agency from any financial commitments associated with projects or programs that the withdrawing Member Agency agreed to participate in prior to the effective date of the withdrawal. The withdrawal of any Member Agency shall not terminate this Agreement provided at least two (2) Member Agencies remain parties to the Agreement.

Withdrawal by a Member Agency shall not have any effect on the obligation to pay special taxes of any property in the jurisdiction of such Member Agency that has annexed into a CFD.

17. DISPOSITION OF ASSETS UPON WITHDRAWAL OF A MEMBER AGENCY

No Member Agency, by withdrawing, shall, except as may be agreed to by the Board, be entitled to payment or return of funds paid or property donated, if any, by the withdrawing Member Agency to the JPA or to any distribution of its assets.

18. TERMINATION; DISSOLUTION AND DISPOSITION OF ASSETS

This Agreement may be terminated and the JPA dissolved upon the consent of all Member Agencies then party to the JPA. Upon termination of this Agreement and dissolution of the JPA, JPA funds shall first be used to pay expenses, debts, liabilities and obligations of the JPA; and any remaining JPA funds shall be distributed to the Member Agencies in proportion to

contributions made by the Member Agencies. The Board shall reasonably value any remaining property in accordance with generally accepted accounting principles. This JPA shall not dissolve as long as there are properties within the boundaries of a CFD that are obligated to pay special taxes to maintain Off-Site GSI Projects unless the authority for governance of the CFD has been transferred by the JPA to another jurisdiction in accordance with the Mello-Roos Act.

19. CAPITAL ASSETS

Capital assets of Member Agencies may be transferred to the JPA according to the disposition rules of the Member Agencies.

20. CONTRIBUTIONS AND ADVANCES

Pursuant to Government Code Section 6504, the Member Agencies may in their discretion make financial contributions, loans or advances to the JPA for the purposes of the JPA set forth in this Agreement. The repayment of such contribution, loans or advances will be on the written terms agreed to by the Member Agency making the contribution, loan or advance and the JPA.

21. LIMITATIONS ON POWERS

As required by Government Code Section 6509, the power of the JPA is subject to the restrictions upon the manner of exercising power possessed by the City of San Pablo.

22. AMENDMENT

Any amendment to this Agreement must be in writing and approved by the governing bodies of all Member Agencies, provided, however, that no such amendment shall be entered into if the amendment would conflict with the provisions of any bonds (as defined in Government Code section 6585(c)), indenture, trust agreement, contract or other agreement securing or relating to any outstanding bonds of the JPA issued pursuant to state or federal laws.

23. NOTICE

Any notice required to be given or delivered by any provision of this Agreement shall be personally delivered or deposited in the U.S. Mail, registered or certified, postage prepaid, addressed to the Member Agencies at their addresses as reflected in the records of the JPA, and shall be deemed to have been received by the Member Agencies to which the same is addressed upon the earlier of receipt or seventy-two (72) hours after mailing.

24. SEVERABILITY

If a provision of the Agreement is found to be illegal or unenforceable, the validity of the remaining portions or provisions shall not be affected.

25. SUCCESSORS

This Agreement shall be binding upon and accrue to the benefit of any successor of a Member Agency.

26. ASSIGNMENT AND DELEGATION

No Member Agency may assign any rights or delegate any duties under this Agreement without the written consent of all other Member Agencies.

27. COUNTERPARTS

This Agreement may be executed in one (1) or more counterparts.

28. DISPUTE RESOLUTION.

The Member Agencies and the JPA shall make reasonable efforts to settle all disputes arising out of or in connection with this Agreement. Should any dispute among the Member Agencies arise out of this Agreement and should the Member Agencies be unable to resolve the dispute, the Member Agencies shall, at the written request of any Member Agency, meet in mediation and attempt in good faith to reach a resolution with the assistance of a mutually acceptable mediator. In the event that mediation does not result in the settlement of a dispute within 120 days after the demand for mediation is made, any Member Agency and the JPA may pursue any remedies provided by law.

29. INTEGRATION

This Agreement represents the full and entire Agreement among the Members.

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Powers Agreement establishing the Joint Powers Authority set forth above.

[PARTY]

By: _____

Name: _____

Title: _____

Date: _____

Party: _____

[PARTY]

By: _____

Name: _____

Title: _____

Date: _____

Party: _____

CONTRA COSTA COUNTY REGIONAL ALTERNATIVE COMPLIANCE SYSTEM PUBLIC FACT SHEET



PROJECT BACKGROUND

The Cities of San Pablo, and Walnut Creek, and unincorporated Contra Costa County have partnered with USEPA through a San Francisco Bay Water Quality Improvement Fund grant to develop and pilot a Regional Alternative Compliance (RAC) System within Contra Costa County (the “Contra Costa County RAC System”). Entities in Contra Costa County must comply with the substantial post-construction stormwater treatment (i.e., Provision C.3) requirements of the San Francisco Bay Region Municipal Regional Stormwater Permit (MRP). Alternative Compliance Systems have been used in other areas of the United States to help municipalities, developers, and industry meet rigorous stormwater compliance requirements. The Water Board and legal reviewers were involved in developing the Contra Costa County RAC System.

WHAT IS THE CONTRA COSTA COUNTY REGIONAL ALTERNATIVE COMPLIANCE (RAC) SYSTEM?

The Contra Costa County RAC System is a program designed to provide a flexible, cost-effective, and scientifically defensible MRP C.3 compliance option to implement required post-construction stormwater treatment off-site.

HOW DOES THE CONTRA COSTA COUNTY RAC SYSTEM WORK?

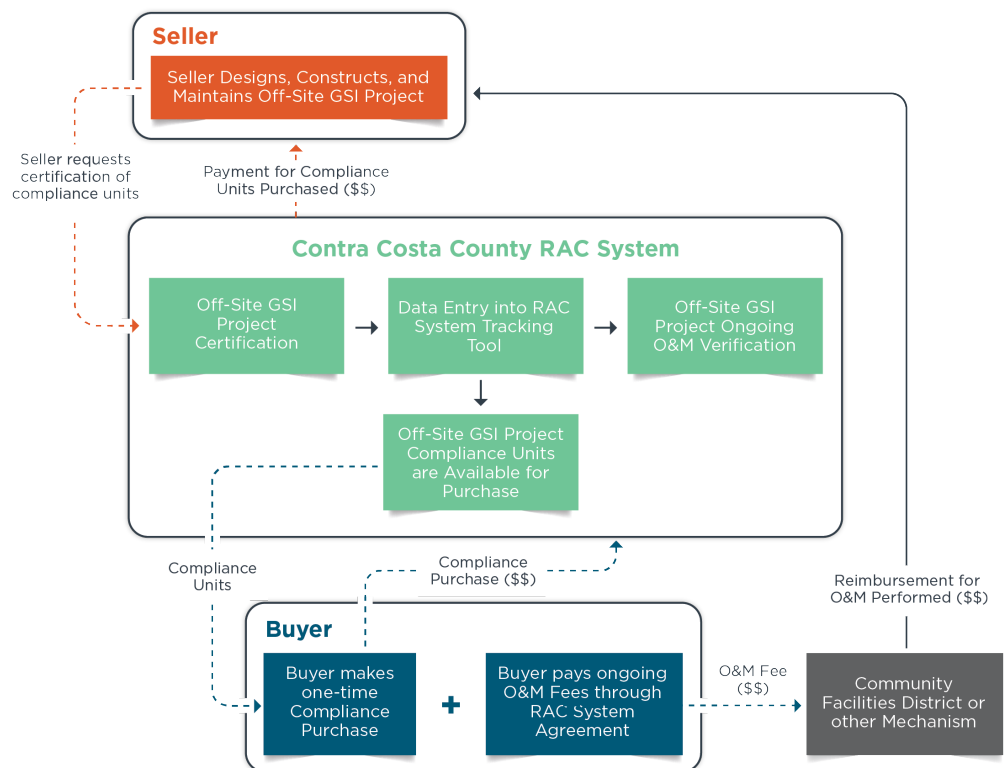
The Contra Costa County RAC System allows green stormwater infrastructure (GSI) treatment facilities or “Off-Site GSI Projects” to be constructed within the County to generate “compliance units” that can be exchanged through the System. Compliance units can be sold to an interested party (i.e., a developer or municipality) in need of off-site stormwater treatment for MRP compliance.

WHAT DOES IT MEAN TO BE A “SELLER”?

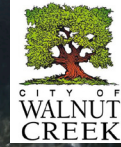
A seller would design and construct the Off-Site GSI Projects that generate Contra Costa County RAC System compliance units. Off-Site GSI Projects require certification through the Contra Costa County RAC System before compliance units can be sold.

WHAT DOES IT MEAN TO BE A “BUYER”?

A buyer would pay for Contra Costa County RAC System compliance units to satisfy their project’s stormwater compliance needs by completing a “compliance purchase”. Buyers would pay an additional annual fee to cover the ongoing operations and maintenance (O&M) of the Off-Site GSI Projects that generate compliance units.



CONTRA COSTA COUNTY REGIONAL ALTERNATIVE COMPLIANCE SYSTEM PUBLIC FACT SHEET



More Details on Off-Site GSI Projects:

Off-Site GSI Projects must be non-regulated, that is, not required as part of any development project or “Regulated Project” as defined by the MRP.

The compliance units generated by an Off-Site GSI Project are calculated based on the acres and land use that it treats.

Off-Site GSI Projects require ongoing verification, consistent with processes used for existing GSI facilities, and are eligible to receive annual operation and maintenance payments so they are properly maintained.

The Contra Costa County RAC System provides equivalency calculations, template agreements, and an online RAC System Tracking Tool to help interested parties determine their treatment requirements and complete transactions through the buying and selling of compliance units.

WHY IS THIS IMPORTANT? WHAT IS THE BENEFIT OF A RAC SYSTEM?

The Contra Costa County RAC System provides an opportunity for the strategic development, siting, and funding of larger regional stormwater treatment facilities (regional Off-Site GSI Projects) in areas with greater legacy pollutant concerns. Regional stormwater treatment facilities are sited and designed to treat large drainage areas ranging from tens to hundreds of acres. The Contra Costa County RAC System is also expected to achieve cost savings for participants as larger stormwater treatment facilities typically have reduced capital and O&M costs per treated acre.

WHO MIGHT BE INTERESTED IN PARTICIPATING?



Developers - Some development and redevelopment sites may have constraints (size, steep grades, etc.) that make it difficult to build on-site stormwater treatment. When a project has difficulty building MRP-required stormwater treatment on-site, it can use the Contra Costa County RAC System to comply with the MRP.



Municipalities - Municipalities may purchase compliance units to comply with MRP Provision C.3.j impervious surface retrofit requirements. Additionally, municipalities with Regulated Projects such as large road reconstruction projects could use the Contra Costa County RAC System to comply with the MRP. Municipalities may also act as “sellers” through the Contra Costa County RAC System.



Non-profits - Non-profits or other environmental organizations may be interested in building GSI facilities that can be partially funded by selling compliance units through the Contra Costa County RAC System.



Contractors - Developers or contractors may be interested in building Off-Site GSI Projects to generate compliance units that can be sold through the Contra Costa County RAC System.

NEXT STEPS

In 2023 and 2024, the first Contra Costa County RAC System exchange will be conducted as a pilot, and System administration processes will be further developed. The Contra Costa County RAC System is anticipated to be operational for additional exchanges by the end of 2024.

For more information, please visit the Contra Costa County RAC System Project Website:
www.sanpabloca.gov/2685/Regional-Alternative-Compliance



STAFF REPORT

MEETING DATE: May 18, 2026

TO: Chair and Governing Board Members

FROM: Darin E. Gale, Executive Director
Jordan Davis, Director of Community and Economic Development
Vanessa Xie, General Manager of Pittsburg Power Company

SUBJECT: Adoption of a Pittsburg Power Company Resolution Authorizing the Executive Director to Execute a Consulting Services Agreement with CRE8IVEPOWER GROUP INC.

EXECUTIVE SUMMARY

CRE8IVEPOWER GROUP INC. ("Consultant") has previously provided Pittsburg Power Company ("PPC") with consulting services related to solar and battery storage system development on Mare Island and grid export assessment in the California energy market. PPC seeks to execute a Consulting Services Agreement ("Agreement") with the Consultant for a term up to three (3) years with a total compensation amount not to exceed one hundred fifty thousand dollars (\$150,000).

FISCAL IMPACT

Execution of the Agreement has no impact on the General Fund. The expenses associated with services provided by the Consultant will be reimbursed by either customer project revenue or Island Energy's Public Benefits Fund ("PBF").

RECOMMENDATION

The Governing Board of PPC adopt the attached resolution authorizing the Executive Director to execute the Consulting Services Agreement with CRE8IVEPOWER GROUP INC.

BACKGROUND

Public Utilities Code Section 385 requires each publicly owned electric utility to

establish a nonbypassable, usage-based charge on local distribution service to fund a Public Purpose Program to support low-income assistance, energy efficiency, and renewable energy programs.

PPC Resolution 07-176 established the funding mechanism for Island Energy's Public Benefits Fund and implemented Public Benefit Programs ("PBP") supporting initiatives such as the Self-Generation Incentive Program ("SGIP") and research, development, and demonstration programs of distributed generation and energy storage systems.

The professional consulting services provided by the Consultant qualify for the use of PBF funds under the SGIP program. Therefore, compensation to the Consultant under this Agreement will be reimbursed either by customer project revenues or Island Energy's PBF.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Several large-scale solar and battery storage systems are expected to be deployed on Mare Island in the first quarter of fiscal year (FY) 2026-27. Interconnecting these systems to Island Energy's electric distribution system will have substantial and complex impacts on system operations. PPC seeks the support of qualified professionals to provide consulting services in solar and battery storage system design, technical and equipment evaluation, onsite energy generation technology assessments, financial pro forma development and support in the generator and Energy Storage System interconnection process to the California Independent System Operator ("CAISO") grid.

The Consultant is experienced in developing large-scale solar and battery energy storage projects. The Consultant possesses unique skills and technical expertise to help PPC and Island Energy to evaluate solar and battery energy systems, research new onsite generation technologies, navigate the deployment of multi-stage generation projects and interconnect to the CAISO grid. These skills will be critical in supporting PPC as it seeks to serve new commercial and industrial loads on Mare Island and in the City of Pittsburg.

ATTACHMENTS: Resolution
Consulting Services Agreement

BEFORE THE GOVERNING BOARD OF THE PITTSBURG POWER COMPANY
OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the Executive Director to)
Execute a Consulting Services Agreement)
With CRE8IVEPOWER GROUP INC.)

RESOLUTION NO. 26-

WHEREAS, several large-scale solar and battery storage systems are expected to be deployed on Mare Island in the first quarter of Fiscal Year 2026-2027; and

WHEREAS, Pittsburg Power Company (“PPC”) seeks the support of qualified and experienced professionals in providing consulting services in solar and battery storage system design, technical and equipment evaluation, and onsite generator interconnection support; and

WHEREAS, CRE8IVEPOWER GROUP INC. (“Consultant”) has previously provided PPC with consulting services related to solar and battery storage system development and grid export assessment in the California energy market; and

WHEREAS, the previous Consulting Services Agreement (“Agreement”) expired on December 31, 2025; and

WHEREAS, PPC seeks to enter into an Agreement for three years, with the total compensation paid under this Agreement shall not exceed \$150,000; and

WHEREAS, compensation to the Consultant under this Agreement will be reimbursed either by customer project revenues or Island Energy’s Public Benefits Fund.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Pittsburg Power Company hereby authorizes the Executive Director to execute the Consulting Services Agreement in the amount of \$150,000.

PASSED AND ADOPTED by the Governing Board of the Pittsburg Power Company at a regular meeting on the 18th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Chair

ATTEST:

Darin E. Gale, Executive Secretary

**CONSULTING SERVICES AGREEMENT BETWEEN
PITTSBURG POWER COMPANY AND
CRE8IVEPOWER GROUP INC.**

This Agreement (“Agreement”) for consulting services is made by and between Pittsburg Power Company, a joint powers authority (“PPC”), and Cre8ivePower Group Inc., a California S-Corporation (“Consultant”) (together referred to as the “Parties”) as of May 18, 2026 (the “Effective Date”).

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to PPC the services described in the Scope of Work attached as Exhibit A, and incorporated herein, 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 May 18, 2029, or the date the Consultant completes the services specified in Exhibit A, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein.
- 1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.
- 1.3 **Assignment of Personnel.** Consultant 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 Consultant performs services in accordance with the Standard of Performance, Consultant shall, immediately upon receiving PPC’s request, reassign such persons.
- 1.4 **Time.** Consultant 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 Consultant a sum not to exceed one hundred fifty thousand dollars and no cents (\$150,000.00), as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the PPC will pay that full amount to the Consultant but is merely a limit of potential PPC expenditures under this Agreement. Consultant shall notify PPC in

advance when the total annual billable compensation and reimbursable expenses approach the not to exceed limit. The parties may mutually agree, in writing, to amend this not to exceed limit if PPC so desires.

Consultant and PPC acknowledge and agree that compensation paid by PPC to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant 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. Consultant 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 PPC 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 amount of prior billings, the total due this period, the balance available under the Agreement, 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 Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant'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. Consultant shall submit its final invoice within 60 days of completing its services. Consultant'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.** Consultant 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 Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written authorization from PPC Manager, or his or her designee.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant 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.** Consultant 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 Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by PPC upon written verification that Consultant 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.** Consultant, 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 \$2,000,000 per occurrence and \$4,000,000 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 Consultant 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 Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant’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 Consultant’s insurance covered shall be primary insurance as respects PPC, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by PPC, its officers, officials, employees, agents or volunteers shall be excess of the Consultant’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. Consultant 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 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, Consultant 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 PPC for review prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Submittal Requirements. Consultant 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 Consultant 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.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not 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 PPC for all work performed by the Consultant, its employees, agents, and subcontractors.

- 4.4.6 Subcontractors.** Consultant 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 Consultant 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 Consultant maintains higher insurance limits than the minimums specified herein, PPC shall be entitled to coverage for the higher limits maintained by the Consultant.
- 4.5 Remedies.** In addition to any other remedies PPC may have if Consultant 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 Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT’S RESPONSIBILITIES.

5.1 General Indemnification. Consistent with California Civil Code Section 2782.8, Consultant shall, to the fullest extent permitted by law, indemnify, protect, defend and hold harmless PPC, and its employees, officials, and agents, from any and all demands, losses, claims, costs, liabilities, and expenses for any damage, injury, or death, including any and all administrative fines, penalties, or costs imposed as a result of an administrative proceeding, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant, its officers, employees, agents, contractors, subconsultants, or any persons under its direction or control. If requested by PPC, Consultant shall defend any such suits at its sole cost and expense. If PPC elects to provide its own defense, Consultant shall reimburse PPC for any expenditures, including reasonable attorneys’ fees and costs. Consultants’ obligations under this section exist regardless of concurrent negligence or willful misconduct on the part of PPC or any other person; provided, however, that Consultant will not be required to indemnify, including the cost to defend, PPC for the proportion of liability a court determines does not arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant, its officers, employees, agents, contractors, subconsultants, or any persons under its direction or control. This Section **5.1** shall survive any expiration or termination of this Agreement.

5.2 PERS Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant 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, Consultant shall indemnify, defend, and hold harmless PPC for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of PPC.

Section 6. STATUS OF CONSULTANT.

6.1 Independent Contractor. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of PPC.

6.2 Consultant Not an Agent. Except as PPC may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of

PPC in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind PPC 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.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder. Consultant 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.** Consultant represents and warrants to PPC that Consultant 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, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from the City of Pittsburg.
- 7.4 **Nondiscrimination and Equal Opportunity.** Consultant 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 Consultant under this Agreement. Consultant 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 Consultant. In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination;

PPC, however, may condition payment of such compensation upon Consultant delivering to PPC any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or 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 Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant'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 Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of PPC Manager, or his or her designee. Consultant 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 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 Consultant, 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 Consultant 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** 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 consultant to complete the work described in Exhibit A not finished by Consultant; or
 - 8.5.4** Charge Consultant 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 Consultant 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 Records Created as Part of Consultant's Performance. All final versions of reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of PPC. Consultant hereby agrees to deliver those documents to PPC upon termination of the Agreement, and PPC may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for PPC and are not necessarily suitable for any future or other use. PPC and Consultant 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 Consultant without prior written approval of PPC.

9.2 Consultant's Books and Records. Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to 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 Consultant 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 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 Solano 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.** Consultant may serve other clients, but none whose activities within the corporate limits of PPC or whose business, regardless of location, would place Consultant in a “conflict of interest,” as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*
- Consultant 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.** Consultant 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.

Consultant : Cre8ivePower Group Inc.
286 S Seymor Street
Napa, CA 94559
ATTN: Ophir Orr

PPC: Pittsburg Power Company
995 Walnut Ave.
Vallejo, VA 94592
ATTN: Vanessa Xie


- 10.9 Professional Seal.** Where applicable in the determination of 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 Consultant 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 Consultant'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.

The Parties have executed this Agreement as of the Effective Date.

PITTSBURG POWER COMPANY

CRE8IVEPOWER Group Inc.

Darin E. Gale, PPC Executive Director

DocuSigned by:

902DBE8EFC884BE

Ophir Orr, Consultant

Approved as to Form:

Donna Mooney, General Counsel

EXHIBIT A

SCOPE OF SERVICES

General:

To provide solar photovoltaic project development and storage systems consulting services to PPC and Island Energy. Such services may support rooftop, solar farm (ground mounted), solar parking canopies and companion and/or standalone battery storage facility developments. Such developments are expected to take place on Mare Island Vallejo, and within PPC of Pittsburg. Research & Development (R&D) expenses for renewable energy project development will be reimbursable by Island Energy's Public Benefits Fund.

Tasks:

The following are typical and expected consulting tasks to include, but may not be limited to -

- Solar Production Estimating and Modeling
- Battery Storage System Pairing
- Solar system configuration layouts
- Technical / Equipment Recommendations
- Capital Cost Estimating
- Operations and Maintenance Estimating

And –

- Generator and Energy Storage System (ESS) Interconnection Connection Process support
- Customer Interconnection, Acceptance Testing support
- Commercial Structure Development
- Financial Proforma Development
- Construction Schedule Development
- Procurement Assistance California RPS compliance support

EXHIBIT B

COMPENSATION SCHEDULE

Principal Consultant Standard Rate: \$225.00 per hour

Discounted Rate (beyond 400 hrs per year): \$180.00 per hour

Long Term Rate (beyond 1,000 hrs per year, or longer) \$150.00 per hour

Time spent traveling is included as regular (or Discounted) billable hours (up to \$1,500.00 per day).

EXPENSES

Travel:

Travel and subsistence expenses incurred for personnel assignments will be billed at actual cost.

Mileage charges for use of personal or company car will be at the current IRS recommended rate.

Project Equipment and Materials:

Backup documentation will be provided in the form of copies of actual receipts

Any Equipment and Materials furnished by Cre8ivePower Group will be billed at actual cost plus 15% for handling and administration.

Documentation will be provided in the form of copies of actual receipts

Other Expenses:

Sub-consultants; outside reproduction and printing; courier services; and special materials purchased specifically for a project shall be billed at actual cost, plus 5% for administration.

NOTE: All rates are subject to adjustment/negotiation

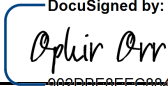
Consulting Services Agreement between
Pittsburg Power Company and Cre8ivePower Group Inc.

(05/18/2026)

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.

Cre8ivePower Group inc.

By:  _____
002BDE0EEC004DE...

Title: Owner

2784982.1



STAFF REPORT

MEETING DATE: May 18, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Jordan Davis, Director of Community and Economic Development
Maurice Brenyah-Addow, Senior Planner

SUBJECT: Adoption of an Ordinance Amending Section 5.22.100 of the Pittsburg Municipal Code Regarding Prize Value Limit for Bingo Games For Charity

EXECUTIVE SUMMARY

On May 4, 2026, the City Council introduced and waived further reading of an ordinance amending Section 5.22.100 of the PMC to increase the \$250 per game prize limit cap to \$500.

FISCAL IMPACT

There is no fiscal impact in adopting this Ordinance. All project costs and implementation will be paid for by the Bingo Game operators.

RECOMMENDATION

City Council move to adopt the attached ordinance to amend Section 5.22.100 of the PMC to increase the \$250 per game prize limit cap to \$500, with no further changes.

BACKGROUND

On May 4, 2026, the City Council introduced and waived further reading of an ordinance amending Section 5.22.100 of the PMC to increase the \$250 per game prize limit cap to \$500, with no further changes.

SUBCOMMITTEE FINDINGS

The proposed amendment was discussed at the March 12, 2026, Community and Economic Development Department Subcommittee meeting and the consensus was to present an ordinance to the City Council for consideration.

STAFF ANALYSIS

After the City Council holds a public hearing and introduces an ordinance on a given matter, approval of the matter is formalized by City Council adoption of the ordinance by a majority vote at a meeting no fewer than five days after the public hearing. The ordinance becomes effective 30 days after the date of its adoption.

ATTACHMENTS: Ordinance

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending Section 5.22.100 of)
The Pittsburg Municipal Code)
Regarding Prize Limit for Bingo)
Games for Charity)

ORDINANCE NO. 26-

WHEREAS, state law regulates bingo games with cash prizes and allows charitable bingo games by specified entities so long as extensive requirements are met, including a limit on the value of the prize; and

WHEREAS, in 2009 the state legislature raised the prize value maximum from \$250 to \$500; and

WHEREAS, the Pittsburg Municipal Code limits the bingo game prize value to \$250, an amount that was established in 1977; and

WHEREAS, community members have requested the City to raise the prize value limit.

NOW, THEREFORE, the City Council of the City of Pittsburg does ORDAIN as follows: (new language in ***bold italic***, deleted language in ~~strikethrough~~)

SECTION 1. Amendment

Section 5.22.100 Prizes. of the Pittsburg Municipal Code is hereby amended to read as follows:

The total value of prizes awarded during the conduct of any bingo game shall not exceed ~~\$250.00~~ ***\$500.00*** in cash or kind, or both, for each separate game which is held.

SECTION 2. 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 3. Effective Date

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 4. 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 4, 2026, and was adopted and ordered published at a regular meeting of the City Council held on May 18, 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk